

CITY OF ARCADIA

Planning Commission Regular Meeting Agenda



Tuesday, September 10, 2024, 7:00 p.m.

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

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

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

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

CALL TO ORDER

ROLL CALL

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

SUPPLEMENTAL INFORMATION FROM STAFF REGARDING AGENDA ITEMS

PUBLIC COMMENTS (5 minute time limit per person)

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

PUBLIC HEARING

All interested persons are invited to appear at a public hearing and to provide evidence or testimony concerning any of the proposed items set forth below for consideration. Separate and apart from the applicant (who may speak longer at the discretion of the Commission) speakers shall be limited to **five (5) minutes per person**. The applicant may additionally submit rebuttal comments, at the discretion of the Commission.

You are hereby advised that should you desire to legally challenge in court or in an administrative proceeding any action taken by the City Council regarding any public hearing item, you may be limited to raising only those issues and objections you or someone else raised at the public hearing or in written correspondence delivered to the City Council at, or prior to, the public hearing.

1. **Resolution No. 2155** – Approving a subsequent one-year time extension for Tentative Tract Map No. TTM 21-05 (83054) at 180 W. Huntington Drive
CEQA: Not a Project
Recommendation: Adopt

Applicant: SAICP, LLC

There is a ten day appeal period. Appeals are to be filed by 5:30 p.m. on Monday, September 23, 2024.

2. **Resolution No. 2154**– Approving Vesting Tentative Tract Map No. TTM 24-03 (82734) for the approved Huntington Plaza Mixed Use Project at 117-129 E. Huntington Drive and 124-134 Wheeler Avenue
CEQA: No Further Action Required to the Adopted IS/MND
Recommendation: Adopt

Applicant: Arcadia Huntington Plaza, LLC

There is a ten day appeal period. Appeals are to be filed by 5:30 p.m. on Monday, September 23, 2024.

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 August 13, 2024, Regular Meeting of the Planning Commission

Recommendation: Approve

MATTERS FROM CITY COUNCIL LIAISON

MATTERS FROM PLANNING COMMISSIONERS

MATTERS FROM ASSISTANT CITY ATTORNEY

MATTERS FROM STAFF INCLUDING UPCOMING AGENDA ITEMS

ADJOURNMENT

The Planning Commission will adjourn this meeting to Tuesday, September 24, 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、亵渎或破坏性言论。当主持人邀请想要发言之人上台发言时，请说出自己的姓名和地址，以便记录。请向规划委员会提供您所在地址所使用的任何书面材料的副本，以及您希望分发给规划委员会的任何印刷材料的副本。

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

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

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

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

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



STAFF REPORT

Development Services Department

DATE: September 10, 2024

TO: Honorable Chairman and Planning Commission

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

SUBJECT: APPROVING A SUBSEQUENT ONE-YEAR TIME EXTENSION FOR TENTATIVE TRACT MAP NO. TTM 21-05 (83054) AT 180 W. HUNTINGTON DRIVE

CEQA: Not A Project

Recommendation: Adopt

SUMMARY

The Applicant and Property Owner, SAICP, LLC, is requesting approval of Extension Request No. EXT 24-03, extending Tentative Tract Map No. TTM 21-05 (83054) for one (1) year to August 7, 2025, for the mixed-use development project (known as “One Gallop Way”) at 180 W. Huntington Drive (referred to as the “Project”). TTM 21-05 (83054) previously had two six (6) month extensions approved by staff on August 7, 2023, and February 7, 2024, respectively, extending the expiration date of the Project to August 7, 2024. It is recommended that Planning Commission adopt Resolution No. 2155 (refer to Attachment No. 1) approving the subsequent one (1) year extension.

BACKGROUND

On July 27, 2021, the Planning Commission approved Tentative Tract Map No. TTM 21-05 (83054) to subdivide the airspace of a previously approved mixed-use development project in accordance with the Seabiscuit Pacifica Specific Plan (approved in 2013 and later modified in 2017, 2018, and 2019) on the subject site which included 96 residential condominium units on the upper floors of the Project and 12,866 square feet of commercial space split amongst five (5) commercial condominiums on the ground floor, which will be individually sold and owned. Refer to Attachment No. 3 for the approved Tentative Tract Map.

Construction plans for the Project were submitted to the City’s Building Division for review on May 13, 2020. The plans were approved by the City on April 1, 2021. However, the permit for the Project, after multiple extensions by the Building Division, was never pulled and the plan-check expired in December of 2022. A new building submittal will be required for review by the Building Division prior to the construction of the Project. A demolition permit for the

demolition of the existing structures on the subject site was approved in November 2020 and the site has been vacant since that time. Although the Project is permitted to be constructed under the Seabiscuit Pacifica Specific Plan, the subdivision of the airspace for the Project requires approval of a Tentative Parcel Map by the Planning Commission.



Figure 1 – Project Rendering

TIME EXTENSION REQUEST

The request is for an extension to keep the Tentative Tract Map active for one (1) additional year. The Applicant has stated the additional time is required to allow for the preparation and approval of the building plans, as they will need to be updated to comply with current Building Codes. The anticipated construction start date of the Project is early in the second quarter of 2025 - refer to Attachment No. 2 for the Applicant’s Extension Request Letter.

The approval of Tentative Tract Map No. TTM 21-05 (83054) was for the subdivision of the airspace for the proposed mixed-use development comprising of 96 residential condominiums and five (5) commercial condominiums at 180 W. Huntington Drive. The construction of the development is subject to the requirements and development standards of the Seabiscuit Pacifica Specific Plan which was first approved in 2013 and modified in 2017, 2018, and 2019 to allow the mixed-use development and it does not require a separate entitlement for construction.

Per the Subdivision Map Act, the Tentative Tract Map had an initial validity of two (2) years and was set to expire on August 7, 2023. Two 6-month extensions for the map were approved by staff, respectively, on August 7, 2023, and February 7, 2024, for a total 12-month extension, which expired on August 7, 2024. Any subsequent extension after the first 12-month extension is subject to the Planning Commission's review. The Applicant applied for the extension on August 7, 2024. If this extension is granted, the tentative tract map will expire on August 7, 2025.

ANALYSIS

The Applicant has expressed renewed interest in pursuing the mixed-use development that was originally part of Phase Two of the Seabiscuit Pacifica Specific Plan, which included the Le Meridian hotel as Phase One. The development of the Project is specifically detailed in the Seabiscuit Pacifica Plan and does not require a separate entitlement or extension of any entitlement. Additionally, no design changes have been made to the Project. Separately, the subdivision of the airspace does require a separate entitlement, and this extension would allow for the existing approval of Tentative Tract Map No. TTM 21-05 (83054) to remain active for additional year while the Applicant is working toward getting building permits issued to commence construction of the Project. It has been determined that there have been no changes to the approval of the Tentative Tract Map and the Project would still be viable under all of the current Arcadia Development Code regulations.

FINDINGS

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

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

Facts to support finding: There have been no changes to the provisions of the General Plan, Seabiscuit Pacifica Specific Plan, or the Development Code since August 7, 2021, which would impact the subject development and Tentative Tract Map No. TTM 21-05 (83054). The City approved a Housing Element update in February 2022. The updated Housing Element does not change the City's intent for the subject site since it is a specific plan zone. However, the Housing Element update further encourages mixed-use development throughout the City's commercial zones. The Development Code has not been changed in a way that would impact or preclude the approved development and tentative tract map from being developed. Therefore, this finding can be made.

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

Facts to support finding: There have been no changes to the site or surrounding properties that would affect how the General Plan or Development Code applies to the Project. The site has been vacant since November 2020 and since the approval of

Tentative Tract Map No. TTM 21-05 (83054) in August 2021. The surrounding area has also remained largely unchanged since the Project was approved, as the Le Meridien hotel adjacent to the site was completed in May of 2021 prior to the approval of the Tentative Tract Map. As such, there have been no changes to the site or surrounding area that would affect how the General Plan or Development Code applies to the Project. Therefore, the finding can be made.

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

Facts to support finding: There have been no changes to the capacities of community resources which will serve the Project. The new development projects proposed or approved in the immediate vicinity of the Project have considered the City's ability to adequately service the Project, as the development was approved under the Seabiscuit Pacifica Specific Plan. Those projects have undertaken the applicable environmental reviews with the assumption that the Project will proceed, and all analyses have shown sufficient capacity of the roads, sewer, schools and water supply to service the proposed new developments and the Project. Therefore, there will continue to be sufficient capacities of community resources to service the Project.

ENVIRONMENTAL ASSESSMENT

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

RECOMMENDATION

It is recommended that the Planning Commission adopt Resolution No. 2155 to approve Extension Request No. EXT 24-03 extending Tentative Tract Map No. TTM 21-05 (83054) for one (1) additional year, with a new expiration date of August 7, 2025.

PLANNING COMMISSION ACTION

Approval

If the Planning Commission intends to approve a time extension of this Tentative Tract Map approval, the Commission should approve a motion for a one (1) year extension, find that the extension is exempt from the California Environmental Quality Act (CEQA), and that the map extension is consistent with the findings.

Denial

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

If any Planning Commissioner, or other interested party has any questions or comments regarding this matter prior to the September 10, 2024, Planning Commission Meeting, please contact Senior Planner, Edwin Arreola at (626) 821-4334, or earreola@ArcadiaCA.gov.

Approved:



Lisa L. Flores
Deputy Development Services Director

- Attachment No. 1: Resolution No. 2155
- Attachment No. 2: Extension Request Letter from the Applicant
- Attachment No. 3: Approved Tentative Tract Map No. TTM 21-05 (83054)

Attachment No. 1

Resolution No. 2155

RESOLUTION NO. 2155

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ARCADIA, CALIFORNIA, APPROVING A SUBSEQUENT ONE-YEAR TIME EXTENSION FOR THE APPROVAL OF TENTATIVE TRACT MAP NO. TTM 21-05 (83054) AT 180 W. HUNTINGTON DRIVE

WHEREAS, on July 27, 2021, the Planning Commission approved Tentative Tract Map No. TTM 21-05 (83054) to subdivide the airspace of a previously approved mixed-use development project which includes 96 residential condominium units on the upper floors and five (5) commercial condominium units on the ground floor at 180 W. Huntington Drive, hereinafter collectively referred to as the "Project"; and

WHEREAS, on August 7, 2023, a six (6) month time extension to the Project was approved administratively by Planning Services staff as all applicable findings could be made under 9108.11.090, and gave the Project an expiration of February 7, 2024; and

WHEREAS, on February 7, 2024, an additional six (6) month time extension to the Project was approved administratively by Planning Services staff as all applicable findings could be made under 9108.11.090, and gave the Project an expiration of August 7, 2024; and

WHEREAS, on August 7, 2024, Eric Chen, on behalf of SAICP, LLC ("Applicant") applied for a subsequent, one (1) year time extension to the Project; and

WHEREAS, on August 26, 2024, Planning Services staff completed an environmental assessment for the proposed Project in accordance with the California Environmental Quality Act ("CEQA") and determined that the extension to the Project will not change the environmental findings that were previously adopted in the Initial Study/Mitigated Negative Declaration, and thus, no further CEQA review is required as an extension is not a project under CEQA Guidelines Section 15061(b)(3); and

WHEREAS, on September 10, 2024, a duly noticed public hearing was held before the Planning Commission on said extension request, 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, CALIFORNIA, HEREBY RESOLVES AS FOLLOWS:

SECTION 1. The factual data submitted by the Community Development Division in the staff report dated September 10, 2024, are true and correct.

