

CITY OF ARCADIA

Arcadia Planning Commission Regular Meeting Agenda



Tuesday, April 9, 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. 2145**– Approving Multiple Family Architectural Design Review No. MFADR 23-04, Tentative Tract Map No. TTM 23-03(84272), and Protected Healthy Tree Removal Permit No. TRH 23-07 for an eight-unit, Modern Prairie style, multiple family residential development at 306 California Street
CEQA: Exempt
Recommendation: Adopt

Applicant: Eric Tsang

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 March 12, 2024, Regular Meeting of the Planning Commission

Recommendation: Approve

DISCUSSION ITEMS FROM COMMISSIONER TALLERICO

1. Hostile Architecture; and
2. Updates from the 2024 Planning Commission Academy

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, April 23, 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: April 9, 2024

TO: Honorable Chair and Planning Commission

FROM: Lisa L. Flores, Deputy Development Services Director
By: Gary Yesayan, Associate Planner

SUBJECT: RESOLUTION NO. 2145 - APPROVING MULTIPLE FAMILY ARCHITECTURAL DESIGN REVIEW NO. MFADR 23-04, TENTATIVE TRACT MAP NO. TTM 23-03 (84272), AND PROTECTED HEALTHY TREE REMOVAL PERMIT NO. TRH 23-07 FOR AN EIGHT-UNIT MODERN PRAIRIE STYLE, MULTIPLE FAMILY RESIDENTIAL DEVELOPMENT AT 306 CALIFORNIA STREET

CEQA: Exempt

Recommendation: Adopt

SUMMARY

The Applicant, Eric Tsang, on behalf of the property owner, 306 California LLC, is requesting approval of Multiple Family Architectural Design Review No. MFADR 23-04, Tentative Tract Map No. TTM 23-03 (84272), and Protected Healthy Tree Removal Permit No. TRH 23-07, for an eight-unit Modern Prairie multiple family, residential development. The proposed development and subdivision are consistent with the City's General Plan, Development Code, and Subdivision Code. As an infill development project, the proposed development qualifies for a Categorical Exemption under the California Environmental Quality Act (CEQA) under Section 15332. It is recommended that the Planning Commission approve MFADR 23-04, TTM 23-03 (84272), TRH 23-07, subject to the conditions listed in this staff report, and adopt Resolution No. 2145 – refer to Attachment No. 1.

BACKGROUND

The subject property is a 16,500 square foot corner lot that is located on the southeast corner of California Street and South 3rd Avenue. The property is zoned R-3, High Density Multiple Family Residential with a General Plan Land Use Designation of High Density Residential. The subject property is surrounded by other R-3 zoned properties to the west, north, and east, and R-2 zoned properties to the south. The project site is currently

developed with three single-story, single-family houses – refer to Attachment No. 2 for an aerial photo with zoning information. Figure 1 below shows the existing site.



Figure 1 - Existing Site at 306 California St.

Based on the evaluation by an Architectural Historian, the buildings on the property do not meet any of the minimum requirements for designation as a historical resource under the federal, state, and local criteria. The residences are not a good example of any 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. As such, a Certificate of Demolition (COD) to demolish all existing structures on the subject site was conditionally approved on June 26, 2023 – refer to Attachment No. 3 for the Historical Evaluation Report.

PROPOSAL

The Applicant is proposing to demolish the structures on the property, and construct a new three-story, eight-unit, Modern-Prairie multiple family residential condominium style development with at-grade parking – refer to Attachment No. 4 for the Tentative Tract Map and Attachment No. 5 for the proposed Architectural Plans. Each unit will have three bedrooms and three bathrooms with a total floor area of 1,382 square feet. The site will have one access for ingress and egress from California Street, with pedestrian walkways on each side of the property – refer to Figure 2 below for the Site Plan.

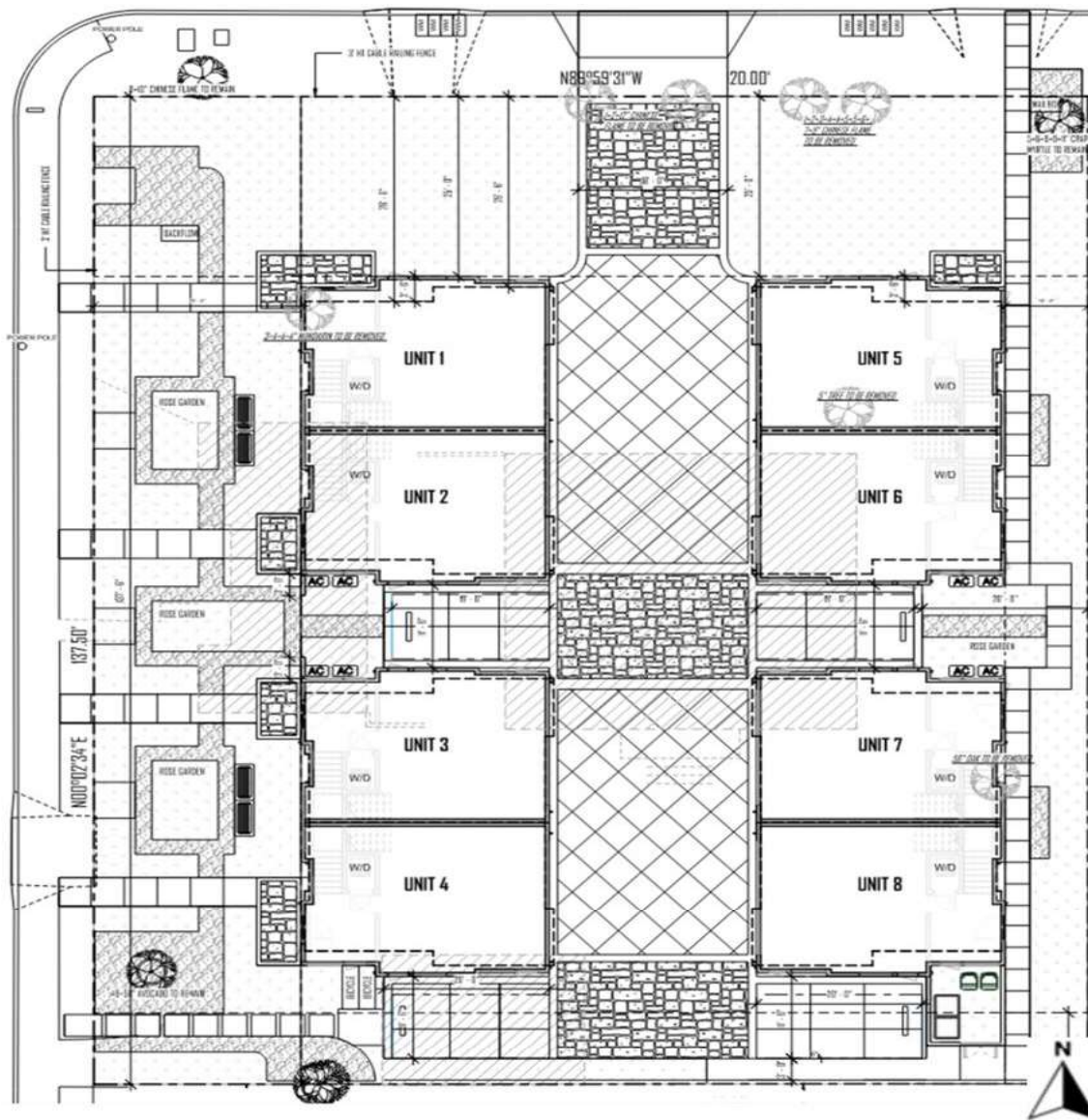


Figure 2 – Site Plan

The proposed development will have an overall building height of 33'-0", which is the maximum allowed per code with a pitched roof. The development will provide the minimum required front and street side yard setback of 25'-0", as well as all the other minimum required setbacks in the R-3 zone. Each of the units will have a 20' x 20' two-car garage, and each of the garages will meet the required 25'-0" backout space. The development will provide four (4) code compliant guest parking spaces (one for every two units), as well as adequate bicycle parking located at the southwest corner of the property, south of Unit 4. Based on the total number of parking spaces provided, the project meets the required parking per the Development Code. To satisfy the minimum required 800 square feet of open space (100 square feet per unit), the development has proposed seating and common-use areas along the west side of the property totaling 1,255 square feet.

The proposal also includes the removal of a 56-inch Coast Live oak tree that is currently within the interior side yard setback. The site does not include any other protected trees. As mitigation, the applicant will be required to plant at least three (3) 48-inch box-sized Coast Live oak trees within the site. Additional analysis will be provided later in this staff report under the Analysis section.

ANALYSIS

The R-3 zone has a minimum density of one dwelling unit per 2,200 square feet of lot area, and a maximum density of one unit per 1,450 square feet of lot area. This calculates to a minimum of seven (7) units and a maximum of 11 units for the subject site; therefore, the proposed eight-unit development complies with the minimum density requirement of the underlying R-3 zone. The project will comply with the development standards of the R-3 Zone, including but not limited to setbacks, height, and parking.

Concurrent with the subdivision application, the Planning Commission is to approve, conditionally approve, or deny the architectural design of the proposed project. The project is designed in a Modern Prairie architectural style – refer to Attachment No. 5 for the Architectural Plans and Figure-3 below for the color rendering.



Figure 2 – Color Rendering

The building is representative of Modern Prairie architecture, incorporating its character defining features such as exterior stone veneer (Indiana cut stone/split face) along the front (north) façade for the first and second floors. The development presents low-pitched rooflines that are common for Prairie style architecture, with concrete dark-gray roofing material. The building provides fenestration that includes windows of varying sizes emphasizing its Prairie style architecture. The exterior will consist of stucco, wood panels, and stone. The dark bronze colored window frames and entry doors will help provide contrast against the light colored walls.

The massing and scale of this project will be compatible with the other multi-family developments found within this immediate neighborhood, which consists of various architectural styles from the 1970's, including Traditional, Craftsman, Spanish, and some simple non-descript architecture. The proposed three-story development at this site will have a maximum height of 33'-0" which is at the same height to the relatively new three-story condominium development next door to the east at 314 California Street. The Modern Prairie architecture, which incorporates sloped rooflines, especially evident along its front (north) elevation would blend well with its neighboring Spanish style, multiple family development. Additionally, several of its exterior design attributes such as the exposed bronze-colored stucco reveals, dark-framed windows, and roof, would provide a subtle visual transition between the existing Spanish style development immediately to the east of the project site which include a similar color and material pallet. The proposed project would remain compatible with the general scale, mass, and bulk of existing multiple family residential developments in the area. Additionally, the proposed development and subdivision of condominiums will be consistent with the City's General Plan, Multiple-Family Residential Design Guidelines, the Development Code, and the State Subdivision Map Act.

Tree Removal

The site has a total of six (6) trees, but only one of them is a "protected" tree per the City's Tree Protection Ordinance (the 56-inch Coast Live Oak - #6). The other five (5) trees are either not protected tree or does not meet the minimum trunk diameter to qualify as a protected tree – refer to the Attachment No 6 – Certified Arborist report.

The mature Coast Live Oak tree is located within the interior side yard area near the southeast corner of the property where Unit 7 and 8 are proposed. The tree has a trunk diameter of 56 inches with its canopy expanding approximately 78 feet wide.

The tree is in good health, even though it has a slight decline with some dying limbs. Given the size and the location of the subject tree, the removal is necessary to meet the minimum required unit density of seven units for this site. The units are grouped in pairs

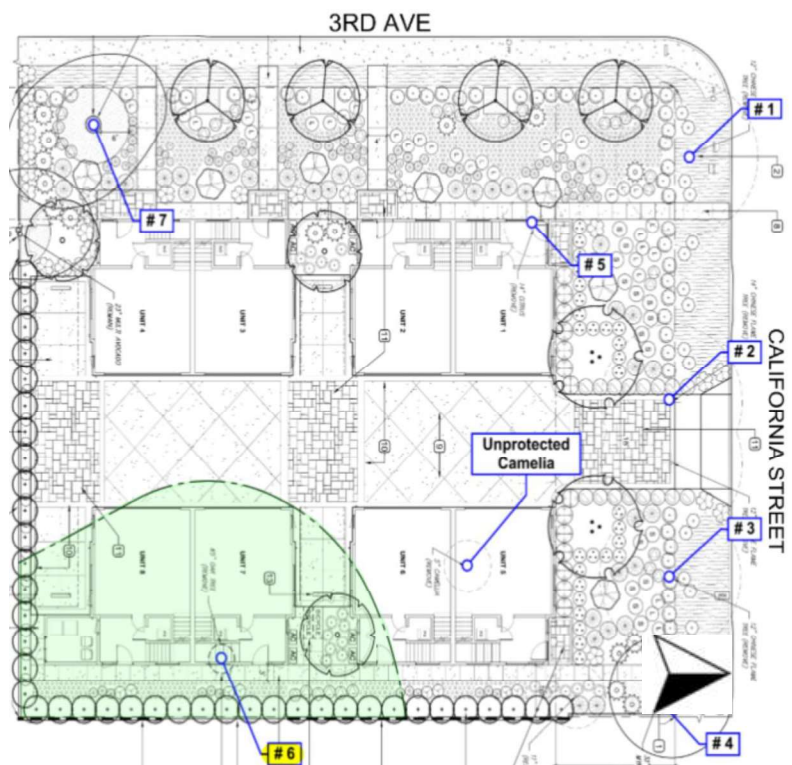


Figure 4 – Oak tree location

for the development to comply with the required development standards, including setbacks, minimum driveway width, adequate site access, and opens space. As such, the location of Unit Nos. 7 and 8 will conflict with the existing Oak tree on site. Hence, its removal is necessary to provide the needed area – refer to Figure 4 and Attachment No. 6 for the Arborist Report. As a condition of approval for the removal of the subject Oak, the Applicant will be required to plant at least two (2) 24-inch trees within the property. Instead the Applicant will be proposing three 48-inch Coast Live Oak trees within the front and street-side yard area. A follow-up Arborist report will also be required to verify compliance with the replacement requirement.

FINDINGS

Tentative Tract Map

The proposed subdivision complies with the subdivision regulations of the Development Code, and the Subdivision Map Act, and the Regional Water Quality Control Board requirements. The following findings are required for approval of the Tentative Tract Map:

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

Facts in Support of the Finding: The proposed tentative tract map for an eight-unit multiple-family residential condominium-style development and subdivision of the airspace are in compliance with all of the provisions of the City’s General Plan, Development Code, and the Subdivision Map Act. The High Density Residential General Plan designation is intended to accommodate high density, attached or detached housing types for both renter and owner households within a neighborhood context. The R-3 zone is intended to provide areas for a variety of medium to high density residential development, including townhomes and condominiums. The site is physically suitable for this type of development, and the approval of the architectural design for the building is compatible with the scale, mass, and character with structures in the surrounding neighborhood. The project would not adversely affect the comprehensive General Plan and is consistent with the following General Plan goals and policies:

Land Use and Community Design Element

- Policy LU-1.1: Promote new infill and redevelopment projects that are consistent with the City’s land use and compatible with surrounding existing uses.
- Policy LU-4.1: Require that new multifamily residential development be visually and functionally integrated and consistent in scale, mass, and character with structures in the surrounding neighborhood.

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

Facts in Support of the Finding: The R-3 zone has a minimum density of one dwelling unit per 2,200 square feet of lot area, and a maximum density of one unit per 1,450 square feet of lot area. Based on the lot area of 16,500 square feet, a minimum of seven units and a maximum of eleven (11) units are allowed on this site. The proposed eight-unit multiple family development complies with the density requirements and all other applicable zoning requirements, including but not limited to parking, setbacks, height, and open space. Therefore, the site is physically suitable for the proposed eight-unit multiple family development.

3. 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 to wildlife.

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

Facts in Support of the Finding: The proposed subdivision is to subdivide the airspace of eight-units for condominium purposes. The construction will be in compliance with all applicable Building and Fire Codes to ensure public health and safety. The proposed density will be below the maximum allowed by the R-3 zone and the City's existing infrastructure will adequately serve the new development. Therefore, the development will not cause any public health or safety problems.

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

Facts in Support of the Finding: The proposed design of the subdivision does not conflict with easements acquired by the public at large for access through or use of property within the proposed subdivision. There are no known easements on the subject property.

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

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

- 7. The proposed design and site improvements of the subdivision conform to the regulations of this Development Code and the regulations of any public agency having jurisdiction by law.**

Facts in Support of the Finding: The proposed design of the multi-family development is in conformance with the City's Development Code, as all development standards are being met and all improvements required for the site and each unit would comply with the regulations in the City's Development Code. No public agency that has jurisdiction by law has found that the proposed development does not conform to any of their regulations.

Architectural Design Review

The proposed development is located within the High Density Residential (R-3) Zone, which is intended to provide a variety of medium to high density residential development. The proposed massing, scale, and landscaping are compatible with the other multiple family developments in the surrounding neighborhood. The Modern Prairie style architecture to the general neighborhood would help provide a transition while remaining compatible with the general scale, mass, and bulk of existing multiple family residential developments in the area. In addition, the proposal is consistent with the City's Multifamily 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.

The following findings are required for the approval of a Site Plan and Design Review pursuant to Development Code Section 9107.19.050.F.

- 8. The proposed development will be in compliance with all applicable development standards and regulation in the Development Code.**

Facts in Support of the Finding: The subject site is zoned R-3, High Density Residential Zone, which allows for at least seven (7) units, and up to 11 units. The proposed development will not change the use or density allowed in this zone and meets all of the development standards and regulations required, including but not limited to setbacks, height, open space, parking, etc. Therefore, the new development will be in compliance with all the applicable standards and regulations in the Development Code, and the City's Multiple-Family Design Guidelines.

9. The proposed development will be consistent in the objectives and standards of the applicable Design Guidelines.

Facts in Support of the Finding: The proposed development, in terms of the overall mass, height, and scale of the buildings, will be consistent with the built environment and the newer multi-family condominiums and with the City's Multiple-Family Residential Design Guidelines. The architectural style on this development, Modern Prairie, was chosen since the proposed style blends with the other existing mix of modern and historic-period single and multi-family residences, and the Craftsman Bungalow and Minimal Traditional style residences that are on the subject property. The third floor was stepped back, and the mix of exterior materials provides articulation and helps further reduce the visual mass of the building. The proposal will also include seven (7) large trees within the front and street-side yard areas, including three large 48-inch mature Coast Live Oak trees to help further mitigate the mass and scale from the street. Therefore, the proposed development will be consistent with the objectives and standards of the Multiple-Family Design Guidelines.

10. The proposed development will be compatible in terms of scale and aesthetic design with surrounding properties and developments.

Facts in Support of the Finding: The proposed development would be compatible with the character of the neighborhood in terms of the architectural design and scale since the subject site is in a multi-family neighborhood that consists of semi-subterranean buildings and three-story buildings that are 33'-0" in height. The Modern Prairie style buildings will consist of low-pitched roof, top half or the upper story emphasized with different materials and colors, taller windows, and wide use of natural colors with contrasting darker trims that are typically found on other properties within this neighborhood. The architectural design, overall articulation, extensive front and street-side yard landscaping including seven (7) new trees and having the third floor stepped back from the bottom two floors will help minimize the scale, soften the appearance of this development, and allow for consistency with the neighborhood. Therefore, this finding can be met.

11. The proposed development will have an adequate and efficient site layout in terms of access, vehicular circulation, parking, and landscaping.

Facts in Support of the Finding: The proposed development will have one driveway that will provide ingress and egress from California Street for all eight units. Additional pedestrian access is also provided along S. 3rd Avenue and California Street. The proposed development will comply with the minimum requirement for back-out, driveway widths, guest parking spaces, and required parking. The proposed landscaping will complement the architectural design, provide screening along the side and rear property lines, and meet the intent of the City's Multiple Family Design Guidelines.

12. The proposed development will be in compliance with all of the applicable criteria identified in Subparagraph 9107.19.040.C.5 for compliance with the Development Code and all other applicable City regulations and policies, the General Plan and any applicable specific plan, the Design Guidelines, policies and standards, and efficient site and layout design.

Facts in Support of the Finding: The proposed development as evaluated complies with all the City's development standards in the R-3, High Density Residential zone. The project is in compliance with the City's Multiple-Family Residential Design Guidelines as the proposed development will have an appropriate mass, scale, and design that fits with the other structures in the immediate vicinity. Extensive new landscaping throughout will complement the home and provide additional screening along both side and the rear property lines. The driveway for the site is designed to provide efficient and safe access to the residents and neighbors. No major impacts on or off-site are expected from this project. Therefore, the proposed home will be consistent with the City's Multiple-Family Residential Design Guidelines and General Plan.

Removal of a Healthy Protected Tree

The following findings are required for the approval of the removal of a healthy protected tree per Development Code Section 9110.01.070.A.2.

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

Facts in Support of the Finding: The removal of the protected Coast Live Oak tree is necessary since it will not survive due to the proposed grading and excavation for two of the units and the construction will severely damage the roots. There is no alternative since the tree is within the path of any new housing units. However, the tree will be replaced with three 48-inch box Coast Live Oak trees. Therefore, the removal of a healthy protected tree is warranted to accommodate the proposed development.

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 will 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. 7 for the Preliminary Exemption Assessment.

PUBLIC NOTICE/COMMENTS

A public hearing notice for this item was mailed to the property owners located within 300 feet of the subject property on March 28, 2024. The Applicant has also sent a certified letter of notification to each of the current tenants.

RECOMMENDATION

It is recommended that the Planning Commission approve Multiple Family Architectural Design Review No. MFADR 23-04, Tentative Tract Map No. TTM 23-03 (84272), and Protected Healthy Tree Removal Permit No. TRH 23-07, find the project Categorically Exempt from the California Environmental Quality Act (CEQA), and adopt Resolution No. 2145, subject to the following conditions of approval:

1. The project shall be developed and maintained by the Applicant/Property Owner in a manner that is consistent with the plans submitted and conditionally approved for MFADR 23-04, TTM 23-03 (84272), and TRH 23-07 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. Prior to final inspection, at least three (3) 48-inch box Coast Live Oak trees shall be planted on the subject site as replacement trees. A Landscape Plan in compliance with the City's Water Efficient Landscape Ordinance shall be prepared and provided. Said replacement trees must be shown on the final Landscape Plan that is submitted to Building Services for plan check, and subject to review and approval by the Planning Division. A follow-up report shall be submitted to the City prior to issuance of a Certificate of Occupancy from Building Services.
4. 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
5. The project shall comply with Chapter 35A Multiple Family Construction Standards as amended in the Arcadia Municipal Code Section 8130.20.
 6. A demolition permit shall be obtained from the Building and Safety Division prior to the removal and/or demolition of structures on site.
 7. Calculations shall be provided to determine the total combined maximum domestic and fire demand and verify the required water service size.
 8. Condominium/townhouse complexes of more than five (5) individual units shall be served by a common domestic master water meter and service capable of supplying sufficient water to meet all domestic and fire suppression needs of the total number of units.
 9. If fire suppression will be common to the complex, a separate fire service with Double Check Detector Assembly (DCDA) shall be required as directed by the Fire Marshal.
 10. If a water service for each unit is to be used to supply both domestic water and fire sprinklers, the fire service shall be separated from the domestic water service at each unit with an approved back flow prevention device.
 11. All condominiums shall require a separate water service and meter for common area landscape irrigation.
 12. A Water Meter Clearance Application shall be submitted to the Public Works Services Department prior to permit issuance.
 13. A new water service shall be installed according to the specification of the Public Works Services Department Engineering Section. Abandonment of existing water services, if necessary, shall be carried out by the Developer. According to Public Works Services Department, Engineering Section specifications.
 14. If any drainage fixture elevation in any building shall be lower than the elevation of the next upstream manhole cover, an approved type of backwater valve shall be required to be installed on the lateral behind the property line. An 8-inch sewer main

is available on S. 3rd Avenue to provide sanitary sewer service. Development shall utilize existing sewer lateral if possible.

15. The proposed project shall be subject to low impact development (LID) requirements. These requirements include but are not limited to using infiltration trenches, bio-retention planter boxes, roof drains connected to a landscaped area, pervious concrete/paver, etc.
16. Prepare and provide a Stormwater Pollution Prevention Plan (SWPPP) to address construction Best Management Practices (BMPs) to be reviewed and approved by the Department of Public Works.
17. Coverage shall be obtained under the State's Construction General Permit (CGP).
18. Trash enclosure shall be sized to accommodate a minimum of three 3-yd bins for trash, recycling, and containers for green waste. There should be a minimum of 1-foot clearance around the trash bin/recycling bin(s). If individual carts are to be used, three (3) carts shall be required for each unit.
19. Prior to removal of any city tree located on the public right-of-way, the Applicant shall obtain approval and permits from the Department of Public Works and shall comply with the replacement tree requirements to plant three (3) 36-inch box-sized Cercis "Forest Pansy" trees standard in the parkway on South 3rd Avenue, and plant one (1) 36-inch box-sized Chinese Pistache tree along California Street, with the specific locations to be determined per the Public Works Inspector.
20. New power poles are prohibited. 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.
21. If an electrical transformer is recommended/required by the Southern California Edison to upgrade the system, it shall be placed outside of the public right-of-way, and on private property.
22. Prior to final map recordation and approval, a bond shall be executed and provided by the Developer to the City for the following off-site improvements or complete the construction of the following off-site improvements:
 - a. Remove existing driveway approaches and construct new driveway approach per City Standards.
 - b. Remove, replace, and construct new sidewalk providing adequate path of travel in compliance with Americans with Disabilities Act (ADA). Sidewalk on the north side of the property to be connected to the existing

sidewalk along the frontage of the property to the east. Sidewalk along California St., to be constructed at the back side of the parkway, away from curb to be in line with existing sidewalk to the east. New sidewalk along California to be shown on the map.

- c. Remove and replace curb and gutter with 2' asphalt slot cut from property line to property line. Portion of cross gutter to be removed and replaced at southeast corner of California St and Third Ave.
 - d. Construct new ADA compliant curb ramp at the southeast corner of California St and Third Ave.
23. Prior to occupancy, the Developer 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, per the direction of the City Engineer. If the street is under the City's pavement moratorium list, the repair may extend from curb to curb, per the direction of the City Engineer.
 24. All structures shall be provided with an automatic fire sprinkler system per the City of Arcadia Fire Department's Single & Multi-Family Dwelling Sprinkler Standard.
 25. If a gate is proposed under a separate approval, a Knox switch shall be provided for Fire Department access.
 26. 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. 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.
 27. 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 this Multiple Family Architectural Design Review No. MFADR 23-04, Tentative Tract Map No. TTM 23-03 (84272), and Protected Healthy Tree Removal Permit No. TRH 23-07 ("Project") on the Project site, and which may arise from the direct or indirect operations of the

Applicant or those of the Applicant’s contractors, agents, tenants, employees or any other persons acting on Applicant’s behalf, which relate to the development and/or construction of the Project. This indemnity provision applies to all damages and claims, actions, or proceedings for damages, as described above, regardless of whether the City prepared, supplied, or approved the plans, specifications, or other documents for the Project.

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

28. Approval of MFADR 23-04, TTM 23-03 (84272), and TRH 23-07, 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 23-04, Tentative Tract Map No. TTM 23-03 (84272) and Protected Healthy Tree Removal Permit No. TRH

23-07, state that the proposal satisfies the requisite findings, and adopt the attached Resolution No. 2145 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 MFADR 23-04, Tentative Tract Map No. TTM 23-03 (84272) and Protected Healthy Tree Removal Permit No. TRH 23-07, and direct staff to prepare a resolution for adoption at the next meeting that incorporates the Commission's decision and specific findings.

If any Planning Commissioner, or other interested party has questions or comments regarding this matter prior to the April 9, 2024, Planning Commission hearing, please contact Associate Planner, Gary Yesayan at (626) 574-5422, or by email at gyesayan@ArcadiaCA.gov

Approved:



Lisa L. Flores
Deputy Development Services Director

- Attachment No. 1: Resolution No. 2145
- Attachment No. 2: Aerial image with zoning information and site photos
- Attachment No. 3: Tentative Tract Map No. TTM 23-03 (84272)
- Attachment No. 4: Architectural Plans
- Attachment No. 5: Arborist Report
- Attachment No. 6: Preliminary Exemption Assessment

Attachment No. 1

Resolution No. 2145

RESOLUTION NO. 2145

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ARCADIA, CALIFORNIA, APPROVING MULTIPLE FAMILY ARCHITECTURAL DESIGN REVIEW NO. MFADR 23-04, TENTATIVE TRACT MAP NO. TTM 23-03 (84272), AND PROTECTED HEALTHY TREE REMOVAL PERMIT NO. TRH 23-07 FOR AN EIGHT-UNIT MODERN PRAIRIE STYLE, MULTIPLE FAMILY RESIDENTIAL DEVELOPMENT AT 306 CALIFORNIA STREET

WHEREAS, on April 9, 2024, applications for Multiple Family Architectural Design Review No. MFADR 23-04, Tentative Tract Map No. TTM 23-03 (84272), and Protected Healthy Tree Removal Permit No. TRH 23-07 were filed by Eric Tsang on behalf of the property owner, 306 California LLC, for an eight-unit multiple family residential condominium style development, a tentative tract map subdivision of the airspace, and the removal of a protected healthy Coast Live Oak Tree at 306 California Street (collectively, "Project"); and

WHEREAS, on March 21, 2024, Planning Services completed an environmental assessment for the Project in accordance with the California Environmental Quality Act ("CEQA"), and recommended 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 April 9, 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 April 9, 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 Project for an eight-unit multiple-family residential condominium-style development and subdivision of the airspace are in compliance with all of the provisions of the City's General Plan, Development Code, and the Subdivision Map Act. The High Density Residential General Plan designation is intended to accommodate high density, attached or detached housing types for both renter and owner households within a neighborhood context. The R-3 zone is intended to provide areas for a variety of medium to high density residential development, including townhomes and condominiums. The site is physically suitable for this type of development, and the approval of the architectural design for the building is compatible with the scale, mass, and character with structures in the surrounding neighborhood. The Project would not adversely affect the comprehensive General Plan and is consistent with the following General Plan goals and policies:

Land Use and Community Design Element

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

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

FACT: The R-3 zone has a minimum density of one dwelling unit per 2,200 square feet of lot area, and a maximum density of one unit per 1,450 square feet of lot area. Based on the lot area of 16,500 square feet, a minimum of seven units and a maximum of eleven (11) units are allowed on this site. The Project complies with the density requirements and all other applicable zoning requirements, including but not limited to parking, setbacks, height, and open space. Therefore, the site is physically suitable for the Project.

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 to 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 eight-units for condominium purposes. The construction will be in compliance with all applicable Building and Fire Codes to ensure public health and safety. The proposed density will be below the maximum allowed by the R-3 zone and the City's existing infrastructure will adequately serve the new development. Therefore, the Project will not cause any public health or safety problems.

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

FACT: The Project does not conflict with easements acquired by the public at large for access through or use of property within the proposed subdivision. There are no known easements on the subject property.

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 this Development Code and the regulations of any public agency having jurisdiction by law.

FACT: The Project is in conformance with the City's Development Code, as all development standards are being met and all improvements required for the site and each unit would comply with the regulations in the City's Development Code. No public agency that has jurisdiction by law has found that the proposed development does not conform to any of their regulations.

Site Plan and Design Review

h. The proposed development will be in compliance with all applicable development standards and regulation in the Development Code.

FACT: The subject site is zoned R-3, High Density Residential Zone, which allows for at least seven (7) units, and up to 11 units. The Project will not change the use or density allowed in this zone and meets all of the development standards and regulations required, including but not limited to setbacks, height, open space, parking, etc. Therefore, the Project will be in compliance with all the applicable standards and regulations in the Development Code, and the City's Multiple-Family Design Guidelines.

i. The proposed development will be consistent with the objectives and standards of the applicable Design Guidelines.

FACT: The Project, in terms of the overall mass, height, and scale of the buildings, will be consistent with the built environment and the newer multi-family condominiums and with the City's Multiple-Family Residential Design Guidelines. The architectural style on this development, Modern Prairie, was chosen since the proposed style blends with the other existing mix of modern and historic-period single and multi-family residences, and the Craftsman Bungalow and Minimal Traditional style residences that are on the subject property. The third floor was stepped back, and the mix of exterior materials provides articulation and helps further reduce the visual mass of the building. The Project will also include seven (7) large trees within the front and street-side yard areas, including three large 48-inch mature Coast Live Oak trees to help further mitigate the mass and scale from the street. Therefore, the Project will be consistent with the objectives and standards of the Multiple-Family Design Guidelines.

j. The proposed development will be compatible in terms of scale and aesthetic design with surrounding properties and developments.