SECTION 2. This Commission finds that based upon the entire record, pursuant to Section 9108.11.090(F) of the Arcadia Development Code, all of the following findings can be made.

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

FACT: There have been no changes to the provisions of the General Plan, Seabiscuit Pacifica Specific Plan, or the Development Code since August 7, 2021, which would impact the subject development and Tentative Tract Map No. TTM 21-05 (83054). The City approved a Housing Element update in February 2022. The updated Housing Element does not change the City's intent for the subject site since it is a specific plan zone. However, the Housing Element update further encourages mixed-use development throughout the City's commercial zones. The Development Code has not been changed in a way that would impact or preclude the approved development and tentative tract map from being developed. Therefore, this finding can be made.

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

FACT: There have been no changes to the site or surrounding properties that would affect how the General Plan or Development Code applies to the Project. The site has been vacant since November 2020 and since the approval of Tentative Tract Map No. TTM 21-05 (83054) in August 2021. The surrounding area has also remained largely unchanged since the Project was approved, as the Le Meridien hotel adjacent to the site was completed in May of 2021 prior to the approval of the Tentative Tract Map. As such, there have been no changes to the site or surrounding area that would affect how the General Plan or Development Code applies to the Project. Therefore, the finding can be made.

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

FACT: There have been no changes to the capacities of community resources which will serve the Project. The new development projects proposed or approved in the immediate vicinity of the Project have considered the City's ability to adequately service the Project, as the development was approved under the Seabiscuit Pacifica Specific Plan. Those projects have undertaken the applicable environmental reviews with the assumption that the Project will proceed, and all analyses have shown sufficient capacity of the roads, sewer, schools and water supply to service the proposed new developments

and the Project. Therefore, there will continue to be sufficient capacities of community resources to service the Project.

SECTION 3. Pursuant to the provisions of the California Environmental Quality Act (“CEQA”), no further CEQA review is required as an extension is not a project per Section 15061(b)(3) of the CEQA Guidelines.

SECTION 4. For the foregoing reasons the Planning Commission approves a subsequent one-year time extension for the approval of Tentative Tract Map No. TTM 21-05 (83054) to subdivide the airspace of a previously approved mixed-use development project which includes 96 residential condominium units on the upper floors and five (5) commercial condominium units on the ground floor at 180 W. Huntington Drive.

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

[SIGNATURES ON THE NEXT PAGE]


Passed, approved and adopted this 10th day of September, 2024

Vincent Tsoi
Chair, Planning Commission

ATTEST:

Lisa L. Flores
Secretary

APPROVED AS TO FORM:



Michael J. Maurer
City Attorney

Attachment No. 2

Extension Request Letter
from the Applicant

Extension Request for TTM 21-05 (83054)

To the City of Arcadia-

SAICP, LLC requests that another year of extension be granted for this tentative map due to the reason that we are preparing for the start of construction on Phase 2 of the mixed-use project on 180 W. Huntington Drive. The consultants are preparing for the code update for the plans currently and we wish to break ground in early Q2 of 2025.

Thank you for your continued support and consideration.

Eric Chen, Manager

SAICP, LLC

Attachment No. 3

Approved Tentative Tract Map
No. TTM 21-05 (83054)



STAFF REPORT

Development Services Department

DATE: September 10, 2024

TO: Honorable Chairman and Planning Commission

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

SUBJECT: APPROVING VESTING TENTATIVE TRACT MAP NO. TTM 24-03 (82734)
FOR THE APPROVED HUNTINGTON PLAZA MIXED USE PROJECT AT
117-129 E. HUNTINGTON DRIVE AND 124-134 WHEELER AVENUE
CEQA: No Further Action Is Required to the Adopted IS/MND
Recommendation: Adopt

SUMMARY

The Applicant and Property Owner, Arcadia Huntington Plaza, LLC, is requesting approval of a new Vesting Tentative Tract Map No. 24-03 (82734) for the approved mixed-use development project (known as "Huntington Plaza Mixed-Use") at 117-129 E. Huntington Drive and 124-134 Wheeler Avenue (referred to as the "Project"). The original Vesting Tentative Tract Map No. TTM 19-01 (82734) expired on August 18, 2024. All the remaining entitlements for the Project are still valid. It is recommended that Planning Commission adopt Resolution No. 2154 (refer to Attachment No. 1) approving Vesting Tentative Tract Map No. 24-03 (82734).

BACKGROUND

On August 18, 2020, the City Council approved the Huntington Plaza Mixed Use development that included 10,200 square feet of commercial space, 139 condominiums, a publicly accessible plaza fronting Huntington Drive, and a single level of subterranean parking. To facilitate the Project, a portion of the alley between Huntington Drive and Wheeler Avenue will be vacated to accommodate the subterranean parking, and then an easement will be granted over the alley for public access for vehicular and pedestrian access. Furthermore, the Project included a Development Agreement between the City and the Applicant/Property Owner. The Development Agreement has a 10-year term that expires on October 2, 2030 to replace the 55 public parking spaces that were within the City's parking lot within the development on the ground floor, in perpetuity.

The original Vesting Tentative Tract Map – TTM 19-01 (82734) – had an expiration date of August 18, 2022. The Applicant applied for, and received, two extensions for TTM 19-01: an initial one-year extension that was approved administratively by Staff on August 2, 2022, and a subsequent one-year extension that was approved by the Planning Commission on July 25, 2023. TTM 19-01 (82734) expired on August 18, 2024, and no further extensions were available.

As with the original Vesting Tentative Tract Map, the Map proposes to merge the existing seven (7) parcels and re-subdivide the property into six (6) new lots including one (1) comprehensive ground lot (Lot 1) and five (5) airspace lots for the residential condominium units, commercial units, and residential, commercial, and public parking. Lot 2 will contain the residential parking and the 55 public parking stalls, Lots 3 & 4 will contain the retail parking, Lot 5 will contain the commercial units and retail parking, and Lot 6 will contain all the residential units. The Map is an essential component of the Huntington Plaza Mixed Use Project as the existing parcels must be merged, and the alley must be incorporated into the Project site to allow for the development.

Since the Huntington Plaza Mixed Use Project was approved by the City Council in August 2020, the Applicant and property owner has continued to undertake the necessary actions to move the Project forward to completion. Construction plans were submitted to the City's Building Division for review on May 20, 2021. The plans have undergone several plan-check reviews and are now complete and ready for issuance, pending approval of a Final Tract Map. In preparation for the alley vacation – a requirement for the approval of the Final Tract Map – the Applicant received a sewer permit on June 26, 2024 to relocate the sewer from the alley and work is ongoing.

The Applicant has also experienced unforeseen delays to the development. Southern California Edison changed its design requirements for mechanical equipment to be accommodated on the site, which resulted in a change to the building's design. Also, in October 2022, a fire destroyed several vacant buildings on the subject property which required additional work by the property owner. These issues have now been resolved and the only outstanding item required prior to the issuance of building permits for the Huntington Plaza Mixed Use development, is the approval of a Final Tract Map.

The expiration of the original Vesting Tentative Tract Map means that the development cannot move forward without a new map being approved. No further extensions of the original map were possible as the Applicant had already received two, one (1) year extensions pursuant to the Development Code.

ANALYSIS

The Vesting Tentative Tract Map will merge the existing seven (7) parcels, create six (6) lots, and subdivide the airspace for the residential condominium units, commercial units, and residential, commercial, and public parking for the approved Project. As part of the map, a triangular portion of property in the northeast corner of the project site adjacent to Wheeler Avenue and Indiana Street will be dedicated to the City for streets, sidewalks, and parking

purposes. Adjacent to the east of the project site is a City owned parking lot which is not part of this Project. The City has plans to improve the City parking lot by reconfiguring and restriping the parking lot to improve circulation and increase the number of parking stalls. The proposed dedication will be incorporated into the proposed parking lot improvements. The City parking lot improvements will not be completed until after the Huntington Plaza Mixed Use Project is completed.

The Vesting Tentative Tract Map is intended to establish vested rights pertaining to development standards for the development and protects those rights in the event there are subsequent changes to the applicable development standards. For this map, the Applicant has requested that current development standards be vested, such as density, floor area ratio, setbacks, and building height. Although the previous approval was finalized four (4) years ago, no subsequent changes to the Development Code or General Plan has affected the entitlements for this Project. Therefore, the development standards being vested are the same as those vested under the original map - TTM 19-01 (82734).

The Applicant is currently in the Building Division's plan check process for the Project and is working toward getting building permits issued to commence construction. However, prior to building permit issuance, various actions need to be completed including the approval of a final vesting tract map. The most significant outstanding action is the vacation of the east-west alley, which will ultimately be included in the development site. To allow for the alley vacation, the Applicant must relocate the sewer which runs through the alley. On June 26, 2024, the City issued a sewer permit and the Applicant's contractors are currently working on relocating the sewer.

Despite some delays over the past four years, which has slowed progress on the development, the Applicant is continuing to take steps towards getting building permits issued. Approval of this Vesting Tentative Tract Map will allow the Applicant to move forward with the outstanding items and pull building permits to begin construction after the final map gets approved.

The proposed subdivision complies with the subdivision regulations of the Arcadia Development Code and the State Subdivision Map Act. All City requirements shall be complied with to the satisfaction of the Building Official, City Engineer, Deputy Development Services Director, Fire Marshal, and Public Works Services Director, or their respective designees.

FINDINGS

The proposal to subdivide the airspace for the commercial component, parking and the 139 residential condominium units requires a subdivision through the Tentative Tract Map process – see Attachment No. 2 for Vesting Tentative Tract Map No. TTM 24-03 (82734). The proposed subdivision complies with the subdivision regulations of the Arcadia Municipal Code and the Subdivision Map Act, and will not violate any requirements of the California Regional Water Quality Control Board. The following findings are required for approval of a Tentative Tract Map:

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

Facts in Support of the Finding: Approval of the Vesting Tentative Tract Map for the approved Huntington Plaza Mixed-Use development is consistent with the Central Business District (CBD) and Downtown Mixed Use (DMU) Land Use designations. The site is physically suitable for this type of development, and the Vesting Tentative Tract Map is consistent with the approved Project on the subject site and is required and necessary for the development to be constructed. Approval of the proposed Vesting Tentative Tract Map will not adversely affect the comprehensive General Plan and it is still consistent with the following General Plan goals and policies:

Land Use and Community Design Element

- Policy LU-1.1: Promote new infill and redevelopment projects that are consistent with the City's land use and compatible with surrounding existing uses.
- Policy LU-1.8: Encourage development types that support transit and other alternative forms of transportation, including bicycling and walking.
- Policy LU-4.2: Encourage residential development that enhances the visual character, quality, and uniqueness of the City's neighborhoods and districts.

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

Facts in Support of the Finding: The subject site measures approximately 1.74 acres in lot size and is located within the Central Business District (CBD) and Downtown Mixed Use (DMU) zones. Both zones have a maximum residential density of 80 units per acre, and a floor area ratio of 1.0 for non-residential uses. The Vesting Tentative Tract Map will allow for a residential density of 79.9, and a commercial FAR of 0.14; therefore, the Vesting Tentative Tract Map is still in compliance with the Development Code and the site is physically suitable for the approved development. Therefore, the Vesting Tentative Tract Map meets the intent of this finding.

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

Facts in Support of the Finding: The Vesting Tentative Tract Map to merge the seven (7) existing parcels, re-subdivide the property into six (6) new lots, and subdivide the air space for the approved development is a minor subdivision of an infill site within an urbanized area; therefore, it will not cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their

habitat. The proposed Vesting Tentative Tract Map will allow for the development of the approved Huntington Plaza project and will not change the Project's design.