FACT: The Project would be compatible with the character of the neighborhood in terms of the architectural design and scale since the subject site is in a multi-family neighborhood that consists of semi-subterranean buildings and three-story buildings that are 33'-0" in height. The Modern Prairie style buildings will consist of low-pitched roof, top half or the upper story emphasized with different materials and colors, taller windows, and wide use of natural colors with contrasting darker trims that are typically found on other properties within this neighborhood. The architectural design, overall articulation, extensive front and street-side yard landscaping including seven (7) new trees, and having the third floor stepped back from the bottom two floors will help minimize the scale, soften the appearance of this development, and allow for consistency with the neighborhood. Therefore, this finding can be met.

k. The proposed development will have an adequate and efficient site layout in terms of access, vehicular circulation, parking, and landscaping.

FACT: The Project will have one driveway that will provide ingress and egress from California Street for all eight units. Additional pedestrian access is also provided along S. 3rd Avenue and California Street. The Project will comply with the minimum requirement for back-out, driveway widths, guest parking spaces, and required parking. The proposed landscaping will complement the architectural design, provide screening along the side and rear property lines, and meets the intent of the City's Multiple Family Design Guidelines.

I. The proposed development will be in compliance with all of the applicable criteria identified in Subparagraph 9107.19.040.C.5 for compliance with the Development Code and all other applicable City regulations and policies, the General Plan and any applicable specific plan, the Design Guidelines, policies and standards, and efficient site and layout design.

FACT: The Project as evaluated complies with all the City's development standards in the R-3, High Density Residential zone. The Project is in compliance with the City's Multiple-Family Residential Design Guidelines as the Project will have an appropriate mass, scale, and design that fits with the other structures in the immediate vicinity. Extensive new landscaping throughout will complement the home and provide additional screening along both side and the rear property lines. The driveway for the site is designed to provide efficient and safe access to the residents and neighbors. No major impacts on or off-site are expected from this project. Therefore, the Project will be consistent with the City's Multiple-Family Residential Design Guidelines and General Plan.

Removal of a Healthy Protected Tree

m. Removal of a Healthy 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 two of the units and the construction will severely damage the roots. There is no alternative since the tree is within the path of any new housing units. However, the tree will be replaced with three 48-inch box Coast Live Oak trees. Therefore, the removal of a healthy protected tree is 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 Categorically Exempt under the California Environmental Quality Act (“CEQA”) Section 15332 , Class 32, and approves Multiple Family Architectural Design Review No. MFADR 23-04, Tentative Tract Map No. TTM 23-03 (84272), and Protected Healthy Tree Removal Permit No. TRH No. 23-07, for an eight-unit multiple family residential condominium style development at 306 California Street, 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 9th day of April, 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. 2145

Conditions of Approval

1. The project shall be developed and maintained by the Applicant/Property Owner in a manner that is consistent with the plans submitted and conditionally approved for MFADR 23-04, TTM 23-03 (84272), and TRH 23-07 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. Prior to final inspection, at least three (3) 48-inch box-sized Oak trees shall be planted within the subject site as replacement trees. A Landscape Plan in compliance with the City's Water Efficient Landscape Ordinance shall be prepared and provided. Said replacement trees must be shown on the final Landscape Plan that is submitted to Building Services for plan check, and subject to review and approval by the Planning Division. A follow-up report shall be submitted to the City prior to issuance of a Certificate of Occupancy from Building Services.
4. 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
5. The project shall comply with Chapter 35A Multiple Family Construction Standards as amended in the Arcadia Municipal Code Section 8130.20.
6. A demolition permit shall be obtained from the Building and Safety Division prior to the removal and/or demolition of structures on site.
7. Calculations shall be provided to determine the total combined maximum domestic and fire demand and verify the required water service size.
8. Condominium/townhouse complexes of more than five (5) individual units shall be served by a common domestic master water meter and service capable of

supplying sufficient water to meet all domestic and fire suppression needs of the total number of units.

9. If fire suppression will be common to the complex, a separate fire service with Double Check Detector Assembly (DCDA) shall be required as directed by the Fire Marshal.
10. If a water service for each unit is to be used to supply both domestic water and fire sprinklers, the fire service shall be separated from the domestic water service at each unit with an approved back flow prevention device.
11. All condominiums shall require a separate water service and meter for common area landscape irrigation.
12. A Water Meter Clearance Application shall be submitted to the Public Works Services Department prior to permit issuance.
13. A new water service shall be installed according to the specification of the Public Works Services Department Engineering Section. Abandonment of existing water services, if necessary, shall be carried out by the Developer. According to Public Works Services Department, Engineering Section specifications.
14. If any drainage fixture elevation in any building shall be lower than the elevation of the next upstream manhole cover, an approved type of backwater valve shall be required to be installed on the lateral behind the property line. An 8-inch sewer main is available on S. 3rd Avenue to provide sanitary sewer service. Development shall utilize existing sewer lateral if possible.
15. The proposed project shall be subject to low impact development (LID) requirements. These requirements include but are not limited to using infiltration trenches, bio-retention planter boxes, roof drains connected to a landscaped area, pervious concrete/paver, etc.
16. Prepare and provide a Stormwater Pollution Prevention Plan (SWPPP) to address construction Best Management Practices (BMPs) to be reviewed and approved by the Department of Public Works.
17. Coverage shall be obtained under the State's Construction General Permit (CGP).
18. Trash enclosure shall be sized to accommodate a minimum of three 3-yd bins for trash, recycling, and containers for green waste. There should be a minimum of 1-foot clearance around the trash bin/recycling bin(s). If individual carts are to be used, three (3) carts shall be required for each unit.

19. Prior to removal of any city tree located on the public right-of-way, the Applicant shall obtain approval and permits from the Department of Public Works and shall comply with the replacement tree requirements to plant three (3) 36-inch box-sized Cercis "Forest Pansy" trees standard in the parkway on South 3rd Avenue, and plant one (1) 36-inch box-sized Chinese Pistache tree along California Street, with the specific locations to be determined per the Public Works Inspector.
20. New power poles are prohibited. 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.
21. If an electrical transformer is recommended/required by the Southern California Edison to upgrade the system, it shall be placed outside of the public right-of-way, and on private property.
22. Prior to final map recordation and approval, a bond shall be executed and provided by the Developer to the City for the following off-site improvements or complete the construction of the following off-site improvements:
 - a. Remove existing driveway approaches and construct new driveway approach per City Standards.
 - b. Remove, replace, and construct new sidewalk providing adequate path of travel in compliance with Americans with Disabilities Act (ADA). Sidewalk on the north side of the property to be connected to the existing sidewalk along the frontage of the property to the east. Sidewalk along California St., to be constructed at the back side of the parkway, away from curb to be in line with existing sidewalk to the east. New sidewalk along California to be shown on the map.
 - c. Remove and replace curb and gutter with 2' asphalt slot cut from property line to property line. Portion of cross gutter to be removed and replaced at southeast corner of California St and Third Ave.
 - d. Construct new ADA compliant curb ramp at the southeast corner of California St and Third Ave.
23. Prior to occupancy, the Developer 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, per the direction of the City Engineer. If the street is under the City's pavement moratorium list, the repair may extend from curb to curb, per the direction of the City Engineer.
24. All structures shall be provided with an automatic fire sprinkler system per the City of Arcadia Fire Department's Single & Multi-Family Dwelling Sprinkler Standard.

25. If a gate is proposed under a separate approval, a Knox switch shall be provided for Fire Department access.
26. 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. 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.
27. 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 this Multiple Family Architectural Design Review No. MFADR 23-04, Tentative Tract Map No. TTM 23-03 (84272), and Protected Healthy Tree Removal Permit No. TRH 23-07 ("Project") on the Project site, and which may arise from the direct or indirect operations of the Applicant or those of the Applicant's contractors, agents, tenants, employees or any other persons acting on Applicant's behalf, which relate to the development and/or construction of the Project. This indemnity provision applies to all damages and claims, actions, or proceedings for damages, as described above, regardless of whether the City prepared, supplied, or approved the plans, specifications, or other documents for the Project.

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

28. Approval of MFADR 23-04, TTM 23-03 (84272), and TRH 23-07, 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 Map with Zoning Information and
Photos

Site Address: 306 CALIFORNIA ST

Property Owner(s): Property Owner



| Property Characteristics | |
|---|------|
| Zoning: | R-3 |
| General Plan: | HDR |
| Lot Area (sq ft): | |
| Main Structure / Unit (sq. ft.): | 732 |
| Year Built: | 1953 |
| Number of Units: | 3 |
| 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



MAP & PHOTOS
306 CALIFORNIA ST, ARCADIA, CA 91006





Attachment No. 3

Historical Evaluation Report



MEMORANDUM

DATE: May 22, 2023

To: Annie Chan, 306 California LLC

FROM: Casey Tibbet, M.A., Associate Cultural Resources Manager/Architectural Historian

SUBJECT: Historic Resources Evaluation – Primary Record and Building, Structure, and Object (BSO) Form for 306 California Street in the City of Arcadia, Los Angeles County, California (LSA Project Number 20231336)

LSA Associates, Inc. (LSA) completed a historical evaluation of the multi-family property at 306 California Street (Assessor Identification Number 5779-005-001) in the City of Arcadia. In support of this effort, LSA conducted research and an intensive-level field survey. The evaluation was documented on Department of Parks and Recreation (DPR) 523A (Primary Record) and 523B (Building, Structure, and Object Record) forms and the property was identified on a DPR Location Map.

The property includes three single-family residences: a 1920 Craftsman bungalow (306 California Street); a 1920 vernacular cottage (310 S. 3rd Avenue); and a 1953 Minimal Traditional style residence (308 S. 3rd Avenue). The historic themes of Residential Development 1910-1935, Postwar Residential Development 1945-1970, and residential architecture were considered.

As a result of LSA's evaluation of this property, it was determined that the property does not appear to be eligible for listing in the California Register of Historical Resources under any criteria or designation under the local ordinance (refer to attached DPR forms for details). The multi-family property at 306 California Street does not qualify as a "historical resource" as defined by the California Environmental Quality Act (CEQA) and, for purposes of this project, the City may make a finding of "no impact" with regard to built environment historical resources.

Attachment: DPR Forms

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6Z

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 7 Resource Name or #: 306 California Street

P1. Other Identifier: _____

*P2. Location: Not for Publication Unrestricted *a. County: Los Angeles and (P2b and P2c or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad: Mt. Wilson, CA Date: 1988 T1N; R 11W; S.B.B.M.

c. Address: 306 California Street City: Arcadia Zip: 91006

d. UTM: Zone: 11; _____ mE/ _____ mN (G.P.S.)

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) AIN: 5779-005-001

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

This multi-family property is situated on the southeast corner of California Street and S. 3rd Avenue. Surrounding properties are developed with a mix of modern and historic-period single- and multi-family residences. The property includes a one-story Craftsman bungalow (306 California Street), a one-story Minimal Traditional style residence (308 S. 3rd Avenue), and a one-story vernacular cottage (310 S. 3rd Avenue).

The Craftsman bungalow is located approximately 45 feet east of S. 3rd Avenue and faces California Street. It is irregular in plan and rests on a raised foundation. The house is surmounted by a moderately-pitched, cross-gable roof sheathed with composition shingles and has moderate eaves, exposed rafter tails, and a brick and stucco chimney. The exterior walls are covered with stucco. The north-facing symmetrical façade features a centered, raised porch sheltered by a projecting gable supported by two pairs of classical columns. The entablature has a row of dentils and the gable end is clad with narrow vertical boards and half-timbering. The façade also has a large window (covered by a blind) with a brick sill, the primary entry (covered by a metal security screen) flanked by wide sidelights, and a large window (covered by a blind and vegetation) with a brick sill. The west elevation has at least three windows all covered by blinds. The east elevation also has several windows covered by blinds and/or vegetation. The residence appears to be in fairly good condition. The integrity is difficult to gage since none of the windows or the front door were visible, but the stucco is likely an alteration that replaced original clapboard siding. See Continuation Sheet.

*P3b. Resource Attributes: (List attributes and codes) HP3-Multiple-family property

*P4. Resources Present: Building Structure Object Site District Element of District Other (Isolates, etc.)

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)



P5b. Description of Photo: (View, date, accession #) Façade and east elevation, view southwest (5/9/23)

*P6. Date Constructed/Age and Sources: Historic

Prehistoric Both
1920 (Los Angeles County Office of the Assessor n.d.)

*P7. Owner and Address:
Unknown

*P8. Recorded by: (Name, affiliation, and address)
Casey Tibbet, M.A.
LSA Associates, Inc.
1500 Iowa Avenue, Suite 200
Riverside, CA 92507

*P9. Date Recorded:
May 9, 2023

*P10. Survey Type: (Describe) Intensive-level CEQA compliance

*P11. Report Citation: (Cite survey report and other sources, or enter "none.") None.

*Attachments: NONE Location Map Sketch Map Continuation Sheet Building, Structure, and Object Record
 Archaeological Record District Record Linear Feature Record Milling Station Record Rock Art Record
 Artifact Record Photograph Record Other (List):

BUILDING, STRUCTURE, AND OBJECT RECORD

B1. Historic Name: _____

B2. Common Name: _____

B3. Original Use: Single-family residence B4. Present Use: Multiple-family property

*B5. Architectural Style: Craftsman (306 California); Minimal Traditional (308 S. 3rd Avenue); vernacular (310 S. 3rd Avenue)

*B6. Construction History: (Construction date, alterations, and date of alterations)
No original building permits were found for any of the three houses on this property. According to the Los Angeles County Office of the Assessor's Property Assessment Information System the houses were built in 1920 (306 California and 310 S. 3rd) and 1953 (308 S. 3rd). Alterations were made to 306 California in 1935 and to 310 S. 3rd in 1941 (Los Angeles County Office of the Assessor n.d.). The following building permits were found (City of Arcadia var.).

306 California Street

- 1956 Permit issued to owner Leah J. Kay for a carport.
- 1958 Permit issued to owner Leah J. Kay to remodel the kitchen.
- 1976 Permit issued to owner Dr. Bennett to reroof house with asphalt shingles.
- 2007 Permit issued to owner Daphne Bennett Trust to reroof house and garage with composition shingles.
- 2012 Permit issued to owner Jaw Chiao to upgrade the electrical service.

308 S. 3rd Avenue

2022 Permit issued to owner Jaw Chiao to replace wall furnace.

310 S. 3rd Avenue

2022 Permit issued to owner Jaw Chiao to replace wall furnace.

*B7. Moved? No Yes Unknown Date: _____ Original Location: _____

*B8. Related Features:

B9a. Architect: None found b. Builder: None found

*B10. Significance: Theme: Residential Development (1910-1935); Postwar Residential Development (1946-1970); Residential Architecture. Area: City of Arcadia

Period of Significance: 1920-1953 Property Type: Multiple-family property Applicable Criteria: NA
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

This multi-family property does not appear to meet the criteria for listing in the California Register of Historical Resources (California Register) or for designation as a local Landmark. It is not a "historical resource" for purposes of the California Environmental Quality Act (CEQA).

Historic Context: Originally owned by the San Gabriel Mission and then a part of Rancho Santa Anita, the land that includes present-day Arcadia was also owned by Scottish immigrant Hugo Reid (Architectural Resources Group 2016). Reid was the first to make a modern impact on the land, raising cattle and building the first structure. After a succession of owners, in 1875 Elias J. "Lucky" Baldwin purchased 8,000 acres of the rancho along with much of the surrounding area (Ibid.). He established the Baldwin Ranch in the area that now contains the Los Angeles County Arboretum in what would become Arcadia (Ibid.). Residential development from 1875 to 1909 is one of the first important themes in the City's history (Architectural Resources Group 2016). See *Continuation Sheet*

B11. Additional Resource Attributes: (List attributes and codes)

*B12. References:
See Continuation Sheet

B13. Remarks:

*B14. Evaluator: Casey Tibbet, M.A., LSA Associates, Inc., 1500 Iowa Avenue, Suite 200, Riverside, CA 92507

*Date of Evaluation: May 2023

(Sketch Map with north arrow required.)

Refer to Location Map

(This space reserved for official comments.)

P3a. Description (continued from page 1)

The Minimal Traditional style residence is located at the corner of S. 3rd Avenue and California Street. It is approximately 45 feet south of California Street and oriented toward S. 3rd Avenue. The house is rectangular in plan, has a low-pitched, cross-hip roof sheathed with composition shingles, and has narrow eaves. The exterior walls are covered with stucco. The west-facing, asymmetrical façade has a ribbon of three wood-framed casement windows, a recessed porch with a pair of wood-framed, double-hung windows, the primary entrance (covered with a metal security screen), and a north-facing window, and a pair of wood-framed, multi-paned windows. The porch has one wood post supporting the overhanging eave. The north elevation is obscured from view by vegetation, but there appears to be one window. The south elevation has a wood-framed, double-hung window and a non-original sliding window with a non-original stucco surround. A short, L-shaped wall, constructed of a square version of the Granada pattern screen block, is attached to the south elevation and delineates the rear yard area. This residence appears to be in fair condition and retains at least a moderate degree of integrity.

The vernacular cottage may have originally been a garage or outbuilding associated with the Craftsman bungalow. If so, it appears to have been converted to a residence fairly early in its history. It is located approximately 120 feet south of California Street partially behind (south of) the Craftsman bungalow, but is oriented toward S. 3rd Avenue. The residence is rectangular in plan and has a low-pitched gable roof with exposed rafter tails and narrow eaves. The exterior walls are clad with clapboard siding. The east-facing façade is partially obscured from view by vegetation (including a large avocado tree), but a single door with a metal security screen and part of what appears to be a ribbon of wood-framed windows are visible. The north elevation has a wood and glass door, a wood-framed window, and a pair of wood-framed double-hung windows. An air conditioning unit is mounted in one of the windows. This residence appears to be in fair condition and to retain a high degree of integrity.

P5a. Photo (continued from page 1)



Minimal Traditional residence at 308 S. 3rd Avenue, view east (5/9/23).



Vernacular cottage at 310 S. 3rd Avenue, view southeast (5/9/23).

***B10. Significance:** (continued from page 2)

In 1883, Baldwin subdivided 3,000 acres into the Santa Anita Tract (Architectural Resources Group 2016). The townsite included "town lots, villa sites, and larger 30-acre farm parcels (Architectural Resources Group 2016:27). Despite the construction of the Los Angeles & San Gabriel Valley Railroad (LA&SGVR) and one of its depots in the new townsite, sales were slow and "Baldwin deeded the remaining acreage of the Santa Anita Tract to his ranch manager Hiram Unruh" who had much greater success (Ibid.). By 1887, the townsite was known as Arcadia and the Atchison, Topeka & Santa Fe Railroad (ATSF) had gained control of the LA&SGVR, bringing more traffic through the area (Ibid.).

The densest development occurred in the core of the town near the intersection of the ATSF and Southern Pacific railroads (Architectural Resources Group 2016:33). Residential development in this part of town was on small lots, while development further south was on multi-acre parcels (Ibid.). As late as 1903, when a census was taken to ascertain the population of the proposed City of Arcadia, the area only had 642 residents (Ibid.). Many of them lived and worked on the Baldwin Ranch or were temporary residents working for the railroads (Ibid.). Regardless, Arcadia was incorporated in 1903; with an economy increasingly based on horse racing, gambling, and hospitality, Lucky Baldwin was its first mayor (Arcadia Historical Society 2021).

Moving into the 1910s, Arcadia's growth remained slow and steady (Architectural Resources Group 2016). However, the city began shifting away from "its sporting days to more respectable pursuits, as it outlawed liquor licensing in 1912 and embarked on a series of civic improvements" (Architectural Resources Group 2016:44). By 1915, electric streetlights had (See Continuation Sheet)

CONTINUATION SHEET

Primary # _____

HRI # _____

Trinomial _____

Page 4 of 7*Resource Name or #: (Assigned by recorder) 306 California Street*Recorded by LSA Associates, Inc.*Date: May 2023 Continuation Update**B10. Significance:** (continued from page 3)

been installed in some areas and streets were graded and oiled (Ibid.). Residential development in the 1910s saw the subdivision of larger parcels into smaller ones (2.5 to 5 acres) that attracted a wider variety of buyers who were interested in a more suburban lifestyle with room for some agricultural pursuits (Architectural Resources Group 2016:49). Most of the 1910s subdivisions followed a grid pattern with graded and sometimes paved roads without curbs or sidewalks (Architectural Resources Group 2016).

After World War I, the region thrived and the 1920s were a transformative period in Arcadia's development (Ibid.). Residential subdivision accelerated with tracts designed in grid patterns like those of the 1910s, but with smaller lots (Architectural Resources Group 2016:36). Single-family residential construction dominated the period (Ibid.). Most of these were modest in size and the earliest were constructed in the Craftsman style, with Period Revival styles becoming dominant in the mid-1920s and into the 1930s (Ibid.). The smaller lot subdivisions were located closer to the original town center, Pacific Electric lines, and the commercial district at Huntington and First, while the larger multi-acre lots were in what was then the southern part of town (Ibid.).

The 1929 to 1941 period was characterized nationally by massive unemployment and economic uncertainty, but Arcadia was one of the few places that did not experience a near cessation of construction (Architectural Resources Group 2016:65). The major factors for this were Anita Baldwin selling off the remaining approximately 1,300 acres of the Baldwin Ranch; establishment of military facilities and the related increase in demand for commercial businesses; and construction of a County park, which was a large Works Progress Administration (WPA) project (Ibid.). "In 1933, California re-legalized horse race betting, and Anita Baldwin seized her opportunity to revive her father's racetrack dream" (Architectural Resources Group 2016:55). She sold 214 acres to a group of investors who hired Gordon Kaufman to design the grandstand, Turf Club, and clubhouse and landscape designer Tommy Tomson to design the park's lush landscaping (Ibid.). "Santa Anita Park opened on Christmas day, 1934, and quickly became Arcadia's signature landmark" (Ibid.). Other Baldwin acreage was parceled out into a number of residential subdivisions that jumpstarted construction between 1936 and 1941 (Ibid.).

After World War II the tremendous influx of people to southern California created an intense demand for additional housing. Many people with large enough properties added units or converted existing buildings into dwellings. That appears to be the case with the subject property. However, the larger and more significant trend was construction of millions of single-family residential homes and, to a lesser extent, apartment complexes. In California, the proportion of multi-family housing began to increase in the late 1950s and grew to become a majority of the new housing units built from 1962-64 and again from 1969-73" (California Department of Transportation 2011:53). The majority of the multi-family construction "took the form of low-rise garden apartment complexes in suburban areas. These typically consisted of multiple two-story buildings with separate, common parking shelters. Some of the larger apartment and condominium complexes had layouts based on cluster planning principles, with considerable areas of open space. Many included facilities for recreation such as swimming pools and tennis courts. Such shared amenities became increasingly popular, probably more than amenities within the individual living spaces, as builders competed for a portion of the youthful apartment market" (California Department of Transportation 2011:53). While multiple-family properties such as the one at 306 California Street provided much needed affordable housing in the early part of the postwar period, but did not play a significant role in the city's development.

People Associated with this Property. The earliest residents found for the house at 306 California Street are Simon E. R. and Martha D. White who lived there as early as 1925 (Ancestry.com var.). In 1920, research indicates they lived in Burbank where Mr. White worked as a farmer, but by 1925 they had relocated to Arcadia and Mr. White was listed as a trainman (1925) and an engineer (1927) (Ancestry.com var.). By 1930, Martha was listed as a widow. She is listed at 306 California Street as late as 1939 (Ancestry.com var.). In 1944, A. J. (a mechanic) and Arline Lux were listed at 306 California (Ancestry.com var.). In 1947, Charles F. and Emma Jasinsky and their daughter Leah Kay, a realtor, moved into the residence (*Monrovia News-Post* 1947; *Independent Star-News* 1957). Charles was a retired farmer from a pioneer Iowa family (*Monrovia News-Post* 1947). Leah lived at this address until 1971 (*Daily News-Post* 1971; Ancestry.com var.). By 1976, building permits reveal that Dr. Bennett was the owner (City of Arcadia var.).

No city directory listings were found for either 308 or 310 S. 3rd Avenue prior to 1959. In 1959, Emma Jasinsky was listed at 308 S. 3rd Street and 310 was vacant (Ancestry.com var.). Mrs. Jasinsky appears to have lived at 308 until her death in 1971 (*Daily News-Post* 1971). In 1960, Richard Crook was listed at 310 S. 3rd Avenue, but the cottage was advertised for rent as a bachelor apartment in 1960, 1961, and 1965. In 1966, Mrs. Ida G. Firth, age 76, lived at 310 S. 3rd Avenue (*Daily News-Post* 1966).

Architectural Context. The residence at 306 California Street was built in the Craftsman style. One-story or one-and-a-half story residences in this style are commonly referred to as Craftsman bungalows. Character defining features of Craftsman architecture include: an irregular plan; low-pitched gable or hipped roof with wide eaves and exposed rafters; decorative beams or braces under the gables; and covered porches with the roof typically supported by tapered, square piers. Fenestration often consists of wood-framed double- or single-hung windows with multi-paned upper sashes and large fixed windows. The most common wall cladding is wood clapboard followed by wood shingles, but stone, brick, concrete block, and stucco are also used. Variants include Asian (most commonly Japanese) roof forms, Tudor false half-timbering, and Swiss balustrades. See *Continuation Sheet*

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

Primary # _____
HRI # _____
Trinomial _____

Page 5 of 7 *Resource Name or #: (Assigned by recorder) 306 California Street
*Recorded by LSA Associates, Inc. *Date: May 2023 Continuation Update

B10. Significance: (continued from page 4)

The residence at 308 S. 3rd Avenue was built in the Minimal Traditional style. Character-defining features of the Minimal Traditional style include a rectangular or L-shaped massing topped by a low-pitched hipped or cross-gable roof with narrow eaves featuring a variety of simple decorative treatments (exposed rafter tails, boxed eaves, plain fascia), stucco wall cladding, and less commonly, wood clapboard, wood-framed double-hung windows, and a front stoop entry (as opposed to a full or partial-width porch).

Significance Evaluation. In compliance with CEQA, this property is being evaluated under the California Register criteria and the City of Arcadia criteria for Landmarks (Chapter 1, Section 9103.17.060 of the City's Municipal Code). The California Register criteria and 1-4 of the local criteria are identical, however, in addition to meeting one of the first four criteria, the local criteria also requires that the property either be listed in the National Register of Historic Places or California Register (criterion 5) or be an iconic property (criterion 6). Because of this additional requirement, the local criteria are more restrictive than the California Register criteria. Therefore, it is possible for a resource to meet the California Register criteria, but not the local criteria.

Criterion 1 - Associated with events that have made a significant contribution to the broad patterns of local or regional history or the cultural heritage of California or the United States. This multi-family property is associated with residential development from 1910 to 1935 and postwar residential development from 1945 to 1970, but is not a good representation of the development patterns from either period. The 1920 Craftsman bungalow and vernacular cottage, although altered, convey an association with the earlier period by virtue of their architecture and materials. However, the addition of the 1953 Minimal Traditional residence, as well as changes to the immediate setting in the form of modern development, weakens their ability to convey a residential development pattern from the 1910-1935 period. Similarly, with the exception of the two 1920 residences, the Minimal Traditional residence is an isolated postwar home surrounded by mostly modern development and, on its own, does not convey an association with postwar single- or multi-family residential development patterns. The property is not significant under this criterion.

Criterion 2 - Associated with the lives of persons important to local, California or national history. Based on the research discussed above, the residence does not appear to be associated with persons important in history. Although the property was owned for many years by members of the Jasinsky family (1947-1971), no evidence was found that they made any important contributions to the community. The property is not significant under this criterion.

Criterion 3 - Embodies the distinctive characteristics of a type, period, region or method of construction or represents the work of a master or possesses high artistic values. The residence at 306 California Street embodies enough architectural features to be easily identifiable as a 1920s-era Craftsman bungalow. The projecting gable over the front porch retains a high degree of integrity with nice design details such as the dentils and half-timbering. The windows and doors were not visible, therefore their integrity level is unknown. The stucco likely replaced clapboard siding. Overall, this residence does not rise to a level beyond the ordinary. Although a diminishing resource in Arcadia, Craftsman bungalows are prevalent in adjacent communities and, in any case, rarity alone does not automatically make a resource significant. The Minimal Traditional residence at 308 S. 3rd Avenue appears to have a high degree of integrity with only one obvious alteration on the south (side) elevation, but it is a very plain and unremarkable example of an extremely common style. It does not stand out among others of its type or style. The vernacular cottage at 310 S. 3rd Avenue conveys an association with the 1920s by virtue of its clapboard siding and wood-framed windows, but is otherwise unremarkable. No evidence was found to indicate that any of the residences are the work of a master architect, designer, or builder. They do not epitomize the design principals of a style more fully than others of their type. The property is not significant under this criteria.

Criterion 4 - Has yielded, or has the potential to yield, information important to the prehistory or history of the local area, California or the nation. The residences on this property were built in 1920 and 1953 using common materials and construction practices. It does not have the potential to yield information important to the history or prehistory of the local area, California, or the nation.

In addition to meeting one or more of the above criteria, the local criteria requires that one of the following criteria be met.

Local Criterion 5 – Is listed on the National Register of Historic Places and/or California Register of Historical Resources. The online National Register database (current through 2012) and the National Register weekly lists from 2013 through the present, were searched, but no listings for this property were found (National Park Service n.d.a and n.d.b). In addition, a variety of sources were consulted including the California Office of Historic Preservation's (OHP) Built Environment Resource Directory (BERD), the 2016 Citywide Historic Resources Survey Report, and the Los Angeles Conservancy website to determine (see Continuation Sheet)

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

Primary # _____
HRI # _____
Trinomial _____

Page 6 of 7 *Resource Name or #: (Assigned by recorder) 306 California Avenue
*Recorded by LSA Associates, Inc. *Date: May 2023 Continuation Update

***B10. Significance:** (continued from page 5)
whether this property is listed in or is eligible for listing in either the National Register or California Register (California Office of Historic Preservation 2021). No listing for this property was found. It is not significant under this criterion.

Local Criterion 6 – Is an iconic property. According to the City's ordinance, iconic means a property that "exhibits the City's unique character, history, or identity and/or has been visited and photographed so often by residents and visitors to the city that it has become inextricably associated with Arcadia" (9103.17.160 Definitions). This property does not express the City's historic character more fully than others of its type. No evidence was found that it is an iconic property. It is not significant under this criterion.

***B12. References:** (continued from page 2)

Ancestry.com

Var. A variety of records were accessed online in May 2023 at: <http://home.ancestry.com/>. These include city directories, voter registration records, and United States Census Data.

Arcadia Historical Society

2021 Arcadia History. Our History. Accessed online in September 2021 at: <https://arcadiahistoricalsociety.org/arcadia-history/>

Architectural Resources Group

2016 "City of Arcadia Citywide Historic Context Statement." Accessed online at: <https://www.arcadiaca.gov/government/city-departments/development-services/historic-preservation>

California Department of Transportation

2011 *Tract Housing in California, 1945-1973. A Context for National Register Evaluation.* Caltrans Division of Environmental Analysis, Sacramento.