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

Facts in Support of the Finding: The Vesting Tentative Tact Map will merge the existing lots and subdivide the air space in order to accommodate the approved Huntington Plaza Mixed-Use development. No changes to the approved Project are proposed as part of this Vesting Tentative Tract Map approval. The design of the subdivision and the associated improvements are not likely to cause serious health or safety problems.

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

Facts in Support of the Finding: The Map will not conflict with any easements on the property. As part of the Vesting Tentative Tract Map process, the alley will be vacated, and an easement will be required to the City for the purposes of public access.

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

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

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

Facts in Support of the Finding: The approved design and site improvements within this Vesting Tentative Tract Map comply with all the regulations that were approved for the approved Project, therefore this approval meets the intent of this finding.

ENVIRONMENTAL ASSESSMENT

No further environmental review is necessary under the California Environmental Quality Act (CEQA) pursuant to Section 15162 since the Map will not result in any new significant impacts or changes from what was previously analyzed in the adopted Initial Study/Mitigated Negative Declaration (IS/MND) for the approved Huntington Plaza Mixed-Use Development (Refer to weblink as part of Attachment No. 3).

PUBLIC COMMENTS/NOTICE

A public hearing notice for this item was posted at the City Clerk's Office, City Council Chambers, at the Arcadia Library, and on the City's website on August 29, 2024. It was also mailed to the property owners located within 300 feet of the subject property. As of September 5, 2024, no comments were received regarding this project.

RECOMMENDATION

It is recommended that the Planning Commission adopt Resolution No. 2154 to conditionally approve Vesting Tentative Tract Map No. TTM 24-03 (82734) and find that the vesting tentative tract map makes no change to the approved Huntington Plaza mixed use project and is therefore consistent with the adopted Mitigated Negative Declaration, and Mitigated Monitoring and Reporting Program, subject to the following conditions of approval:

1. The Vesting Tentative Tract Map shall be developed and maintained by the Applicant/Property Owner in a manner that is consistent with the plans submitted and conditionally approved for Vesting Tentative Tract Map No. TTM 24-03 (82734) subject to the approval of the Deputy Development Services Director, or designee.
2. All conditions of approval and mitigation measures in City Council Resolution No. 7331 for the Huntington Plaza Mixed Use Project remain in effect, with the exception to Condition Nos. 11, 12, and 13. They have been amended per this Resolution.

The proposed language that will be deleted are shown with a ~~strike through~~, and the new language are shown in **bold**.

3. Condition 11 of City Council Resolution No. 7331 has been amended to state the following:

Prior to the recordation of the Final **Tract** Map, the public alley ~~must~~ **shall** be formally vacated and a public access easement **over the entire alley** shall be retained in its place. The following steps shall be taken to formally vacate the alley:

- a. All utilities shall be relocated out of the alley
- b. All utility companies shall be notified of the intent to vacate the alley and utility clearances shall be submitted to the City.

- c. The land owner shall make **an** application with the City to vacate the alley and pay the necessary fees.
 - d. The City shall conduct a formal street vacation process for the alley per the requirements of the California Streets and Highways Code
 - e. An access easement shall be retained by the City for public access across the alley alignment with a minimum height clearance of fifteen feet.
 - f. The alley Vacation Resolution shall be recorded and documented on the final map.
4. Condition 12 City Council Resolution No. 7331 has been amended to state the following:

Prior to the recordation of the Final **Tract** Map, the owner shall dedicate to the City a triangular portion of property in the northeast corner of the property adjacent to Wheeler Avenue and Indiana Street, ~~measuring a minimum of 12 feet perpendicular to Indiana Street,~~ for streets, **sidewalk**, and parking purposes.

5. Condition 13 City Council Resolution No. 7331 has been amended to state the following:

Prior to approval of the Final **Tract** Map or the issuance of a demolition permit, whichever comes first, the Owner/Applicant shall either construct or post security for all public improvements shown on the Vesting Tentative Tract Map 82734 and the following item(s);

- a. Remove and replace existing sidewalk, curb and gutter from property line to property line for all adjacent public right-of-way.
 - b. Coordinate with Public Works Services on replacement or protection of street trees.
 - c. Install new driveway **approach on Wheeler Avenue** per City Standard plans
 - d. Improvements to the alley shall be through the Project **site** and extend westerly to First Avenue. The improvement ~~concept of the alley~~ shall be in accordance with the City's alley improvement plan. ~~currently in design at the time of this action. This concept plan is intended to include enhancements like pavers, bollards, lighting, etc.~~
 - e. **Furnish and install four (4) decorative pedestrian lights along Wheeler Avenue per the City Engineer's direction.**
6. 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 Vesting Tentative Tract Map No. TTM 24-03 (82734) on the development 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 Vesting Tentative Tract Map.

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 Vesting Tentative Tract Map, 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 Vesting Tentative Tract Map, this condition shall remain in effect if the entitlement(s) related to this Map is rescinded or revoked, at the request of the Applicant or not.

7. Approval of Vesting Tentative Tract Map No. TTM 24-03 (82734) shall not be in effect unless the Property Owner and Applicant have executed and filed the Acceptance Form with the City on or before 30 calendar days after the 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 the Vesting Tentative Tract Map, the Commission should pass a motion to approve Vesting Tentative Tract Map No. TTM 24-03

(82734), state the subdivision satisfies the requisite findings, and adopt the attached Resolution No. 2154 that incorporates the requisite environmental, subdivision review findings, and the conditions of approval as presented in this staff report, or as modified by the Commission

Denial

If the Planning Commission intends to deny this subdivision, the Commission should state the specific findings that the subdivision does not satisfy based on the evidence presented with specific reasons for denial and move to deny Vesting Tentative Tract Map No. TTM 24-03 (82734), and direct staff to prepare a resolution for adoption at the next meeting that incorporates the Commission's decision and specific findings.

If any Planning Commissioner, or other interested party has any questions or comments regarding this matter prior to the September 10, 2024, Planning Commission Meeting, please contact Planning Services Manager, Fiona Graham at (626) 574-5442, or by email at fgraham@ArcadiaCA.gov.

Approved:



Lisa L. Flores
Deputy Development Services Director

- Attachment No. 1: Resolution No. 2154
- Attachment No. 2: Vesting Tentative Tract Map 82734
- Attachment No. 3: City Council Staff Report, dated August 18, 2020, including the following selection of attachments:
 - Attachment No. 3 – Aerial Photo and Zoning Information and Photos of the Subject Property
 - Attachment No. 6 – Architectural Plans

The staff report with all attachments including the IS/MND can be found here:

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

Attachment No. 1

Resolution No. 2154

RESOLUTION NO. 2154

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ARCADIA, CALIFORNIA, APPROVING VESTING TENTATIVE TRACT MAP NO. TTM 24-03 (82734) FOR THE APPROVED HUNTINGTON PLAZA MIXED-USE PROJECT AT 117-129 E. HUNTINGTON DRIVE AND 124-134 WHEELER AVENUE

WHEREAS, on August 15, 2024, an application for Vesting Tentative Tract Map No. TTM 24-03 (82734) was filed by New World International, LLC to merge the existing seven (7) parcels and re-subdivide the property into six (6) new lots and five (5) airspace lots for the residential condominium units, commercial units, and public parking for the Huntington Plaza Mixed Use Project which was approved under Minor Use Permit No. MUP 20-04, Major Administrative Modification No. Major AM 20-11, Architectural Design Review No. ADR 18-05, and Vesting Tentative Tract Map No. TTM 19-01 (82734, which has since expired) at 117-129 E. Huntington Drive and 124-134 Wheeler Avenue; and

WHEREAS, a total of two extensions were approved for the Vesting Tentative Tract Map No. TTM 19-01 (82734) since the original expiration date of August 18, 2022. The first extension was approved administratively for one-year, which extended the approval to August 18, 2023. A subsequent one-year extension was approved the following year by the Planning Commission on July 25, 2024, which extended the expiration date to August 18, 2024; and

WHEREAS, the original Vesting Tentative Tract Map No. TTM 19-01 (82734) expired on August 18, 2024 because the Applicant was unable to complete all the required conditions of approval and actions necessary for the approval of a Final Vesting Tract Map; and

WHEREAS, no further environmental review is necessary for the new Vesting Tentative Tract Map under the California Environmental Quality Act (CEQA) pursuant to Section 15162 since the Map will not change the environmental findings that were previously analyzed in the adopted Initial Study/Mitigated Negative Declaration (IS/MND), and thus, no further CEQA review is required for the Map since it is the same and the zoning regulations that is being vested remains the same as what was previously approved under the original map that expired; and

WHEREAS, on September 10, 2024, a duly noticed public hearing was held before the Planning Commission on said Vesting Tentative Tract Map, 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 September 10, 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: Approval of the Vesting Tentative Tract Map for the approved Huntington Plaza Mixed-Use development is consistent with the Central Business District (CBD) and Downtown Mixed Use (DMU) Land Use designations. The site is physically suitable for this type of development, and the Vesting Tentative Tract Map is consistent with the approved Project on the subject site and is required and necessary for the development

to be constructed. Approval of the proposed Vesting Tentative Tract Map will not adversely affect the comprehensive General Plan and it is still consistent with the following General Plan goals and policies:

Land Use and Community Design Element

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

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

Policy LU-4.2: Encourage residential development that enhances the visual character, quality, and uniqueness of the City's neighborhoods and districts.

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

FACT: The subject site measures approximately 1.74 acres in lot size and is located within the Central Business District (CBD) and Downtown Mixed Use (DMU) zones. Both zones have a maximum residential density of 80 units per acre, and a floor area ratio of 1.0 for non-residential uses. The Vesting Tentative Tract Map will allow for a residential density of 79.9, and a commercial FAR of 0.14; therefore, the Vesting Tentative Tract Map is still in compliance with the Development Code and the site is physically suitable for the approved development. Therefore, the Vesting Tentative Tract Map meets the intent of this finding.

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 Vesting Tentative Tract Map to merge the seven (7) existing parcels, re-subdivide the property into six (6) new lots, and subdivide the air space for the approved development is a minor subdivision of an infill site within an urbanized area; therefore, it will not cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat. The proposed Vesting Tentative Tract Map will allow for the development of the approved Huntington Plaza project and will not change the Project's design.

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

FACT: The Vesting Tentative Tact Map will merge the existing lots and subdivide the air space in order to accommodate the approved Huntington Plaza Mixed-Use development. No changes to the approved Project are proposed as part of this Vesting Tentative Tract Map approval. The design of the subdivision and the associated improvements are not likely to cause serious health or safety problems.

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

FACT: The Map will not conflict with any easements on the property. As part of the Vesting Tentative Tract Map process, the alley will be vacated, and an easement will be required to the City for the purposes of public access.

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 upgraded sewer system will adequately serve the Project, and the requirements of the California Regional Water Quality Control Board will be satisfied.

G. That 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 approved design and site improvements within this Vesting Tentative Tract Map comply with all the regulations that were approved for the approved Project, therefore this approval meets the intent of this finding.

SECTION 3. No further environmental review is necessary under the California Environmental Quality Act (CEQA) pursuant to Section 15162 since the Vesting Tentative Tract Map will not result in any new significant impacts from what was previously analyzed in the adopted Mitigated Negative Declaration for the Huntington Plaza Mixed Use Project.