California Office of Historic Preservation (OHP)

2021 Built Environment Resource Directory for Los Angeles County. Accessed online in May 2023 at: https://ohp.parks.ca.gov/?page_id=30338

City of Arcadia

Var. Building permits for 306 California Street . Accessed online in May 2023 at: <https://laserfiche.arcadiaca.gov/WebLink/Browse.aspx?startid=537578&cr=1>

Independent Star-News

1957 Williams Opens New Office For Arcadia. June 30, page 20.

Daily News-Post

1966 Blinded by Sun. July 14, page 6.

1971 Services set Friday for Emma Jasinsky, 94. May 13, page 2.

Los Angeles County Office of the Assessor

n.d. Property information accessed online in May 2023 at: <https://maps.assessor.lacounty.gov/m/>

Monrovia News-Post

1947 Couple Marks 50th Anniversary. December 16, page 2.

National Park Service

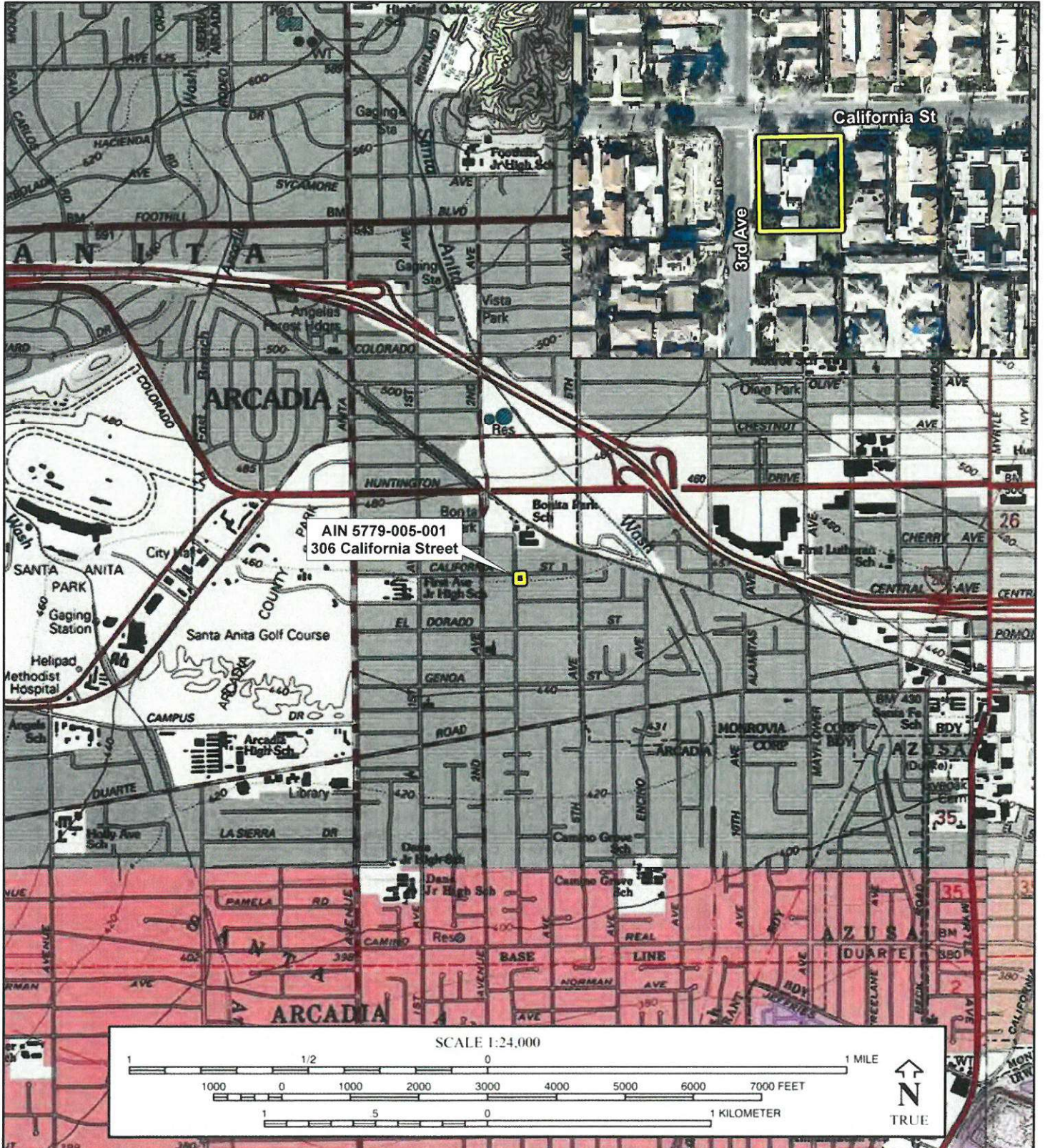
n.d.a National Register Database and Research. Accessed online in May 2023 at:

<https://www.nps.gov/subjects/nationalregister/weekly-list.htm>

n.d.b Weekly Lists Previous Years. Accessed online in May 2023 at: <https://www.nps.gov/subjects/nationalregister/weekly-lists-previous-years.htm>

State of California - Resource Agency
DEPARTMENT OF PARKS AND RECREATION
LOCATION MAP

Primary # _____
 HRI # _____
 Trinomial _____



Attachment No. 4

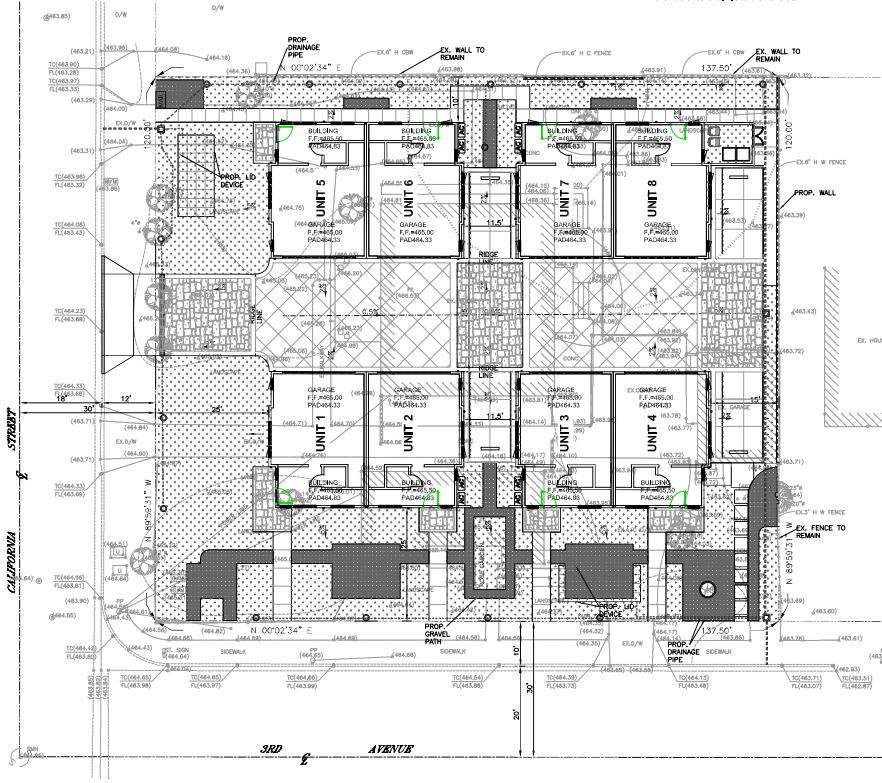
Tentative Tract Map No. 23-03 (84272)

TENTATIVE TRACT MAP NO.84272

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

A PORTION OF BLOCK 51 OF SANTA ANITA TRACT, IN THE CITY OF ARCADIA, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 34 PAGES 41 TO 42 OF MISCELLANEOUS MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.
APN: 5779-005-001

FOR CONDOMINIUM PURPOSE



ABBREVIATIONS

- CBW..... CONC. BLOCK WALL
- C&G..... CURB AND GUTTER
- DA..... DRIVEWAY APRON
- DW..... DRIVEWAY
- EP..... EDISON POLE
- EX..... EXISTING
- FH..... FIRE HYDRANT
- FL..... FLOW LINE
- GM..... GAS METER
- MH..... MAN HOLE
- FF..... FINISH FLOOR
- SW..... SIDEWALK
- SD..... STORM DRAIN
- FS..... FINISH SURFACE
- TC..... TOP OF CURB
- TW..... TOP OF WALL
- WV..... WATER VALVE

LEGENDS:

- (527.43)..... EXISTING ELEVATION
- 520.00..... PROPOSED ELEVATION
- (520)---..... EXISTING CONTOUR
- (520)---..... PROPOSED CONTOUR
- BLOCK WALL
- DRIVEWAY
- CENTER LINE
- PROPERTY LINE
- CONSTRUCTION NOTES
- EXISTING FIRE HYDRANT
- WATER LINE
- SEWER LINE
- GAS

PREPARED BY:

JACK LEE, R.C.E., 40870
CAL LAND ENGINEERING, INC.
576 E. LAMBERT ROAD
BREA, CALIFORNIA 92821
TEL: (714) 674-1090
FAX: (714) 671-1090

OWNER:

MS. ANNE CHAN / 306 CALIFORNIA LLC.
P.O. BOX 504
WALNUT, CA 91788
TEL: (909) 263-2633

BENCH MARK:

CITY B.M. NO. 366
SECOND AVENUE AND
CALIFORNIA STREET
NORTHWEST CURB RETURN,
5' NORTH
ELEVATION: 466.52'

BASIS OF BEARING:

CENTERLINE OF CALIFORNIA ST.
N89°50'31"W
PER TRACT NO. 82853, M.B. 1425-06-100



NOTES:

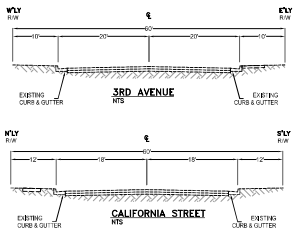
- NO EXISTING EASEMENT ON SITE.
- NO PROPOSED EASEMENT ON SITE.

UTILITY SERVICES:

- WATER - CITY OF ARCADIA WATER SEWER - CITY OF ARCADIA SEWER GAS - SOUTHERN CALIFORNIA GAS CO. ELECTRICAL - SOUTHERN CALIFORNIA EDISON CO. TELEPHONE - PACIFIC BELL SCHOOL - ARCADIA UNIFIED SCHOOL FIRE - CITY OF ARCADIA FIRE DEPARTMENT SHERIFF - CITY OF ARCADIA POLICE

NOTES:

- EXISTING ZONE: R-3
- LOT SIZE: 16,500 SF / 0.3788 AC
- NO. OF EXISTING LOT: 1
- NO. OF PROPOSED LOT: 1
- PROPOSED UNIT: 8
- SEWERAGE DISPOSAL: BY GRAVITY SEWER PIPES TO STREET MAN



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

PROJECT LOCATION:
306 California Street,
Arcadia, CA 91006

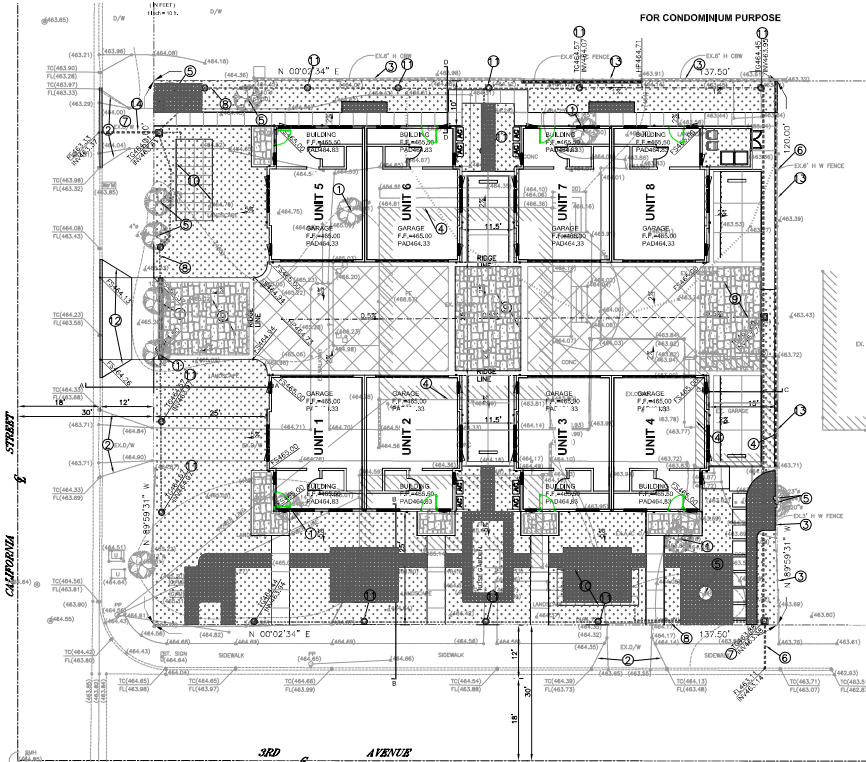
SHEET 1 OF 1 SHEET



PRELIMINARY GRADING PLAN

TRACT MAP NO. 84272

A PORTION OF BLOCK 51 OF SANTA ANITA TRACT, IN THE CITY OF ARCADIA, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 34 PAGES 41 TO 42 OF MISCELLANEOUS MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY. APN: 5779-005-001



ABBREVIATIONS

- CBW..... CONC. BLOCK WALL
- C&G..... CURB AND GUTTER
- D/A..... DRIVEWAY APRON
- D/WY..... DRIVEWAY
- EP..... EDISON POLE
- EX..... EXISTING
- FH..... FIRE HYDRANT
- FL..... FLOW LINE
- GM..... GAS METER
- M/H..... MAN HOLE
- FF..... FINISH FLOOR
- SW..... SIDEWALK
- SD..... STORM DRAIN
- FS..... FINISH SURFACE
- TC..... TOP OF CURB
- TW..... TOP OF WALL
- WV..... WATER VALVE

LEGENDS:

- (527.43)..... EXISTING ELEVATION
- 520.00..... PROPOSED ELEVATION
- EXISTING CONTOUR
- DRAINAGE PATTERN
- PROPOSED CONTOUR
- BLOCK WALL
- DRIVEWAY
- CENTER LINE
- EXISTING FIRE HYDRANT
- CONSTRUCTION NOTES
- WATER LINE
- GAS LINE

PREPARED BY:

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 CAL LAND ENGINEERING, INC.
 576 E. LAMBERT ROAD
 BREA, CALIFORNIA 92821
 TEL: (714) 674-1090
 FAX: (714) 671-1090

OWNER:

MS. ANNIE CHAN / 306 CALIFORNIA LLC.
 P.O. BOX 504,
 WALNUT, CA 91788
 TEL: (909) 263-2633

BENCH MARK:

CITY B.M. NO. 366
 SECOND AVENUE AND
 CALIFORNIA STREET
 NORTHWEST CURB RETURN,
 5' NORTH
 ELEVATION: 466.52'

BASIS OF BEARING:

CENTERLINE OF CALIFORNIA ST.
 N89°59'31"W
 PER TRACT NO. 82853, M.B. 1425-08-100

EARTHWORK QUANTITIES:

CUT: 16 CY FILL: 193 CY

NOTES:
 THE YARDAGE SHOWN HEREON IS FOR PERMIT AND BONDING PURPOSES, THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE QUANTITIES.

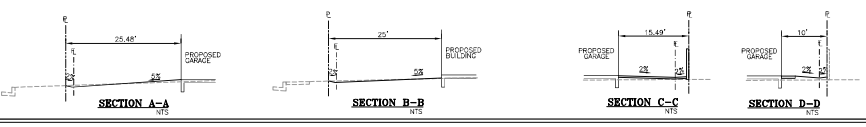
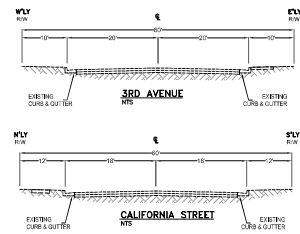


CONSTRUCTION NOTES:

1. EXISTING TREES TO BE REMOVED.
2. EXISTING DRIVEWAY APPROACH TO BE REMOVED.
3. EXISTING WALL / FENCE TO REMAIN.
4. EXISTING BUILDING TO BE REMOVED.
5. EXISTING TREE TO REMAIN.
6. EXISTING FENCE TO BE REMOVED.
7. CONSTRUCT 24" X 24" BOTTOMLESS CONCRETE CATCH BASIN.
8. INSTALL DRAINAGE PIPE.
9. CONSTRUCT NEW CONCRETE DRIVEWAY.
10. CONSTRUCT CUDO STORMWATER INFILTRATION SYSTEM.
11. INSTALL 4" AREA DRAIN.
12. CONSTRUCT NEW DRIVEWAY APPROACH PER CITY STD. 802-L.
13. CONSTRUCT NEW BLOCK WALL.
14. CONSTRUCT CURB/GULLET.

NOTES:

NO EXISTING EASEMENT ON SITE.
 NO PROPOSED EASEMENT ON SITE.