SECTION 4. For the foregoing reasons the Planning Commission determines that the Vesting Tentative Tract Map is consistent with the adopted Mitigated Negative Declaration for the Huntington Plaza Mixed Use Project, and approves Vesting Tentative Tract Map No. 24-03 (82734) to merge the existing properties and subdivide the airspace of the approved Huntington Plaza Mixed Use Project that consists of 139 residential condominiums and 10,200 square feet of commercial area at 117-129 E. Huntington Drive

and 124-134 Wheeler Avenue, subject to the conditions of approval attached hereto and in City Council Resolution No. 7331.

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

(Signatures on Next Page)


Passed, approved, and adopted this 10th day of September 2024.

Chair, Planning Commission

ATTEST:

Lisa L. Flores
Secretary

APPROVED AS TO FORM:



Michael J. Maurer
City Attorney

RESOLUTION NO. 2154

Conditions of Approval

1. The Vesting Tentative Tract Map shall be developed and maintained by the Applicant/Property Owner in a manner that is consistent with the plans submitted and conditionally approved for Vesting Tentative Tract Map No. TTM 24-03 (82734) subject to the approval of the Deputy Development Services Director, or designee.
2. All conditions of approval and mitigation measures in City Council Resolution No. 7331 for the Huntington Plaza Mixed Use Project remain in effect, with the exception to Condition Nos. 11, 12, and 13. They have been amended per this Resolution.

The proposed language that will be deleted are shown with a ~~strike through~~, and the new language are shown in **bold**.

3. Condition 11 of City Council Resolution No. 7331 has been amended to state the following:

Prior to the recordation of the Final **Tract** Map, the public alley ~~must~~ **shall** be formally vacated and a public access easement **over the entire alley** shall be retained in its place. The following steps shall be taken to formally vacate the alley:

- a. All utilities shall be relocated out of the alley
- b. All utility companies shall be notified of the intent to vacate the alley and utility clearances shall be submitted to the City.
- c. The land owner shall make **an** application with the City to vacate the alley and pay the necessary fees.
- d. The City shall conduct a formal street vacation process for the alley per the requirements of the California Streets and Highways Code
- e. An access easement shall be retained by the City for public access across the alley alignment with a minimum height clearance of fifteen feet.
- f. The alley Vacation Resolution shall be recorded and documented on the final map.

4. Condition 12 City Council Resolution No. 7331 has been amended to state the following:

Prior to the recordation of the Final **Tract** Map, the owner shall dedicate to the City a triangular portion of property in the northeast corner of the property adjacent to Wheeler Avenue and Indiana Street, ~~measuring a minimum of 12 feet perpendicular to Indiana Street,~~ for streets, **sidewalk**, and parking purposes.

5. Condition 13 City Council Resolution No. 7331 has been amended to state the following:

Prior to approval of the Final **Tract** Map or the issuance of a demolition permit, whichever comes first, the Owner/Applicant shall either construct or post security for all public improvements shown on the Vesting Tentative Tract Map 82734 and the following item(s);

- a. Remove and replace existing sidewalk, curb and gutter from property line to property line for all adjacent public right-of-way.
 - b. Coordinate with Public Works Services on replacement or protection of street trees.
 - c. Install new driveway **approach on Wheeler Avenue** per City Standard plans
 - d. Improvements to the alley shall be through the Project **site** and extend westerly to First Avenue. The improvement ~~concept~~ **of the alley** shall be in accordance with the City's alley improvement plan. ~~currently in design at the time of this action. This concept plan is intended to include enhancements like pavers, bollards, lighting, etc.~~
 - e. **Furnish and install four (4) decorative pedestrian lights along Wheeler Avenue per the City Engineer's direction.**
6. 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 Vesting Tentative Tract Map No. TTM 24-03 (82734) on the development 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 Vesting Tentative Tract Map.

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 Vesting Tentative Tract Map, 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 Vesting Tentative Tract Map, this condition shall remain in effect if the entitlement(s) related to this Map is rescinded or revoked, at the request of the Applicant or not.

7. Approval of Vesting Tentative Tract Map No. TTM 24-03 (82734) shall not be in effect unless the Property Owner and Applicant have executed and filed the Acceptance Form with the City on or before 30 calendar days after the 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

Vesting Tentative Tract Map 82734

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

LEGAL DESCRIPTION

PARCEL 1:
LOTS 25 TO 30 INCLUSIVE, BLOCK 75 OF MAP OF A PART OF SANTA ANITA TRACT, IN THE CITY OF ARCADIA, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 15, PAGES 89 AND 90 OF MISCELLANEOUS RECORDS, IN THE OFFICE OF COUNTY RECORDER OF SAID COUNTY.
APNs: 5773-010-018 THRU 021; 5773-010-101
REFERENCES:
R1: 4' WIDE PUBLIC UTILITY EASEMENT TO SIZE PER DEED RECORDED JANUARY 18, 1973 AS INSTRUMENT NO. 2627 OF OFFICIAL RECORDS.
PARCEL 2:
LOTS 5, 6, 7 AND 8, BLOCK 75 OF MAP OF A PART OF SANTA ANITA TRACT, IN THE CITY OF ARCADIA, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 15, PAGES 89 AND 90 OF MISCELLANEOUS RECORDS, IN THE OFFICE OF COUNTY RECORDER OF SAID COUNTY.
EXCEPT THE EAST 10 FEET OF SAID LOT 8.
ALSO EXCEPT THE SOUTHWEST 1/4 PART OF SAID LOTS 5, 6, 7 AND 8 HEREOF CONVEYED TO CITY OF ARCADIA FOR STREET AND HIGHWAY PURPOSES BY DEED RECORDED NOVEMBER 6, 1959 IN BOOK 13741, PAGE 210, OF OFFICIAL RECORDS.
APNs: 5773-010-007 AND 5773-010-008
REFERENCES:
R11: BLOCK 74, MAP OF A PART OF ARCADIA SANTA ANITA TRACT, MAP 15, 89-90, 92, 15' WIDE PROPERTY BELIEVED TO CITY OF ARCADIA FOR STREET AND HIGHWAY PURPOSES PER DEED RECORDED NOVEMBER 6, 1959 IN BOOK 13741, PAGE 210 OF OFFICIAL RECORDS.

SITE INFORMATION

APNs: 5773-010-001, 004, AND 018 THRU 021; 5773-010-101
SITE ADDRESS: 115-129 HUNTINGTON DRIVE, 124-134 WHEELER AVE
SITE AREA (APPROX): 75,041 SF (1.73 AC)
SITE AREA WITH VACATION AND DEDICATION: 79,148 SF (1.82 AC)
LOT PROGRAM
LOT 1: GROUND MASTER LOT
LOT 2: VERTICAL AIRSPACE LOT - RESIDENTIAL PARKING WITH AIRSPACE VACATION OF
LOT 3: PUBLIC ALLEY RIGHT-OF-WAY
LOT 4: VERTICAL AIRSPACE LOT - RETAIL PARKING
LOT 5: VERTICAL AIRSPACE LOT - 114,516 SF OF RETAIL SPACE AND PARKING
LOT 6: VERTICAL AIRSPACE LOT - MULTIFAMILY RESIDENTIAL W/ AN ALLOCATION OF 139 RESIDENTIAL CONDOMINIUMS

SUBDIVIDER

ARCADIA HUNTINGTON PLAZA LLC
23341 GOLDEN SPRINGS DRIVE, SUITE 200
DANA POINT, CA 92629
CIVIL ENGINEER
FUSCO ENGINEERING
600 WILSHIRE BOULEVARD, SUITE 1470
LOS ANGELES, CA 90017
TEL: 213-888-8802
FAX: 213-888-8803
CONTACT: ANDREW WELLSBOLT

ZONING

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

RIGHT-OF-WAY DEDICATION

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

RIGHT-OF-WAY VACATION

- Ⓒ PROPOSED 20' WIDE AND 180' LONG VACATION FROM ELEVATIONS 472 THRU 498 WITHIN THE PUBLIC ALLEY (3803 SF)

BASIS OF BEARING

THE BEARINGS SHOWN HEREON ARE BASED ON THE CENTERLINE OF HUNTINGTON DRIVE SHOWN AS EAST ON PARCEL MAP NO. 5837, P.M.S. 75/83 AND SHOWN AS NB27354'E ON THIS MAP.

BENCHMARK

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

GENERAL NOTES

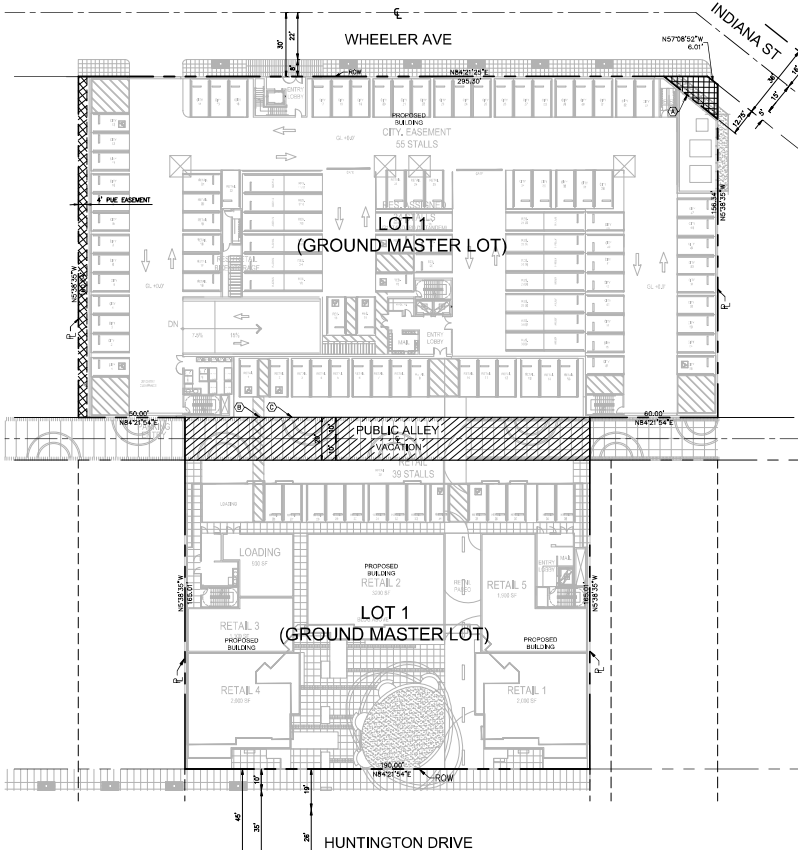
1. THE SUBJECT PROPERTY WILL BE SERVED BY PUBLIC WATER, SEWER LINES AND STORM DRAINAGE(S) DIRECTLY ADJACENT TO THE PROPERTY.
2. ALL BOUNDARY MONUMENTS ARE TO BE SET WITHIN 24 MONTHS AFTER FINAL MAP RECORDECTION, OR MONUMENTS WILL BE BONDED FOR.

GRADING NOTES

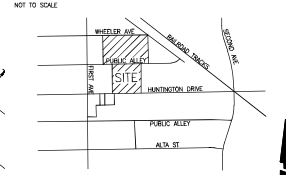
THE PROPOSED SITE IS A CUT SITE AND WILL REQUIRE APPROXIMATELY 18,500 CY OF EXPORTED MATERIAL. NOTE THAT THIS VALUE IS BASED ON PRELIMINARY DESIGN OF THE PROJECT AND WILL CHANGE AS DESIGN DEVELOPMENT PROGRESSES. AN EXCAVATION PLAN SHALL BE REQUIRED FOR SUBMITTAL TO OBTAIN A GRADING PERMIT FROM THE CITY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

TREE NOTES

THERE ARE 20 TREES IN THE PUBLIC RIGHT-OF-WAY (SIDEWALK OR CALLED A STREET TREE) OF WHICH ONE (1) IS A PROTECTED SPECIES AND WILL NOT BE REMOVED. OF THE 20 NON-PROTECTED STREET TREES, 19 TREES WOULD BE REMOVED AND REPLACED. THERE ARE 28 TREES ON THE PRIVATE PORTION OF THE PROPOSED SITE, NONE OF WHICH ARE PROTECTED SPECIES. OF THESE, 24 WOULD BE REMOVED.



VICINITY MAP



PARKING ACCESS EASEMENT

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

VESTING DEVELOPMENT STANDARDS

THIS VESTING TENTATIVE TRACT MAP MEETS THE CITY OF ARCADIA DEVELOPMENT STANDARDS AS GENERALLY DESCRIBED AS ARTICLE IX, CHAPTER 1 DEVELOPMENT CODE (ADOPTED NOVEMBER 15, 2019) INCLUDING SECTION 91035(B)(2) - DEVELOPMENT STANDARD 8 & SECTION 91035(C) - ADDITIONAL DEVELOPMENT STANDARDS, NAMELY: MINIMUM LOT AREA, MAXIMUM DENSITY, MAXIMUM FLOOR AREA, MAXIMUM STORY HEIGHT, MAXIMUM SETBACK (FRONT, SIDE, & REAR), MAXIMUM HEIGHT & MAXIMUM OPEN SPACE.

LEGEND

- TRACT MAP RIGHT-OF-WAY/PROPERTY LINE
- EXISTING RIGHT-OF-WAY/PROPERTY LINE
- CENTERLINE
- PROPOSED LOT LINE
- CENTERLINE
- R/W RIGHT-OF-WAY
- P PUBLIC UTILITY EASEMENT
- PROPOSED VACATION OF EXISTING ALLEY
- EXISTING SIDE EASEMENT (4' WIDE)
- PROPOSED DEDICATION FOR PUBLIC STREET PURPOSES (243 SQUARE FEET)

UTILITY PURVEYORS

- WATER:** CITY OF ARCADIA PUBLIC WORKS
11802 GOLDING ROAD
PO BOX 60021
ARCADIA, CA 91066-6021
(951) 254-2700
- SEWER:** CITY OF ARCADIA PUBLIC WORKS
11802 GOLDING ROAD
P.O. BOX 60021
ARCADIA, CA 91066-6021
(951) 254-2700
- STORM DRAIN:** CITY OF ARCADIA PUBLIC WORKS
11802 GOLDING ROAD
P.O. BOX 60021
ARCADIA, CA 91066-6021
(951) 254-2700
- LOS ANGELES COUNTY FLOOD CONTROL DISTRICT**
800 S. FARMINGTON AVE
ANAHEIM, CA 91705
(951) 408-5100
- ELECTRIC:** SOUTHERN CALIFORNIA EDISON
1440 CALIFORNIA AVE
MONROVIA, CA 91754
(951) 303-3445
- GAS:** SOCAL GAS
1789 VALLEY BLVD
EL MONTE, CA 91732
(909) 427-2000

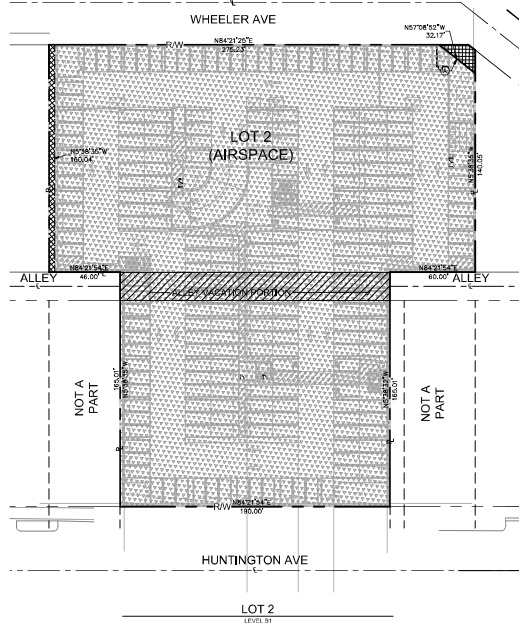
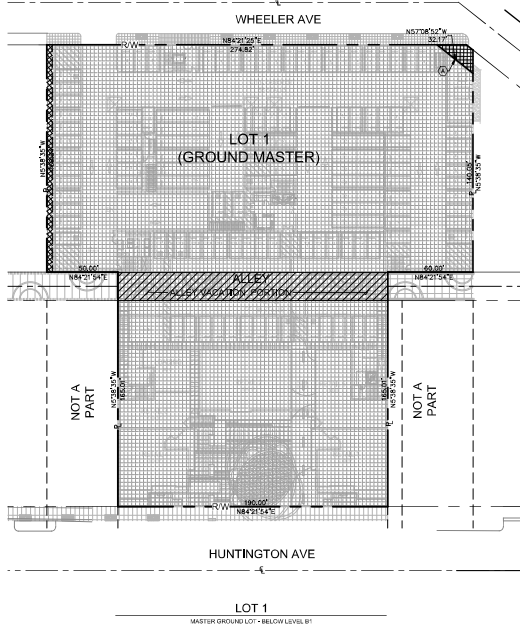
SHEET INDEX

- 1 THIS SHEET
- 20 AIRSPACE DIAGRAMS
- 30 AIRSPACE DIAGRAMS

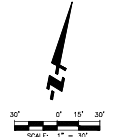
NO.		DATE		DESCRIPTION

FUSCO ENGINEERING 100 WILSHIRE BLVD SUITE 1470 LOS ANGELES, CA 90017 TEL: 213-888-8802 FAX: 213-888-8803 www.fusco-engineering.com	REGISTERED PROFESSIONAL ENGINEER No. 44888 CITY OF CALIFORNIA	DRAWING: KM/RS/EC DESIGN: KM/RS CHECKED: JW SCALE: AS SHOWN JOB NO.: 1773.001.02 DATE: 09/05/24	SHEET 1 OF 4
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VESTING TENTATIVE TRACT NO. 82734
 FOR LOT MERGING, LOT SUBDIVIDING, VACATIONING, AND CONDOMINIUM PURPOSES
 IN THE CITY OF ARCADIA, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA



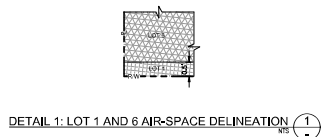
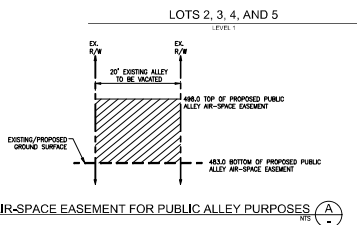
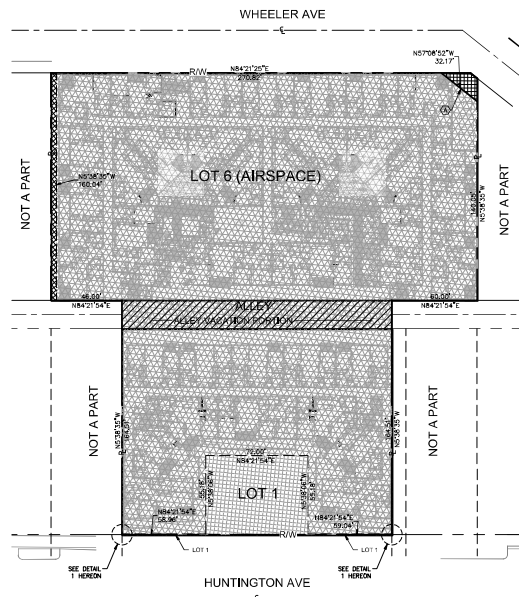
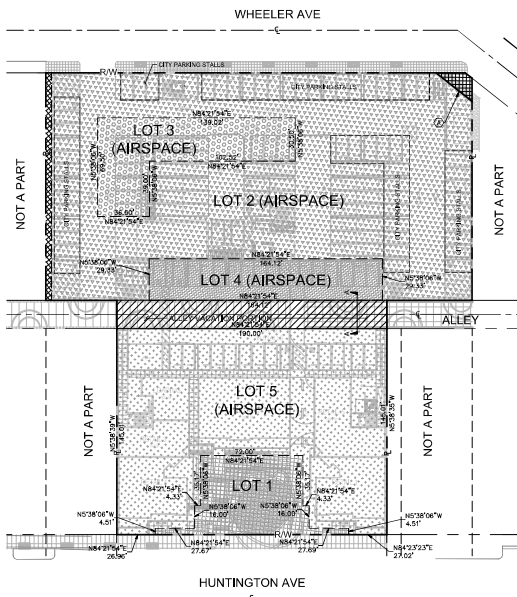
- LEGEND**
- LOT 1: MASTER GROUND LOT
 - LOT 2: RESIDENTIAL PARKING AIRSPACE LOT
 - LOT 3: RETAIL PARKING AIRSPACE LOT
 - LOT 4: RETAIL PARKING AIRSPACE LOT
 - LOT 5: RETAIL SPACE AND PARKING AIRSPACE LOT
 - LOT 6: RESIDENTIAL AIRSPACE LOT
 - EASEMENT
 - DEDICATION
 - VACATION
 - TRACT RIGHT-OF-WAY
 - EXISTING RIGHT-OF-WAY
 - CENTRALINE



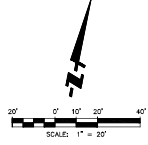
REVISIONS		DESCRIPTION	
NO.	DATE		

	DRAWING: KM/RS/EC
	DESIGN: KM/RS
	CHECKED: JAW
100 WHELER AVE, SUITE 147, ARCADIA, CALIFORNIA 91701-1701 TEL: 913.988.8888 FAX: 913.988.8888 www.fuscoec.com	SCALE: AS SHOWN
Kevin M. Rios Kevin M. Rios, P.E. State of California	JOB NO.: 1773.001.02
Date: 09/05/24	DATE: 09/05/24
SHEET 2 OF 4	