CAL LAND ENGINEERING, INC.
 & ASSOCIATES, INC.
 576 E. LAMBERT ROAD, BREA, CA 92821
 TEL: (714) 671-1090

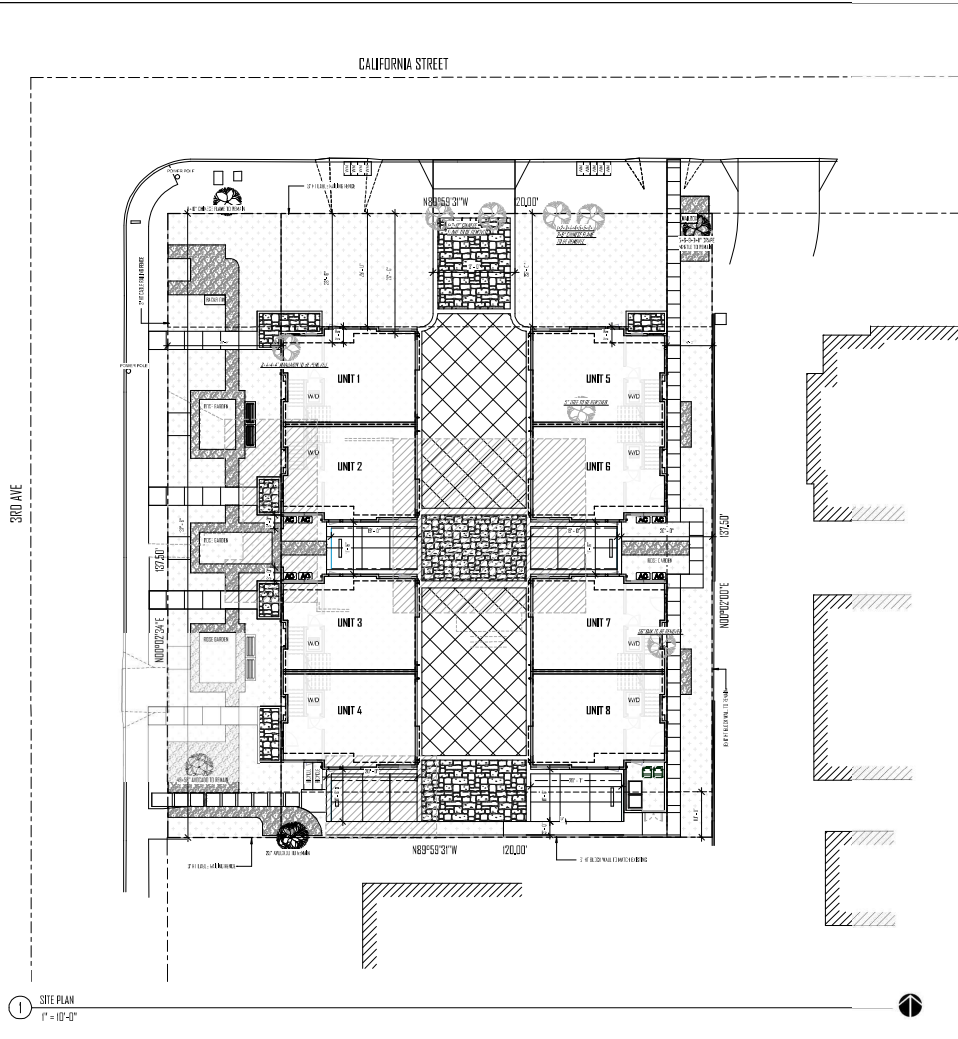
PROJECT LOCATION:
 306 California Street,
 Arcadia, CA 91006

DATE: 03/26/2024
 JOB NO.: 23-009-018
 SCALE: 1" = 20'
 SHEET: 1 OF 1 SHEET

C-1

Attachment No. 5

Architectural Plans



38th AVENUE SIDE VIEW WITH 102ND AVENUE STREET LIGHTS

| | |
|--------------------------------|--|
| APPLICANT/PROJECT | 380 CALIFORNIA LLC 380 CALIFORNIA ST, MENLO PARK, CA 94025 TEL: 650.325.1237 MAIL: 380@CALIFORNIA.COM ERIC TSANG ARCHITECTS 1400 CALIFORNIA ST, MENLO PARK, CA 94025 TEL: 650.325.1237 |
| PROJECT DESCRIPTION | 4-1/2 STORY CONDOMINIUM WITH 380 CALIFORNIA ST, MENLO PARK, CA 94025 3754-SQ-FOOT LAND AREA: 10,000 SQ-FOOT (2-STORY CONDOMINIUM) P/S P/S (1) P/S (1) |
| EXISTING/PROPOSED | EXISTING: 10,000 SQ-FOOT (2-STORY CONDOMINIUM) PROPOSED: 2,800 SQ-FOOT (4-UNIT CONDOMINIUM) |
| PROVIDED PARKING SPACES | 8 UNITS OF 8 UNITS / 1 CAR SP. = 8 UNITS 8 UNITS / 2 CAR SP. = 16 UNITS 8 UNITS 8 UNITS / 2 CAR SP. = 16 UNITS 8 UNITS / 2 CAR SP. = 16 UNITS 8 UNITS / 2 CAR SP. = 16 UNITS 8 UNITS / 2 CAR SP. = 16 UNITS |
| PROVIDED OPEN SPACE | 2,800 SF 800 SF 200 SF 2,000 SF 60% 800 SF "B" - 800 SF PROVIDED OPEN SPACE SEE FLOOR PLAN |
| FLOOR AREA SUMMARY | ALL UNITS GROSS AREA NET AREA TOTAL AREA TOTAL FLOOR AREA GRAND TOTAL FLOOR AREA |

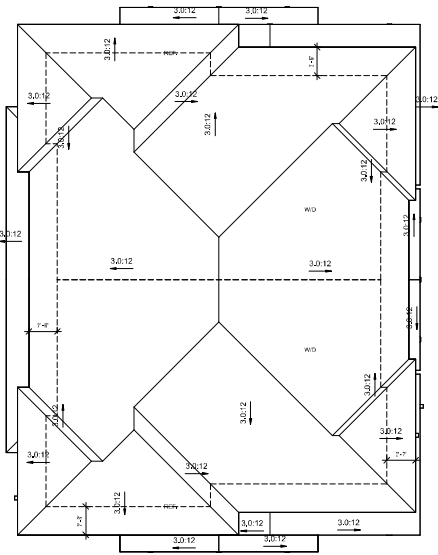
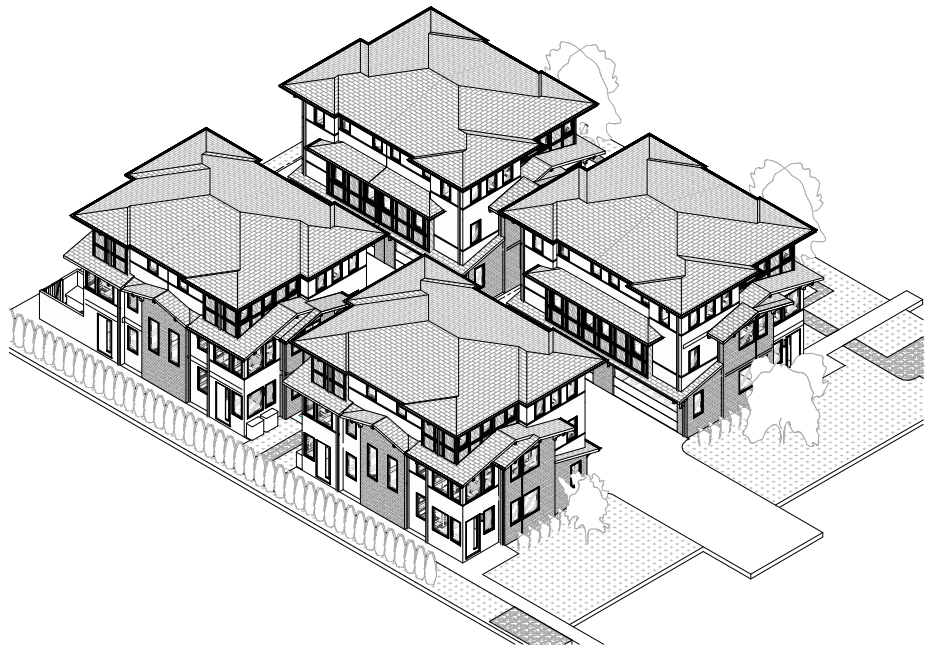


Eric Tsang Architects
ERIC TSANG ARCHITECTS
1400 CALIFORNIA ST, MENLO PARK, CA 94025
TEL: 650.325.1237
MAIL: 380@CALIFORNIA.COM

CALIFORNIA RESIDENCES
380 CALIFORNIA ST.
MENLO PARK, CA 94025

SITE PLAN

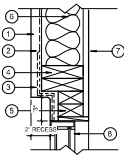
A-1.0



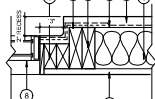
1 ROOF PLAN
1/4" = 1'-0"

2 AXONOMETRIC VIEW

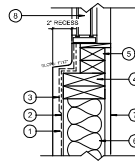
1. EXTERIOR FINISH PER ELEVATIONS
2. 2 LAYERS GRADE 'D' PAPER
3. 1/2" WIDE MOISTOP FLASHING PAPER
4. FRAMING PER STR PLAN
5. 2X FURRING
6. INSULATION PER T-24
7. INTERIOR FINISH
8. WINDOW PER WINDOW SCHEDULE



1. EXTERIOR FINISH PER ELEVATIONS
2. 2 LAYERS GRADE 'D' PAPER
3. 1/2" WIDE MOISTOP FLASHING PAPER
4. FRAMING PER STR PLAN
5. 2X FURRING
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1. EXTERIOR FINISH PER ELEVATIONS
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3. 1/2" WIDE MOISTOP FLASHING PAPER
4. FRAMING PER STR PLAN
5. 2X FURRING
6. INSULATION PER T-24
7. INTERIOR FINISH
8. WINDOW PER WINDOW SCHEDULE



3 RECESS WINDOW HEAD
N.T.S.

4 RECESS WINDOW JAMP
N.T.S.

5 WINDOW SILL AT RECESS WINDOW
N.T.S.

Eric Tsang Architects

1000 JEFFERSON ST. SUITE 1000
SAN FRANCISCO, CA 94108



| | | |
|-----|-------------|------|
| NO. | DESCRIPTION | DATE |
| | | |
| | | |
| | | |

CALIFORNIA RESIDENCES
3000 CALIFORNIA BLVD.
ASTORIA, OREGON

DATE: 01/11/11

ROOF PLAN & AXONOMETRIC VIEWS

A-4.0



MATERIAL SELECTION

ROOF TILE

EAGLE ROOFING
BE-4R
4500 SIERRA MADRE



CEMENT PLASTER

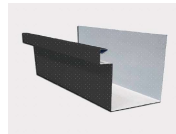
OMEGA STUCCO
242 MIST
SMOOTH FINISH



242 MIST | BASE 2

RAIN GUTTER/ DOWNSPOUT

CARLSLE
SECUREEDGE 400 GUTTER
MATTE BLACK



GARAGE DOOR

C.H.I. OVERHEAD DOOR
STERLING DEEP BLACK
OPACIFIED GLASS



WOOD WORK (BRACKET/ PANEL)

DUNK EDWARDS
WEATHERED BROWN DEC75G



Weathered Brown | DEC75G

WINDOW AND DOOR

LINCOLN
WOOD CLAD SGL
BRONZE



STONE VENEER

INDIANA CUT STONE
VARIEGATED SPLIT FACED



STUCCO REVEAL

FLANNERY INC.
SMOOTH FINISH CHANNEL
SFC 75-200, 2" WIDTH 3/4" DEPTH



EXTERIOR WALL LIGHT

MODERN FORMS
MIXED LED OUTDOOR WALL SCULPTURE 16"
BLACK/ COLOR TEMPERATURE 3000K



FASCIA BOARD

2X6
PAINTED
DUNK EDWARDS JET



Jet | DES278

Eric
Tsang
Architects

1000 DEER CREEK LANE
SUITE 1000
SAN JOSE, CA 95128
415.962.1234



| NO. | DESCRIPTION | DATE |
|-----|-------------|------|
| | | |
| | | |
| | | |

CALIFORNIA RESIDENCES
3000 CALIFORNIA BLVD.
ACQUANA, CA 94026

DATE: 07/11/2024

WATERMARK BOARD

A-5.0

SCALE: 1/8"=1'-0"

Attachment No. 6

Arborist Report

306 California St. Arcadia, CA 91006

Prepared for:

**Eric Tsang Architects
440 E Huntington Dr. Suite 323
Arcadia, CA 91006**

August 5, 2023

Prepared by:

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

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



Table of contents

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| Summary ----- | pg. 3 |
| Background and assignment Summary ----- | pg. 3 |
| Site Conditions & Google Earth Image ----- | pg. 4 |
| List Inventory ----- | pg. 5 |
| Landscape Plan With Trees----- | pg. 6 & 7 |
| Tree Pictures ----- | pg. 8 thru 14 |
| Arborist Signature Page ----- | pg. 15 |
| Certificate Of Performance ----- | pg. 16 |

Summary

Mrs. Tsang,

You have retained my consulting arborist services to provide a tree inventory and tree protection plan for the property described as 306 California St. Arcadia, CA 91006. You are in the planning and permitting stages of a new 3-story condominium (8 unit).

Background and assignment

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

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

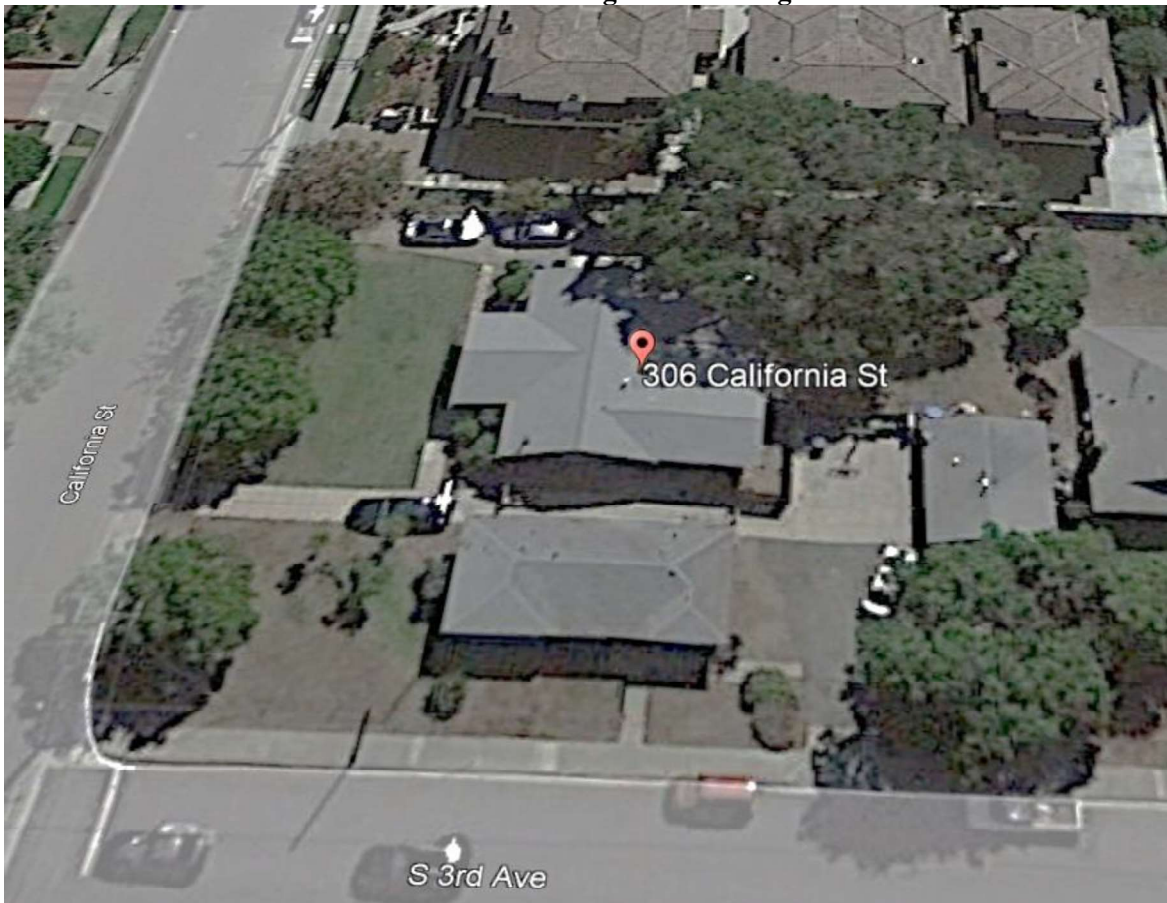
The following report is based on my site visit on August 1, 2023 and my analysis of the trees, landscape plan, and the surrounding landscape. For the purpose of this report I will address these trees as on-site **Trees # 1 thru 7.**

Site conditions

A one-story single-family home currently exists on this property located at 306 California St. Arcadia CA 91006.

There is a total of **(6)** trees on site, of which **(1)** Coast live oak is protected by the City of Arcadia Tree Protection Ordinance. **(1)** off-site tree is proposed to be removed and one protected Coast live oak **Tree # 6** on the inventory must be removed to meet the minimum density requirement per zoning code. **(3)** unprotected trees shall be removed.