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



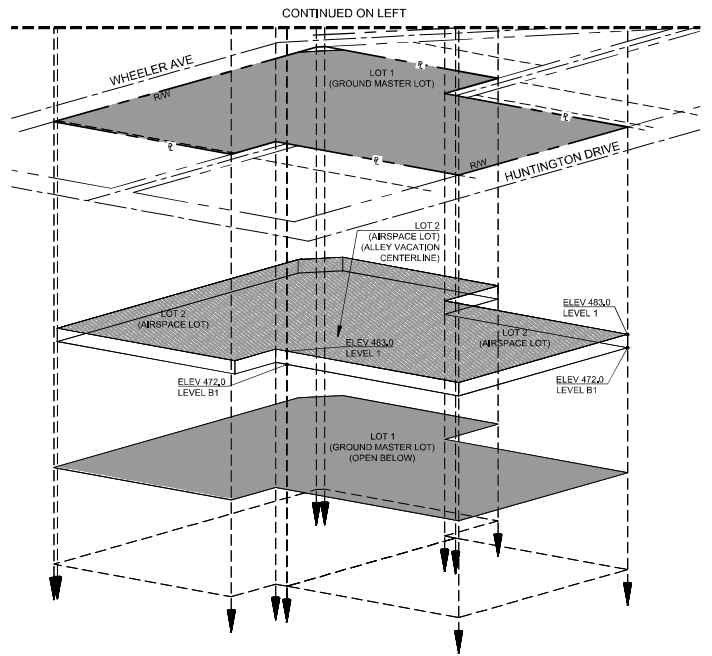
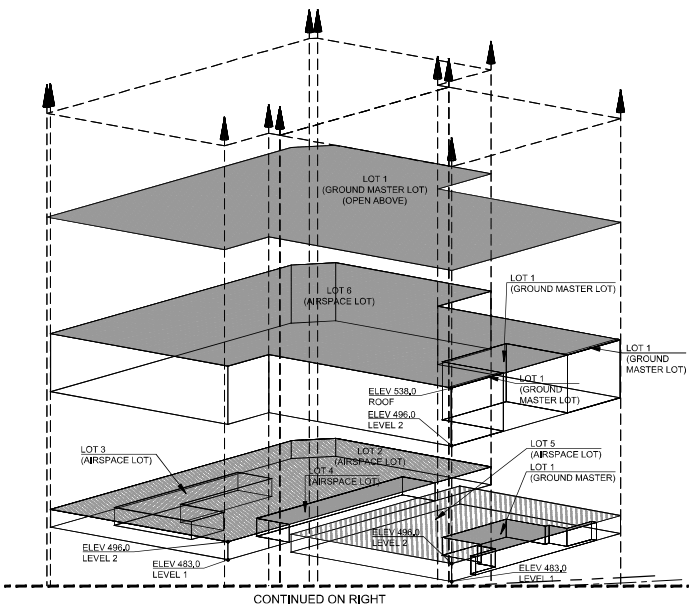
- LEGEND**
- [Pattern] LOT 1: MASTER GROUND LOT
 - [Pattern] LOT 2: RESIDENTIAL PARKING AIRSPACE LOT
 - [Pattern] LOT 3: RETAIL PARKING AIRSPACE LOT
 - [Pattern] LOT 4: RETAIL PARKING AIRSPACE LOT
 - [Pattern] LOT 5: RETAIL SPACE AND PARKING AIRSPACE LOT
 - [Pattern] LOT 6: RESIDENTIAL AIRSPACE LOT
 - [Pattern] EASEMENT
 - [Pattern] DEDICATION
 - [Pattern] VACATION
 - [Pattern] PROXIMATE LIMITS OF CITY DESIGNATED PARKING STALLS
 - [Pattern] TRACT RIGHT-OF-WAY
 - [Pattern] EXISTING RIGHT-OF-WAY
 - [Pattern] CENTERLINE



REVISIONS		
NO.	DATE	DESCRIPTION

FUSCOE ENGINEERS ARCHITECTS	DRAWING: JM/PS/EC DESIGN: JM/PS CHECKED: JM SCALE: AS SHOWN JOB NO.: 1773.001.02 DATE: 09/03/24 SHEET 3 OF 4
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VESTING TENTATIVE TRACT NO. 82734
 FOR LOT MERGING, LOT SUBDIVIDING, VACATIONING, AND CONDOMINIUM PURPOSES
 IN THE CITY OF ARCADIA, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA



CONTINUED ON RIGHT

CONTINUED ON LEFT

LEGEND

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

NO.		INT.	DATE	DESCRIPTION
REVISIONS				
DRAWING:		KM/RS/EC		
DESIGN:		KM/RS		
CHECKED:		AM		
SCALE:		AS SHOWN		
JOB NO.:		1773.001.02		
DATE:		09/05/24		
SHEET:		4 OF 4		

Attachment No. 3

City Council Staff Report, dated August 18, 2020, including a selection of attachments:

The staff report with all attachments including the IS/MND can be found here:
<https://laserfiche.arcadiaca.gov/WebLink/DocView.aspx?id=808898&dbid=0&repo=CityofArcadia>



STAFF REPORT

Development Services Department

DATE: August 18, 2020

TO: Honorable Mayor and City Council

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

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

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

Recommendation: Adopt

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

Recommendation: Introduce

SUMMARY

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

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

BACKGROUND

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



Figure 1 - Aerial of Subject Site

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

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

PROPOSAL

Mixed-Use Development

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

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

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

Parking and Public Alley

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

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

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

Zoning

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

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

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

Table 1 – Development Standards in CBD & DMU Zones

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

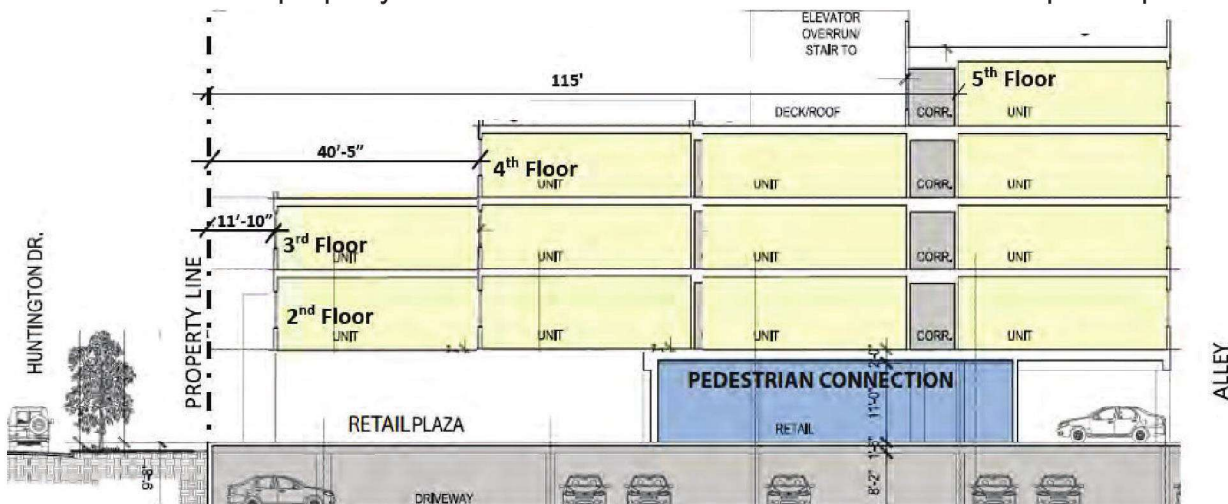


Figure 2 – Building 1 section view

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

Relocation of Utilities

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

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

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

Vesting Tentative Tract Map

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

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

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

DISCUSSION

Parking

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

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

Table 2 – Parking Requirements

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

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

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

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

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

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

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

Parking Modifications

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

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

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

Table 3 – Parking Modifications

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

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

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

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

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

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

Table 4 – Neighboring City's Parking Requirements

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

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

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

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

in Table 5 below:

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

Table 5 – Parking Structure Dimension

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

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

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

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

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

Development Agreement

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

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

Traffic

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

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

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

1. Santa Anita Avenue and Huntington Drive

Architectural Design

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



Figure 3 – E. Huntington Drive Elevation

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

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



Figure 4 – E. Huntington Drive Elevation

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



Figure 5 - Residential Entry at Wheeler Avenue

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



Figure 6 – Rear Elevation along Wheeler Avenue



Figure 7 – Building 2 East Elevation along Indiana Street

Minor Use Permit

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

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

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

Land Use and Community Design Element

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

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

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

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

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

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

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

4. The site is physically suitable in terms of:

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

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

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

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

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

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

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

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

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

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

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

Vesting Tentative Tract Map

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

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

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

Land Use and Community Design Element

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Major Administrative Modification

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

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

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

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

Development Agreement

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

PLANNING COMMISSION

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

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

ENVIRONMENTAL ASSESSMENT

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

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

During the comment period, two comments were received from:

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

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

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

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

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

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

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

PUBLIC NOTICE/COMMENTS

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

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

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

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

RECOMMENDED CONDITIONS OF APPROVAL

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

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

site, on a temporary basis for the general public to use. The parking stalls shall be made available until the completion of the project. A copy of the tentative lease agreement shall be provided to Planning Services and shall be subject to review and approval by the City Attorney, the Planning & Community Development Administrator and Deputy Development Services Director/City Engineer prior to executing the lease agreement with the affected owners.

7. The outdoor plaza fronting on Huntington Drive shall be entirely hardscaped with no lawn area provided. The final layout and materials shall be reviewed and approved by the Planning & Community Development Administrator, or designee, during the Building plan check review.
8. The plans submitted for Building plan check shall comply with the latest adopted edition of the following codes as applicable:
 - a. California Building Code
 - b. California Electrical Code
 - c. California Mechanical Code
 - d. California Plumbing Code
 - e. California Energy Code
 - f. California Fire Code
 - g. California Green Building Standards Code
 - h. California Existing Building Code
9. The grading plans shall indicate all site improvements and shall indicate complete drainage paths of all drainage water run-off.
10. The Owner/Applicant will be required to pay the City's Map and Final Approval Fee prior to approval of the Final Map.
11. Prior to the recordation of the Final Map, the public alley shall be formally vacated, and a public access easement shall be retained in its place. The following steps shall be taken to formally vacate the alley:
 - a. All utilities shall be relocated out of the alley.
 - b. All utility companies shall be notified of the intend to vacate the alley and utility clearances shall be submitted to the City.
 - c. The landowner shall make application with the City to vacate the alley and pay the necessary fees.
 - d. The City shall conduct a formal street vacation process for the alley per the requirements of the California Streets and Highways Code.
 - e. An access easement shall be retained by the City for public access across the alley alignment with a minimum height clearance of fifteen feet.

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

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

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

37. The project shall comply with the City's Water Efficient Landscaping Ordinance ("WELO"). The application shall be submitted with the plans for plan check in Building Services.
38. The Applicant/Owner shall comply with all City requirements regarding building safety, fire prevention, detection, suppression, emergency access, public right-of-way improvements, parking, water supply and water facilities, sewer facilities, trash reduction and recycling requirements, and National Pollutant Discharge Elimination System ("NPDES") measures to the satisfaction of the Building Official, Fire Marshal, Public Works Services Director, and Planning & Community Development Administrator, or their respective designees. Compliance with these requirements is to be determined by having fully detailed construction plans submitted for plan check review and approval by the foregoing City officials and employees.
39. The Owner/Applicant shall defend, indemnify, and hold harmless the City of Arcadia and its officials, officers, employees, and agents from and against any claim, action, or proceeding against the City of Arcadia, its officials, officers, employees or agents to attack, set aside, void, or annul any approval or conditional approval of the City of Arcadia concerning this project and/or land use decision, including but not limited to any approval or conditional approval of the City Council, Planning Commission, or City Staff, which action is brought within the time period provided for in Government Code Section 66499.37 or other provision of law applicable to this project or decision. The City shall promptly notify the Applicant of any claim, action, or proceeding concerning the project and/or land use decision and the City shall cooperate fully in the defense of the matter. The City reserves the right, at its own option, to choose its own attorney to represent the City, its officials, officers, employees, and agents in the defense of the matter.
40. Approval of Minor Use Permit No. MUP 20-04, Major Administrative Modification No. Major AM 20-11, Architectural Design Review No. ADR 18-05, and Vesting Tentative Tract Map No. TTM 19-01 (82734) shall not be in effect unless the Property Owner and Applicant have executed and filed the Acceptance Form with the City on or before 30 calendar days after the City Council has adopted the Resolution. The Acceptance Form to the Development Services Department is to indicate awareness and acceptance of the conditions of approval.