Google Earth Image



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

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

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

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

List Inventory Pg. 1

| Tree # | Common name | Botanical name | Diameter at 4.5 feet in inches | Height (in feet) | Spread (in feet) | Health condition rating | Protection status | REMOVE or Preserve | Comments |
|--------|----------------|------------------------|--------------------------------|------------------|------------------|-------------------------|-------------------|--------------------|-----------------|
| 1 | Chinese flame | Koelreuteria bipinnata | 9+10 | 28 | 27 | B | Yes as city tree | Remove | OFF-SITE |
| 2 | Chinese flame | Koelreuteria bipinnata | 1+2+12 | 28 | 27 | B | No | Remove | on-site |
| 3 | Chinese flame | Koelreuteria bipinnata | 1+2+3+4+4+5+5+6+7+9 | 28 | 27 | B | No | Remove | on-site |
| 4 | Crape myrtle | Lagerstroemia indica | 5+6+9+9+11 | 35 | 30 | B | No | PRESERVE | on-site |
| 5 | Mandarin | Citrus reticulata | 3+4+4+4 | 13 | 15 | D | No | Remove | on-site |
| 6 | Coast live oak | Quercus agrifolia | 56 | 80 | 78 | B | Yes | Remove | on-site |
| 7 | Avocado | Persea americana | 16+25 | 50 | 45 | B | No | PRESERVE | on-site |

Tree # 1 (facing west)



Tree # 2 (facing south)



Tree # 3 (facing south)



Tree # 4 (facing south)



Tree # 5 (facing southwest)



Tree # 6 (facing south)



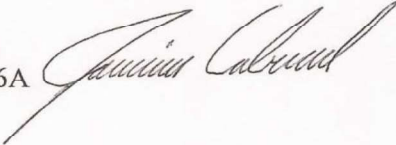
Tree # 7 (facing south)



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



Certificate of Performance & Limiting Conditions

I Javier Cabral certify the following:

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

Attachment No. 7

Preliminary Exemption Assessment



PRELIMINARY EXEMPTION ASSESSMENT

(Certificate of Determination
When Attached to Notice of Exemption)

| | | |
|--|--|--|
| 1. Name or description of project: | MFADR 23-04, TRH 23-07, and TTM 23-03 (84272) – A tentative tract map for an eight-unit residential condominium style development with a Categorical Exemption under the California Environmental Quality Act (“CEQA”) | |
| 2. Project Location | 306 California Road. The southeast parcel at the intersection of California Road and South Third Avenue. | |
| 3. Entity or person undertaking project: | A. | |
| | B. Other (Private) | |
| | (1) Name | 306 California LLC |
| | (2) Address | P.O. Box 504, Walnut, CA 91788 |
| 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"/> | The project is categorically exempt. | |
| | Applicable Exemption Class: | 15332 – Class 32 (In-fill development project) |
| f. <input type="checkbox"/> | The project is statutorily exempt. | |
| | Applicable Exemption: | |
| g. <input type="checkbox"/> | The project is otherwise exempt on the following basis: | |
| h. <input type="checkbox"/> | The project involves another public agency which constitutes the Lead Agency. | |
| | Name of Lead Agency: | |

Date: March 21, 2024

Staff: Gary Yesayan, Associate Planner



**ARCADIA PLANNING COMMISSION
REGULAR MEETING MINUTES
TUESDAY, MARCH 12, 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 (arrived at 7:19 p.m.), and Tallerico

ABSENT: None

SUPPLEMENTAL INFORMATION FROM STAFF REGARDING AGENDA ITEMS

There were no items to report.

PUBLIC COMMENTS (5 minute time limit per person)

There were none.

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 16-unit, Contemporary style, multi-family residential condominium development at 314-326 S. Second Avenue

CEQA: Exempt

Recommendation: Adopt

Applicant: Philip Chan

MOTION - PUBLIC HEARING

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

Vice Chair Wilander asked if one driveway was enough for 16 units. Ms. MacCarley said the Engineering Division had no comments or concerns about the one driveway.

Commissioner Arvizu asked about the square footage of the proposed units.

Deputy Development Services Director Lisa Flores confirmed the units' range in size between 2,300 and 3,200 square feet, and although the maximum density for this project site is 15 units, they are proposing 16 units so there is no net loss.

Commissioner Arvizu asked about the varying layouts of the proposed units and if there are other three-story buildings within a 500 ft radius.

Ms. MacCarley stated that there is one building in the neighborhood that is two stories with a semi-subterranean parking structure that is close to that height if measured from the garage grade.

Commissioner Arvizu asked why the proposed development does not have parking below grade like those other developments.

Ms. Flores stated semi- subterranean parking is no longer permitted by Code.

Ms. Flores added that the third floor is stepped back approximately fifteen feet from the bottom two floors to help reduce the massing.

Commissioner Arvizu asked if there were other developments in the area that are 30 feet or higher.

Ms. MacCarley said there is a building north of the subject size that is about 30 feet in height.

Commissioner Tallerico asked if the developers meet all the City's standards.

Ms. Flores and Ms. MacCarley confirmed that the proposed development meets all standards.

Chair Tsoi asked where the replacement tree will be planted.

Ms. MacCarley confirmed that the replacement tree will be planted on the northern edge of the property.

The public hearing was opened.

The Applicant, Philip Chan, introduced himself as the Architect of the project and answered the Commissioner's questions.

Mr. Chan answered Commissioner Arvizu's questions about mass and scale and explained the elements that they had incorporated into the design that helps reduce the overall mass and scale.

Mr. Chan distributed a study demonstrating the aerial view of the project and the surrounding neighborhood.

Commissioner Tallerico asked why the units have 5.5 bathrooms and 4 bedrooms.

Mr. Chan explained that all bedrooms on the second floor have one bathroom, but there is a half bathroom on the first floor, and one bathroom on the third floor for the multi-purpose room so that the residents do not have to go to the second floor to use the bathroom.

Commissioner Arvizu asked how they decided on the size and square footage of the units.

Mr. Chan stated that the developer decided on the size of the units.

Mr. Chan also circled back to the question about subterranean parking and explained that it is not as popular as it was in the past. Instead, developers are opting to have parking at ground level with a third floor of living space.

Chair Tsoi suggested making the replacement tree smaller in order to fit more trees.

Chair Tsoi asked if the trash enclosure could be relocated so that it is toward the rear of the property. Perhaps it can be swapped with one of the guest parking spaces.

Ms. MacCarley said due to the dimensions it was not possible to swap the guest parking with the trash enclosure.

Robert Ip introduced himself as the owner's representative and spoke in favor of the project.

Doris Arbour introduced herself as an Arcadia resident of more than 50 years and spoke in opposition to the project. She had concerns with the size of the development and potential traffic issues. She also submitted a letter to the Planning Commission that expressed her concerns.

Jeanie Tarj introduced herself as a neighbor and expressed some concerns about the height of the structures and the potential increase in traffic to the area.

Chair Tsoi invited the Applicant back up to the podium if he would like to address any of the comments or concerns before they closed the public hearing.

Mr. Chan spoke for the last time and reiterated that his project is in compliance and follows all the guidelines and requirements.

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

Without objection, the motion was approved.

DISCUSSION

Commissioner Arvizu thought the proposed development was a nice design and listed some of the elements that he thought were attractive, however, he believed the development was larger than the other developments in terms of scale of mass and was concerned this will set a precedent for other proposals. Commissioner Arvizu also stated that he could not make one of the findings pertaining to the General Plan Land Use Policy No. LU 4-1 that the new development will be consistent in scale, mass, and character with the other structures within the surrounding neighborhood.

Vice Chair Wilander agreed with Commissioner Arvizu and stated that the proposed development looks very large and that it is one of her concerns. Ms. Wilander also stated she agreed with the number of proposed replacement trees.

Commissioner Tallerico shared the same concerns but recognizes that all findings have been made.

Commissioner Hui said the proposal has a nice curb appeal and thought it was comparable to other projects. Ms. Hui had no objection and was in favor of the project.

Chair Tsoi stated he liked the architectural style of the project and that it adds character to the neighborhood. Mr. Tsoi added that he would like to see more additional landscaping on the property and that the trash enclosure be concealed more than it already is so that it is out of public view. He also asked if the front yard setback is larger than other properties, and Ms. MacCarley stated that Second Avenue has a larger setback than other streets due to a special setback but that this property has already dedicated that setback that is why the building is situated further back.

MOTION

It was moved by Commissioner Arvizu, seconded by Vice Chair Wilander to deny the project on the basis that he could not make Tentative Tract Map letter A, that the proposed map, subdivision design and improvements were not consistent with the General Plan, specifically to General Plan Land Use Policy No. LU 4-1 in that the new development will not visually and functionally integrated in terms of scale, mass, and character with the other structures in the surrounding neighborhood. Therefore, he recommended denial 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 16-unit Contemporary style, multi-family residential condominium development at 314-326 S. Second Avenue.

ROLL CALL

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

The motion failed.

Chair Tsoi called for another motion.

It was moved by Commissioner Tallerico, seconded by Commissioner Hui to adopt 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 16-unit Contemporary style, multi-family residential condominium development at 314-326 S. Second Avenue, and all the requisite findings were made and it is exempt from CEQA.

ROLL CALL

AYES: Chair Tsoi, Commissioners Hui, and Tallerico
NOES: Vice Chair Wilander and Commissioner Arvizu
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 25, 2024.

CONSENT CALENDAR

- 1. Minutes of the February 27, 2024, Regular Meeting of the Planning Commission

Recommendation: Approve

Vice Chair Wilander motioned to approve the minutes and seconded by Commissioner Hui.

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 had nothing to report.

MATTERS FROM THE PLANNING COMMISSONERS

Vice Chair Wilander and Commission Hui asked for updates about several businesses. Ms. Flores provided an update to all their questions.

Commissioner Tallarico informed the Commissioners that he will be giving a presentation of hostile architecture at the next meeting along with an update about what he learned from the Planning Commission Academy.

MATTERS FROM CITY ATTORNEY

City Attorney Mike Maurer had nothing to report.

MATTERS FROM STAFF INCLUDING UPCOMING AGENDA ITEMS

Ms. Flores reported that there will be no items for the March 26 meeting, and it will be cancelled. The next meeting will be on April 9.

ADJOURNMENT

The Planning Commission adjourned the meeting at 8:13p.m., to Tuesday, April 9, 2024, at 7:00 p.m. in the City Council Chamber.

Chair Tsoi, Planning Commission

ATTEST: _____
Lisa L. Flores
Secretary, Planning Commission



STAFF REPORT

Development Services Department

DATE: April 9, 2024
TO: Honorable Chair and Planning Commission
FROM: Lisa L. Flores, Deputy Development Services Director
SUBJECT: DISCUSSION ITEM FROM COMMISSIONER TALLERICO

Commissioner Tallerico would like to present the following items at its April 9, 2024 Planning Commission meeting. Below are those items:

1. Hostile Architecture; and
2. Updates from the 2024 Planning Commission Academy

Attachment No. 1: Hostile Architecture
Attachment No. 2: Materials from the Planning Commission Academy

- Best Practices for Commissioners
- 2024 Legislative Briefing



HOSTILE ARCHITECTURE

AGENDA

- Introduction
- Definitions
- Examples
- Pros
- Cons
- Recommendation

2



INTRODUCTION

Hostile Architecture can be used in urban planning to decrease crime making a city more livable.

A more descriptive term, though less used, is Crime Prevention through Environmental Design (CPTED).

Space should be used for its intended purposes and public space should be used for public purposes.

DEFINITIONS

Hostile Architecture is an urban-design strategy that uses elements of the built environment to purposely guide behavior.

Crime Prevention Through Environmental Design (CPTED) is an agenda for manipulating the built environment to create safer neighborhoods.

Source: Wikipedia.org

EXAMPLES

- | | | |
|---|------------------------------------|--------------------------------------|
| • Leaning bars in place of benches in New York city | Sectioned benches in England | Obstructed spaces in France |
| • Blue-lit public washrooms in British Columbia, Canada | Unorthodox benches in Tokyo, Japan | Locked benches in Volgodonsk, Russia |
| • Under-road spikes in Guangzhou, China | Sidewalk boulders in San Francisco | Metal studs in Adelaide, Australia |

Source: 15 Examples of Hostile Architecture around the World re-thinkingthefuture.com



PROS

- **Deterrence of Undesired Behavior:** The primary goal is to prevent activities such as loitering, drug use, and vandalism, which are viewed as detrimental to the community's well-being
- **Maintenance of Order and Cleanliness:** By discouraging activities that contribute to disorder and uncleanliness, authorities aim to maintain a pristine and orderly environment in public spaces.
- **Reduction of Maintenance Costs:** Discouraging behaviors that lead to damage or excessive wear and tear on public property helps in keeping maintenance costs down.
- **Preservation of Aesthetics and Protection of Property:** Ensuring that public spaces remain visually appealing and free from damage is a key consideration in the implementation of hostile architecture.

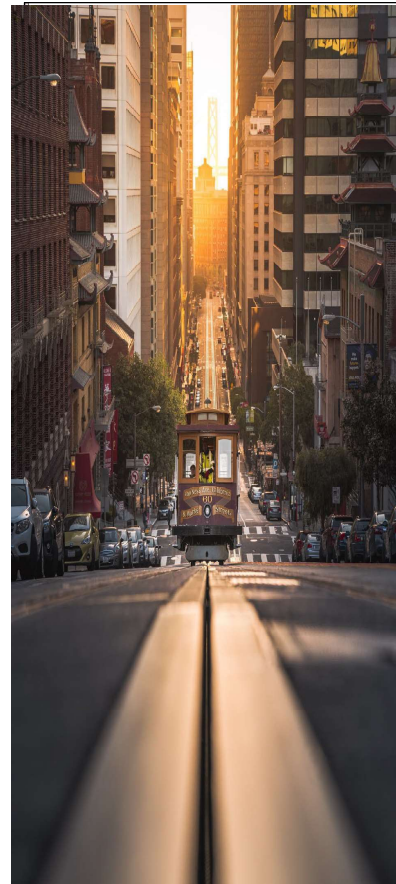
Source: Pros and Cons of Hostile Architecture luxwisp.com



CONS

- **Restricts Basic Human Activities:** For the homeless, activities such as resting, sleeping, and seeking shelter in public places are made challenging, if not impossible. Due to hostile architecture elements.
- **Navigate Public Spaces with Difficulty:** Individuals with disabilities and the youth are forced to navigate around these hostile designs, which can lead to further social exclusion and a sense of not belonging
- **Perpetuate Social Inequality:** By making urban environments inhospitable to those most in need, hostile architecture reinforces cycles of homelessness and inequality.
- **Exacerbate Stigma:** The visible nature of hostile designs in public places contributes to the stigmatization of vulnerable groups, making them as unwelcome in the very communities they are a part of.

Source: Pros and Cons of Hostile Architecture luxwisp.com





**THANK YOU
QUESTION OR
COMMENTS**

Dom Tallerico
Arcadia Planning Commissioner

BEST PRACTICES FOR COMMISSIONERS:

- Always allow adequate time for legal inquiries, e.g. potential conflict of interest questions;
- Understand when the commission is acting in a legislative vs. quasi-judicial capacity; and
- Have a general understanding of Brown Act, Commissioner Bylaws, and Commissions' jurisdiction.
- Build a relationship with staff liaison – they are your friend!
 - Ask about upcoming and future projects
- Communicate concerns or questions with staff BEFORE the meeting
- Take the time to review the agenda, and material in your packet – this will result in a more efficient and productive meeting (and you may get out in time for dinner)
- Remember that staff is making a recommendation based on facts and ability or inability to make findings and compliance with all laws- none of this is personal opinion!

**2024 Planning
Commissioners Academy**

March 8, 2024



LEAGUE OF
**CALIFORNIA
CITIES**

Strengthening California Cities
through Advocacy and Education

2024 Legislative Briefing

Presenters:
Brady Guertin
Legislative Affairs, Lobbyist
Housing, Community, and Economic Development

Agenda overview

- Welcome and Introduction
- Understanding the Current Legislative Landscape
- Budget Update
- Budget Cuts to Housing
- Upcoming Key Bill Deadlines
- 2024 Legislation

Brady Guertin

Legislative Affairs, Lobbyist, HCED
League of California Cities



The Current Political Landscape

Strengthening California Cities through Advocacy and Education

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Budget Update

Strengthening California Cities through Advocacy and Education

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Proposed 2024-25 state budget

Overall, the Governor's proposed \$291.5 billion budget:

- Forecasts a **deficit** of \$38 billion in 2024-25.
- Assumes continued steady growth; does not assume a recession.
- Proposes to draw from the state's reserve accounts to close the budget gap.

Proposed 2024-25 state budget

Overall, the Governor's proposed \$291.5 billion budget:

- **Does not include redirection of city funds to address state budget shortfalls.**
- Does not include deep cuts to most ongoing programs.
- Draws upon \$13.1 billion in reserves.
- **However...**



Proposed 2024-25 state budget

Overall, the Governor's proposed \$291.5 billion budget:

- X** Does not include new, ongoing funding to address the housing supply and homelessness.
- X** Climate change and housing received the largest cuts.
- X** Pauses and reductions of investments in workforce development.