Mitigation Measures as Conditions of Approval

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

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

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

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

44. **Transportation MM TRANS-1** Prior to the issuance of a grading permit, a Construction Management Plan shall be prepared by the Developer for the review and approval of the City of Arcadia and any other affected jurisdictions in accordance with the Manual on Uniform Traffic Control Devices (“MUTCD”). Construction activities shall comply with the approved plan to the satisfaction of the City of Arcadia. The Developer will begin coordination with the City on the Construction Management Plan as soon as practicable during the final design process and in advance of construction so that effective measures can be developed to avoid, minimize, and mitigate construction impacts to parking and circulation within the City of Arcadia downtown. At a minimum, the Construction Management Plan shall:

- a. Describe the duration and location of lane closures (if any).
- b. Address traffic control for any partial street closures, detours, or other disruption to traffic circulation during project construction, including as-needed use of flag persons and signage.
- c. Identify the routes that construction vehicles would utilize for the delivery of construction materials to access the project site. Haul routes would follow the City's approved truck routes and avoid residential streets.
- d. Identify the location of parking and materials storage for construction workers during all phases of construction. Parking for construction workers would be provided on-site or at additional off-site locations that are not on public streets.
- e. Identify of emergency access points/routes.
- f. Specify the hours during which transport activities can occur and methods to mitigate construction-related impacts to adjacent streets.
- g. Require the contractor to keep all haul routes clean and free of debris including but not limited to gravel and dirt as a result of its operations. The contractor shall clean adjacent streets, as directed by the City Engineer (or representative of the City Engineer), of any material, which may have been spilled, tracked, or blown onto adjacent streets or areas.
- h. All hauling or transport of oversize loads would occur between the hours of 7:00 AM and 5:00 PM only, Monday through Friday, unless approved otherwise by the City Engineer. No hauling or transport shall be allowed during nighttime hours, weekends or Federal holidays.
- i. Include details on the maintenance of bicycle and pedestrian facilities and connectivity through the Project to the satisfaction of the City Engineer.
- j. Require that haul trucks entering or exiting public streets shall at all times yield to public traffic, pedestrians, bicyclists, and other users.
- k. Provisions for the contractor to repair existing pavement, streets, curbs, sidewalks, and/or gutters that may be altered during project construction. The repairs shall be completed in consultation with and to the satisfaction of the City Engineer.

- I. Require that all construction-related parking and staging of vehicles will be kept out of the adjacent public roadways and will occur either on-site or on designated off-site parcels that would not adversely affect access to or parking within the downtown.
 - m. Use of temporary fencing around the project site (e.g., temporary fencing with opaque material).

45. **Transportation MM TRANS-2 Technical Review**: Prior to the issuance of a demolition permit for the Project, the Applicant shall submit written proof to the City that engineering drawings and calculations as well as construction work plans and methods including any crane placement and radius have been submitted to Metro for review. Approval from Metro shall not be required to proceed with the Project.

46. **Transportation MM TRANS-3 Overhead Catenary System (“OCS”)**: The Applicant shall take all necessary measures to protect the OCS from damage due to Project activities during and after construction. During construction, the Applicant shall post warning signage for equipment working around the OCS wires.

47. **Transportation MM TRANS-4 Construction Safety**: The construction and operation of the Project shall not disrupt the operation and maintenance activities of the Metro Gold Line or the structural and systems integrity of Metro’s light rail infrastructure. Not later than one month before Project construction, the Applicant shall schedule a pre-construction meeting to discuss Project construction, communication protocols, and other related topics. The meeting would include the Applicant, key Project construction personnel, the City of Arcadia, and Metro staff, which may include staff from Real Estate, Construction Management, and Construction Safety staff. During Project construction, the Applicant shall coordinate with Metro as needed to ensure that Metro infrastructure and operations are not compromised by construction activities or permanent build conditions. The Applicant shall notify Metro of any changes to construction activities that may impact the use of the ROW. The Applicant shall allow Metro staff to monitor demolition and/or construction activities to confirm no impacts have occurred to the Gold Line right-of-way.

FISCAL IMPACT

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

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

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

RECOMMENDATION

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

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

Approved:



Dominic Lazzaretto
City Manager

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

Huntington Plaza Mixed Use Project
117-129 E. Huntington Drive & 124-134 Wheeler Avenue
August 18, 2020
Page 41 of 41

A-H) for the Draft IS/MND can be found at
www.arcadiaca.gov/projects.com

Attachment No. 3

Aerial Photo with Zoning Information &
Photos of the Subject Property

Site Address: 117 E HUNTINGTON DR

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



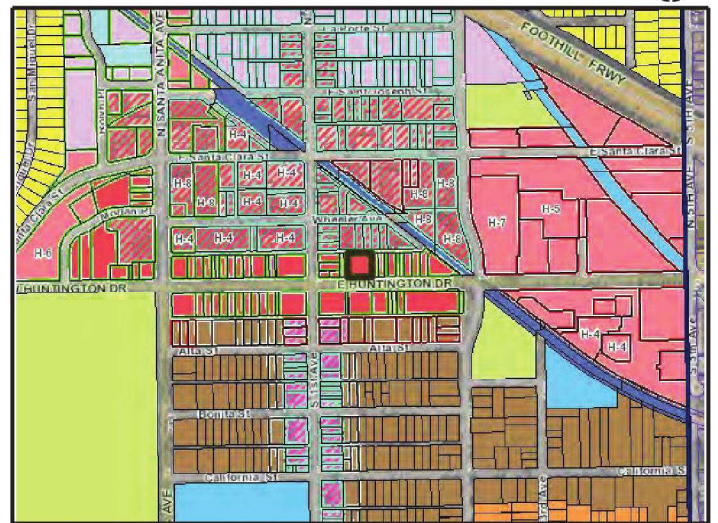
Property Characteristics

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

Overlays

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

Selected parcel highlighted

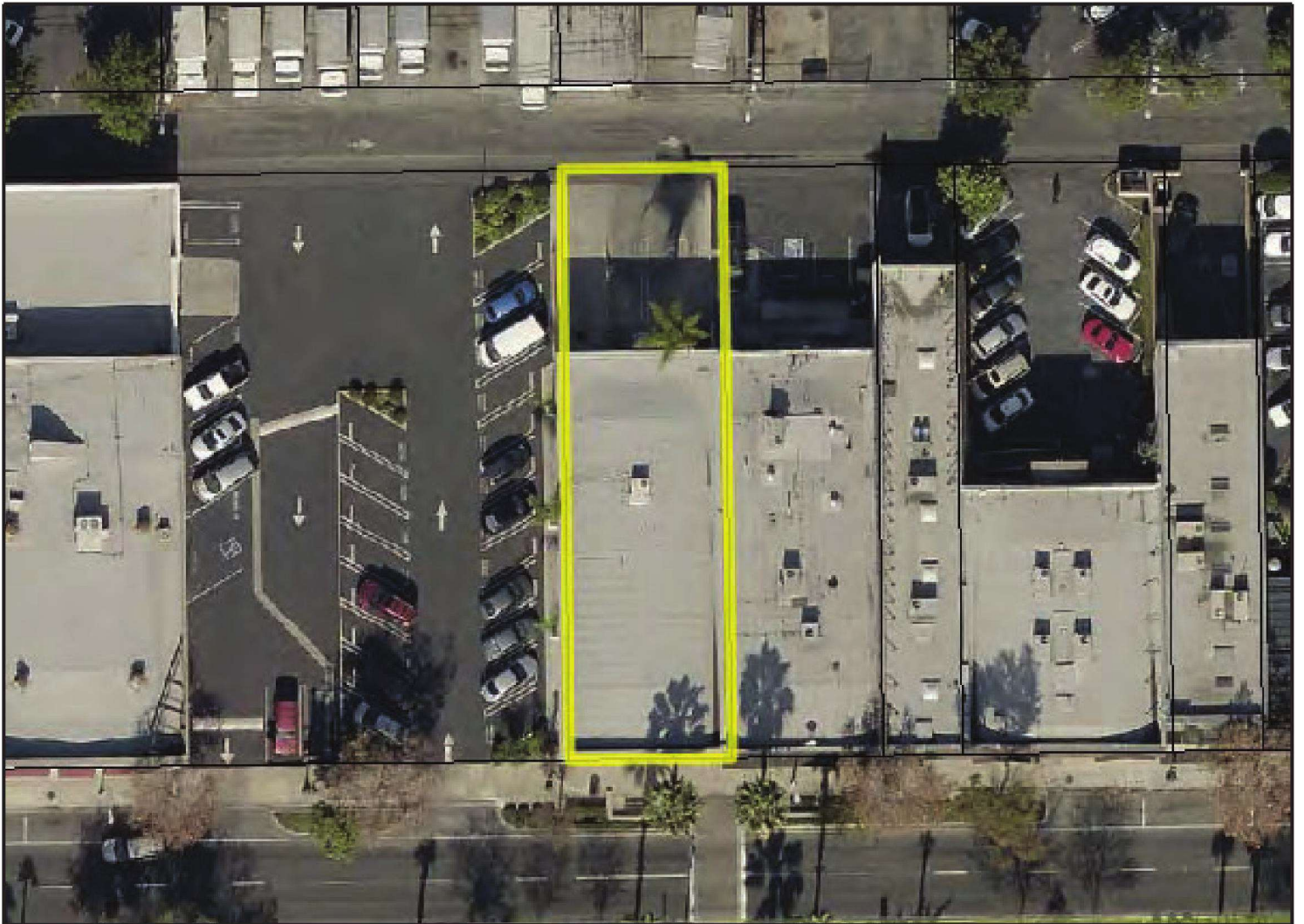


Parcel location within City of Arcadia

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

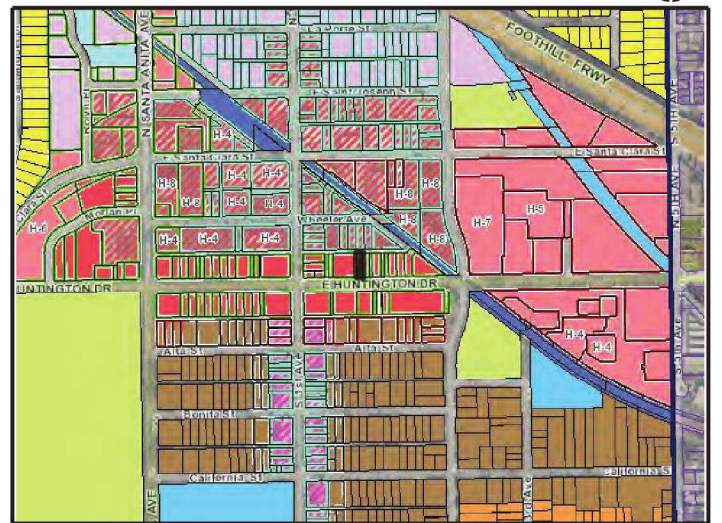
Site Address: 129 E HUNTINGTON DR

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



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

Selected parcel highlighted



Parcel location within City of Arcadia

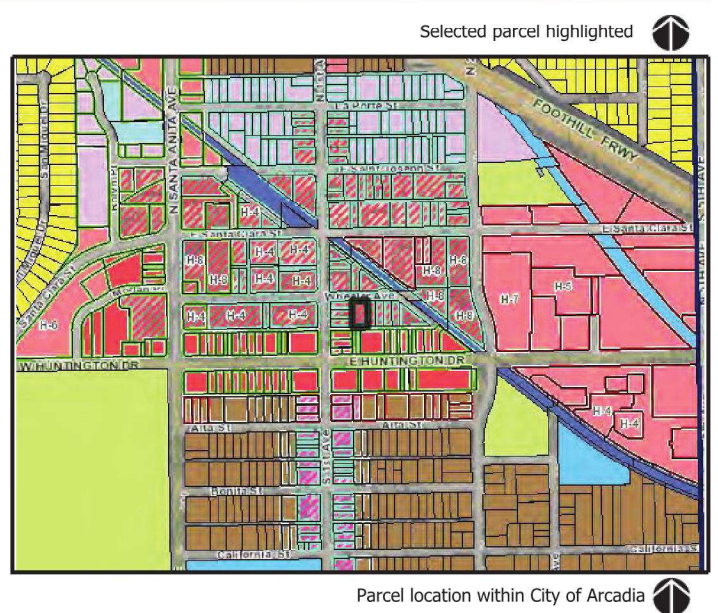
This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