Balancing the budget

The proposed budget is balanced with a combination of:

- \$13.1 billion in reserves
- \$8.5 billion in spending reductions
- \$5.7 billion in internal borrowing
- \$5.1 billion in delays
- \$3.4 billion in shifts
- \$2.1 billion in deferrals



Cuts to housing programs

- **Regional Early Action Planning Grants 2.0 (REAP 2.0):** A cut of \$300 million.
- **Multifamily Housing Program:** A cut of \$250 million, which leaves \$75 million for 2023-24.
- **Foreclosure Intervention Housing Preservation Program:** A cut of \$247.5 million, which leaves \$85 million in 2024-25, \$100 million in 2025-26, and \$62.5 million in 2026-27.
- **Infill Infrastructure Grant Program:** A cut of \$200 million, which leaves \$25 million in 2023-24.
- **CalHome Program:** A cut of \$152.5 million.
- **Veteran Housing and Homelessness Prevention Program:** A cut of \$50 million
- **Housing Navigators:** A reduction of \$13.7 million.
- **California Student Housing Revolving Loan Fund Program:** A cut of \$494 million total. This is a pullback of \$300 million for each year from 2024-29 and a reversion of \$194 million for 2023-24

Legislative Process

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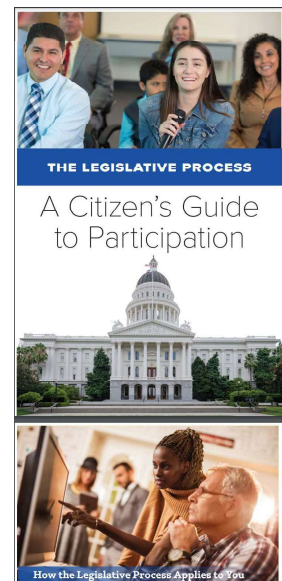
Our State Legislature

- The State Legislature has two houses (bicameral).
- State Assembly
 - 80 legislators
 - Elections every two years
- State Senate
 - 40 legislators
 - Elections every four years



Glossary of Legislative Bill Terms

- **AB:** Assembly bill
- **SB:** Senate bill
- **ACA:** Assembly constitutional amendment
- **SCA:** Senate constitutional amendment
- **AJR:** Assembly joint resolution
- **SJR:** Senate joint resolution
- **ACR:** Assembly concurrent resolution
- **SCR:** Senate concurrent resolution
- **HR:** House resolution (Assembly)
- **SR:** Senate resolution



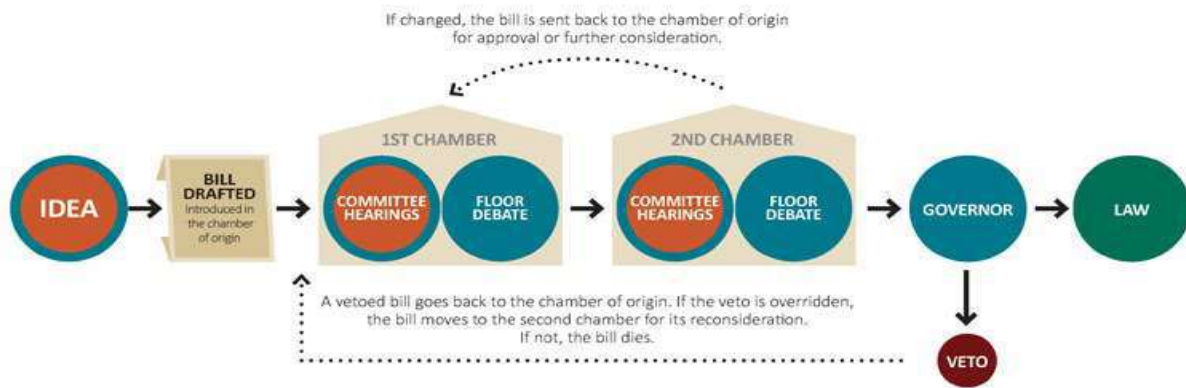
Committees

- Legislative committees play a critical role in the analysis and fate of a bill.
- **Assembly:** 33 standing committees
- **Senate:** 22 standing committees
- Both houses have budget subcommittees and a litany of special, select, joint, and other committees.



How Does a Bill Become a Law in California?

State Legislative Process



Get Involved

The colors indicate how the public can affect legislation at different points in the legislative process above:

| | Legislature's website | Letters | Emails | Social media | Phone calls | Town halls | Face-to-face meeting |
|-----------------------------|-----------------------|---|--|---------------------|-------------------------|------------|----------------------|
| Ways to Contact Legislators | | | | | | | |
| Ways to Participate | Learn the process | View livestream of hearing or floor session | Attend Committee hearing/floor session | Committee testimony | Contact your legislator | | |

Upcoming Senate and Assembly Important Dates

- **Governor's proposed budget:** Jan. 10
- **Bill introduction deadline:** Feb. 16
- **Policy committee deadline:** May 10
- **House of origin deadline:** May 24
- **Budget must be passed:** June 15
- **Last day for Legislature to act on bills:** Aug. 31

2024 TENTATIVE LEGISLATIVE CALENDAR
COMPILED BY THE OFFICE OF THE ASSEMBLY CLERK AND THE OFFICE OF THE SECRETARY OF THE SENATE
 Revised 11-13-23

| JANUARY | | | | | | |
|---------|----|----|----|----|----|----|
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| 27 | 28 | 29 | 30 | 31 | | |

| FEBRUARY | | | | | | |
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| MARCH | | | | | | |
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| APRIL | | | | | | |
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| MAY | | | | | | |
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*Holiday schedule subject to final approval by Rules Committee.

Page 1 of 2

2024 TENTATIVE LEGISLATIVE CALENDAR
COMPILED BY THE OFFICE OF THE ASSEMBLY CLERK AND THE OFFICE OF THE SECRETARY OF THE SENATE
 Revised 11-13-23

| JUNE | | | | | | |
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| JULY | | | | | | |
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| AUGUST | | | | | | |
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| 16 | 17 | 18 | 19 | 20 | 21 | 22 |
| 23 | 24 | 25 | 26 | 27 | 28 | 29 |
| 30 | 31 | | | | | |

IMPORTANT DATES OCCURRING DURING FINAL RECESS

| | | |
|-------------|---|--|
| 2024 | | |
| Sept. 30 | Last day for Governor to sign or veto bills passed by the Legislature before Sept. 1 and in the Governor's possession on or after Sept. 1 (Art. IV, Sec. 10(b)(2)). | |
| Oct. 2 | Bills enacted on or before this date take effect January 1, 2025. (Art. IV, Sec. 9(c)). | |
| Nov. 5 | General Election. | |
| Nov. 30 | Adjournment <i>sine die</i> at midnight (Art. IV, Sec. 3(a)). | |
| Dec. 2 | 2025-26 Regular Session convenes for Organizational Session at 12 noon. (Art. IV, Sec. 3(a)). | |
| 2025 | | |
| Jan. 1 | Statutes take effect (Art. IV, Sec. 9(c)). | |

*Holiday schedule subject to final approval by Rules Committee.

Page 2 of 2

RHNA Reform

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RHNA report update

- AB 101 (2019) required the Department of Housing and Community Development (HCD) to collaborate with the Governor's Office of Planning and Research to critically review the RHNA methodology and process.
- HCD will compile its findings and recommendations and submit a report to the Legislature by Dec. 31, 2023. Still not released.
- Cal Cities participated in numerous stakeholder meetings hosted by HCD in Spring and Summer 2023 to inform the report.

Legislative Update

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Upcoming bill deadlines

- February 16th: Last day for legislators to introduce bills.
- March 11th: Last day for spot bill amendments to be submitted to rules.
- End of March/Early April: Policy committee hearings begin.
- April 26th: Last day for policy committees to report fiscal bills.
- May 3rd: Last day for policy committees to report nonfiscal bills.

2023-2024 Interesting legislative stats

- 5,200 Bills introduced during the 2023-2024 Legislative Session
- Over 2,100 bills introduced just this year.
- HCED has 225 bills in its portfolio so far.

Trends and Issue Areas

- Development Fees
- Housing Element
- Accessory Dwelling Units
- Planning and Zoning Issues
- Housing in the Coastal Zone
- Other relevant bills (time permitting)

Development fees

AB 1820 (Schiavo) Housing Development Projects: Applications. Fees And Exactions.

This measure would require local agencies to provide an estimate of all taxes and fees within 10 business days of a request from a project applicant during the preliminary application process.

Cal Cities Position: Pending



Development fees

SB 937 (Wiener) Development Projects: Permits And Other Entitlements: Fees And Charges.

This measure would limit the ability of local governments to collect mitigation fees either when a certificate of occupancy is issued, or once construction commences for the projects the fees will be used for. It also prohibits local governments from specific agreements with developers for fee payment.

Cal Cities Position: Pending



Development fees

SB 1210 (Skinner) New Housing Construction: Electrical, Gas, Sewer, and Water Service Connections: Charges.

This measure would cap fees for electrical, gas, or water services at 1% of the total building permit value of new housing construction.

Cal Cities Position: Pending



Development fees

AB 2553 (Friedman) Housing Development: Major Transit Stops: Vehicular Traffic Impact Fees.

This measure would change the definition of major transit stops as it pertains to vehicular traffic impact fees and mitigation fees. This bill increases major transit stops to include an intersection of two or more major bus routes with a frequency of service interval of 20 minutes or less during morning and afternoon peak commute periods (up from 15 minutes). It would also include a site in an urbanized area that has an on-demand transit service at least 12 hours a day, 7 days per week.

Cal Cities Position: Pending/Track



Housing element

AB 1886 (Alvarez) Housing Element Law: Substantial Compliance: Housing Accountability Act.

This measure would allow the Builder's Remedy to begin as soon as the Department of Housing and Community Development or a court determines a jurisdiction's housing element is out of compliance.

Cal Cities Position: Pending



Housing element

AB 1893 (Wicks) Housing Accountability Act: Housing Disapprovals: Required Local Findings.

This measure would allow the Builder's Remedy apply if the Department of Housing and Community Development determines that a local jurisdiction is not in compliance with Housing Element Law and a proposed development project provides a minimum of 10% of the units for low-income or very low-income residents. This measure would limit the Builder's Remedy only to areas zoned for residential and mixed-use development and caps maximum density.

Cal Cities Position: Pending



Housing element

AB 2023 (Quirk-Silva) Housing Element Substantial Compliance: Rebuttable Presumptions.

This measure would make it more difficult for jurisdictions to challenge HCD's determination that its housing element is not in substantial compliance with the law.

Cal Cities Position: Pending



Housing element

SB 951 (Wiener) California Coastal Act of 1976: Coastal Zone: City and County of San Francisco

This measure would require coastal cities to update their Local Coastal Programs during each housing element cycle.

Cal Cities Position: Pending



Housing element

AB 1889 (Friedman) General Plan: Wildlife Connectivity Element.

This measure would require local agencies to include a wildlife connectivity element in their next housing element after January 1, 2025. The local jurisdiction must consider how development will impact wildlife movement in consultation with the Department of Fish and Wildlife.

Cal Cities Position: Concerns



Housing element

AB 2144 (Grayson) General Plan: Annual Report: Housing Data.

This measure would require local agencies to provide evidence of their compliance with the specific requirements laid out in AB 602 in 2022. Specifically, it includes a schedule of fees, exactions, and affordability requirements, all zoning ordinances and development standards, annual fee reports, annual financial reports, and all impact fee nexus studies, cost of service studies, and other equivalent data required by the previous bill.

Cal Cities Position: Watch



Housing element

AB 2597 (Ward) General Plans: Housing Elements: postentitlement phase permits

This measure would require local agencies to include in their housing element potential and actual government constraints on the maintenance, improvement, or development of housing for all income levels. It also must include the number of permits that met the timelines established by AB 2234 in 2022 and the progress your jurisdiction has made in establishing an online platform to accept post entitlement phase permits. Finally, it would need to demonstrate how local governments have made efforts to reduce government barriers to housing to meet regional housing needs.

Cal Cities Position: Watch



Housing element

AB 2684 (Bryan) Safety Element: Extreme Heat.

This measure would require local agencies in its next housing element to address extreme heat in its safety element. It would also require that whenever the housing element or a local hazard mitigation fee plan is revised to include extreme heat in the safety element as well.

Cal Cities Position: Watch



Housing element

AB 3086 (Santiago) General Plan: Annual Report: Housing Units.

This measure would require local agencies in its next housing element to report the number of affordable housing units with affordable restrictions that expired in the previous year and the number of units under rent control that were taken off the market.

Cal Cities Position: Watch



Housing element

SB 968 (Seyarto) Planning and Zoning: Regional Housing Needs Allocation.

This measure would allow local governments that produce a surplus of housing that is higher than their Regional Housing Needs Allocation (RHNA) to use the surplus in the number of units for their next RHNA and Housing Element requirements.

Cal Cities Position: Support



Parking

SB 834 (Portantino) Vehicles: Preferential Parking: Residential, Commercial, or Other Development.

This measure would prohibit local governments from providing local parking privileges to residents and vendors for any development within a half mile of public transit.

Cal Cities Position: Pending



Accessory dwelling units (ADU)

SB 1211 (Skinner) Land Use: Accessory Dwelling Units.

This measure would require local agencies to allow a minimum of two detached, new construction ADUs on a multifamily dwelling unit and allow up to 25% of the existing lot to have ADUs on site. It would also prohibit local governments from requiring off-street parking spaces to be replaced if a carport, covered parking structure, or uncovered parking space is converted to an ADU.

Cal Cities Position: Pending



ADU

SB 1055 (Min) Accessory Dwelling Units: Regional Housing Need.

This measure would allow local agencies that meet their regional housing needs to reduce the height of ADUs from 25 feet to 16 feet.

Cal Cities Position: Support



ADU/Coastal

SB 1077 (Blakespear) Coastal Resources: Coastal Development Permits: Accessory and Junior Accessory Dwelling Units: Parking requirements.

This measure would exempt the development of an ADU or JADU from a coastal permit when developed in the coastal zone.

Cal Cities Position: Pending



Planning/Zoning

AB 2085 (Bauer-Kahan) Planning And Zoning: Ministerial Approval: Community Clinic.

This measure would require by-right approval of a community clinic located in office, retail, health care, or parking are principally permitted uses.

Cal Cities Position: Take to Committee



Planning/Zoning

AB 2632 (Wilson) Planning And Zoning: Thrift Retail Stores.

This measure would prevent local governments from treating thrift retail stores differently than other types of retail stores. It also prevents local governments from splitting thrift and nonthrift retail stores up in their zoning codes.

Cal Cities Position: Take to Committee



Planning/Zoning

AB 2904 (Quirk-Silva) Zoning Ordinances: Notice.

This measure would require local governments to provide a 60-day notice to any property owner subject to a proposed zoning ordinance or amendment to a zoning ordinance. It would require local jurisdictions to provide a notice by both mail and on the Internet website.

Cal Cities Position: Pending



Planning/Zoning

AB 3068 (Haney) Adaptive Reuse: Streamlining: Incentives.

This measure would require local governments to zone by-right adaptive reuse office to residential conversion projects that are projects meant for low-income families. It would also exempt these projects from all impact fees not directly related to the impacts resulting from the change of use of the site from nonresidential to residential or mixed-use.

Cal Cities Position: Pending



Housing in the coastal zone

AB 2560 (Alvarez) Density Bonus Law: California Coastal Act of 1976.

This measure would require local governments in the coastal zone to comply with the Density Bonus Law for affordable housing on the coast.

Cal Cities Position: Watch/Track



Housing in the coastal zone

SB 1234 (Allen) Coastal Resources: Local Land Use Plan: Zoning Ordinances and District Maps: Ministerial Approval.

This measure would allow local governments to opt in and allow a planning director to adopt modifications from the California Coastal Commission in the proposed zoning ordinances and district maps ministerially.

Cal Cities Position: Pending



QUESTIONS?

Brady Guertin

Legislative Affairs, Lobbyist
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Strengthening California Cities
through Advocacy and Education

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Other Bills of Note

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Planning/Zoning

AB 2791 (Wilson) Sidewalk Vendors.

This measure would allow local governments to prohibit sidewalk vendors near an annual fair or a permitted certified farmers' market.

Cal Cities Position: Track/Watch



Planning/Zoning

AB 2909 (Santiago) Historical Property Contracts: Qualified Historical Property: Adaptive Reuse.

This measure would allow someone who owns a historically significant property to sign an agreement with the local government to limit how the property is used. It would require the contract to require adaptive reuse of the qualified historical property.

Cal Cities Position: Pending



Planning/Zoning

AB 3116 (Garcia) Housing Development: Density Bonuses: Student Housing Developments.

This measure will allow the Density Bonus Law to occur if a developer sets aside 20% of the bed spaces in student housing to lower-income students, faculty, or staff.

Cal Cities Position: Watch/Track