Site Address:

Property Owner(s): ARCADIA CITY

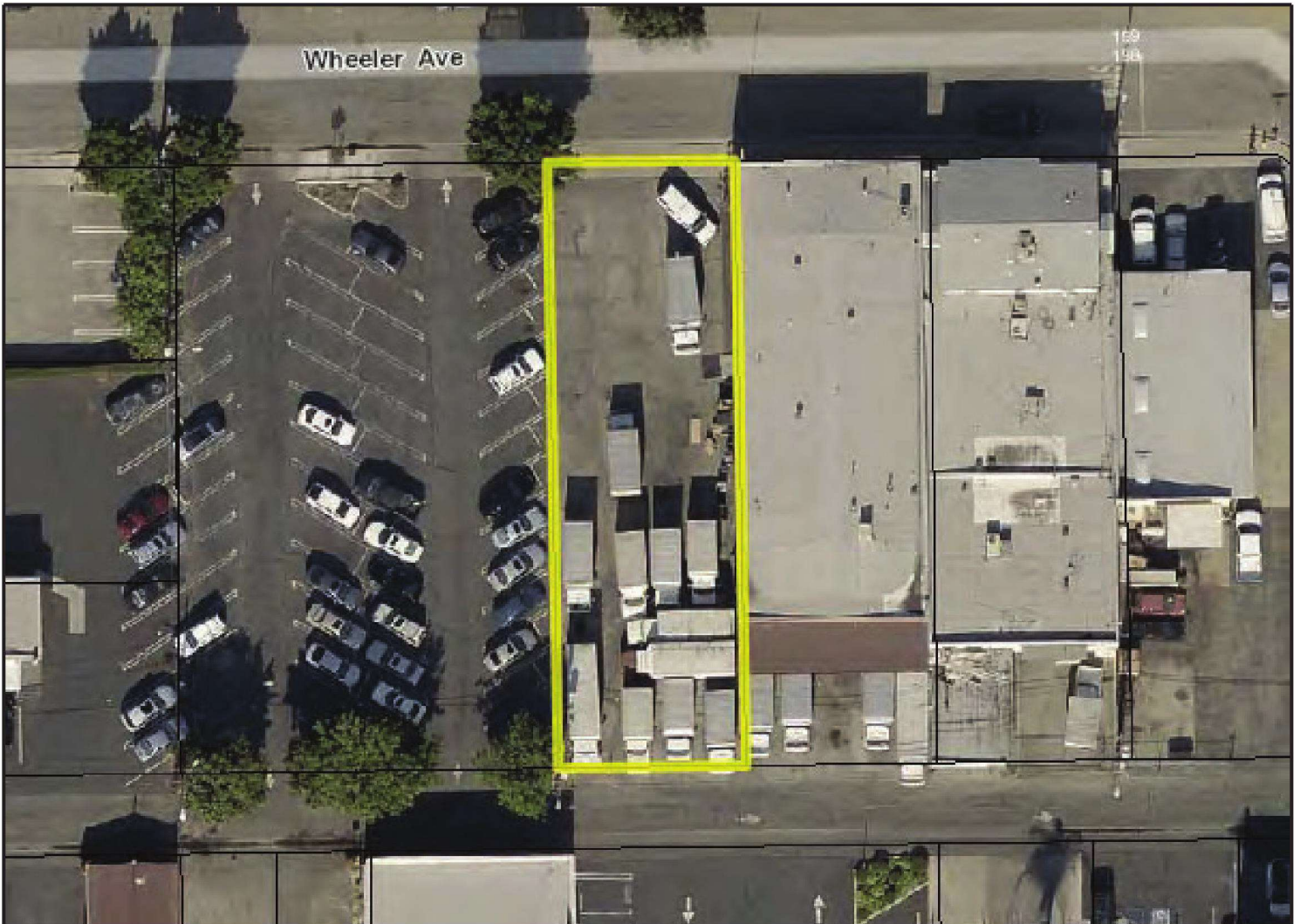


Property Characteristics	
Zoning:	DMU
General Plan:	DMU
Lot Area (sq ft):	
Main Structure / Unit (sq. ft.):	
Year Built:	
Number of Units:	0
Overlays	
Architectural Design Overlay:	N/A
Downtown Overlay:	N/A
Downtown Parking Overlay:	Yes
Parking Overlay:	N/A
Racetrack Event Overlay:	N/A
Residential Flex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



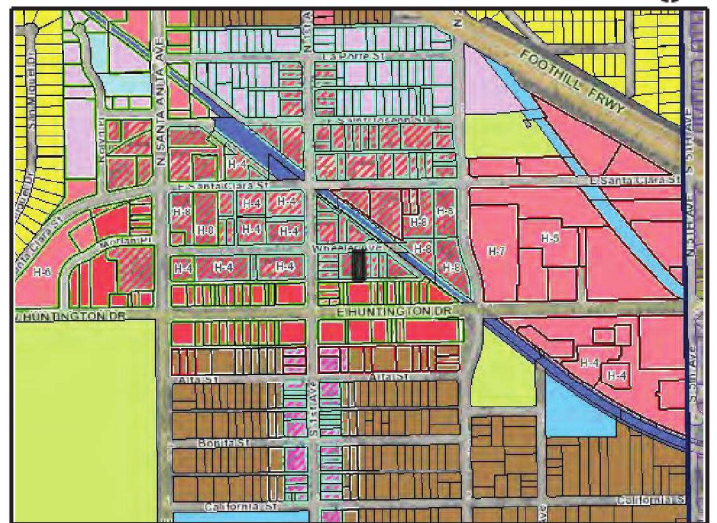
Site Address:

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



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

Selected parcel highlighted

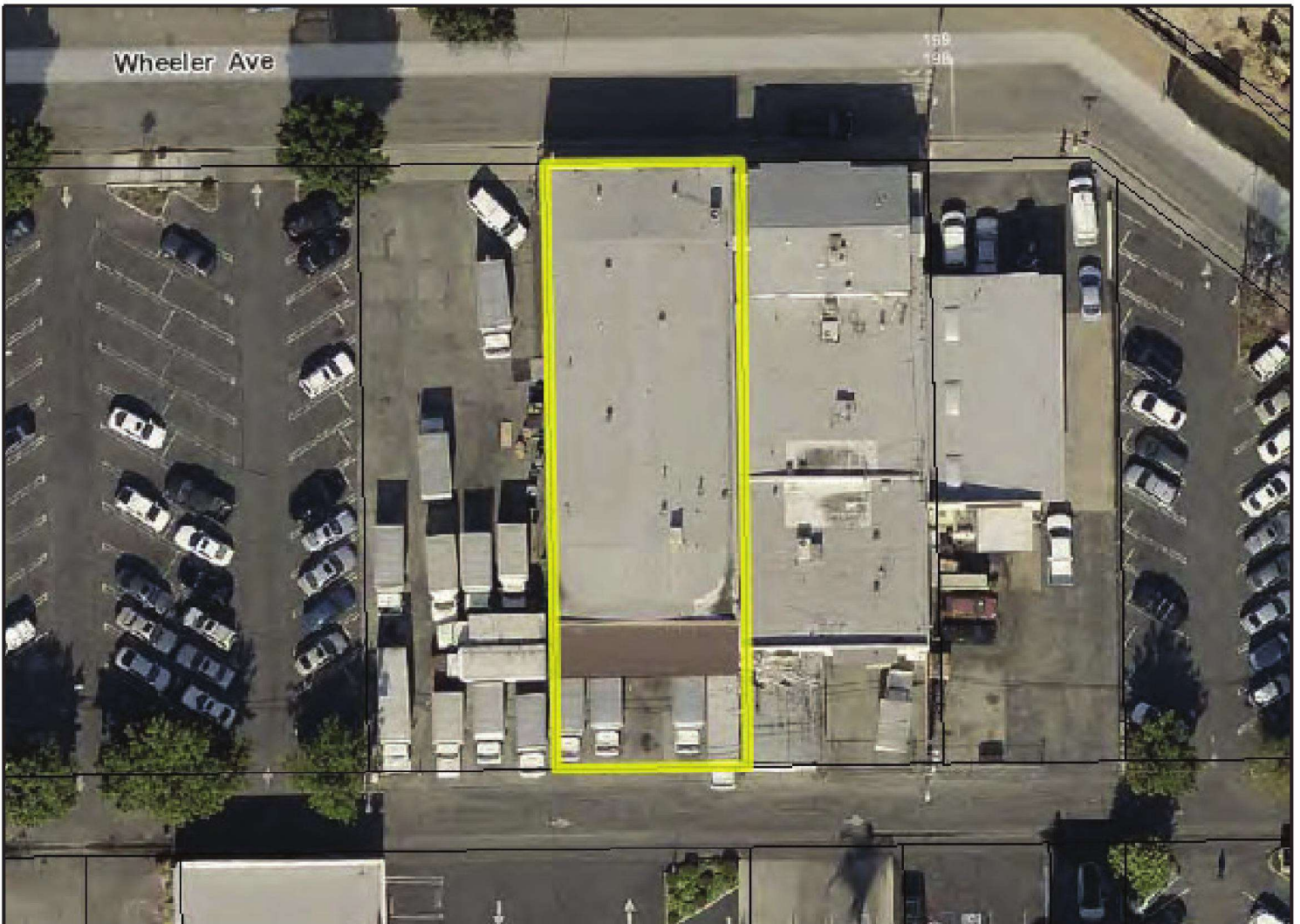


Parcel location within City of Arcadia

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

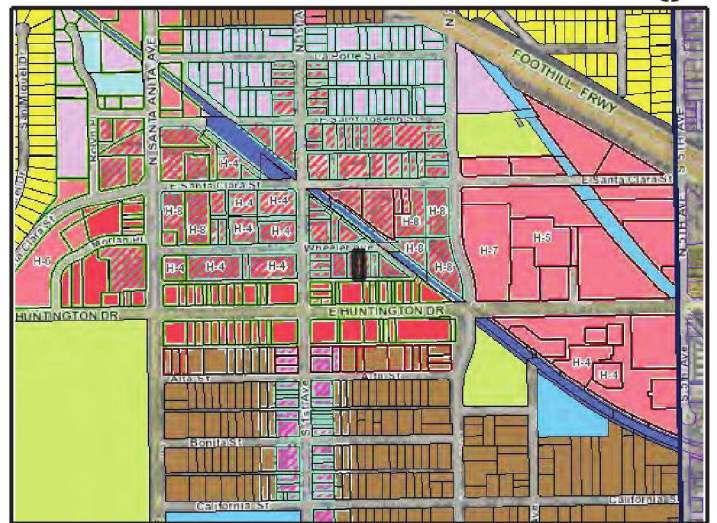
Site Address: **124 WHEELER AVE**

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



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

Selected parcel highlighted

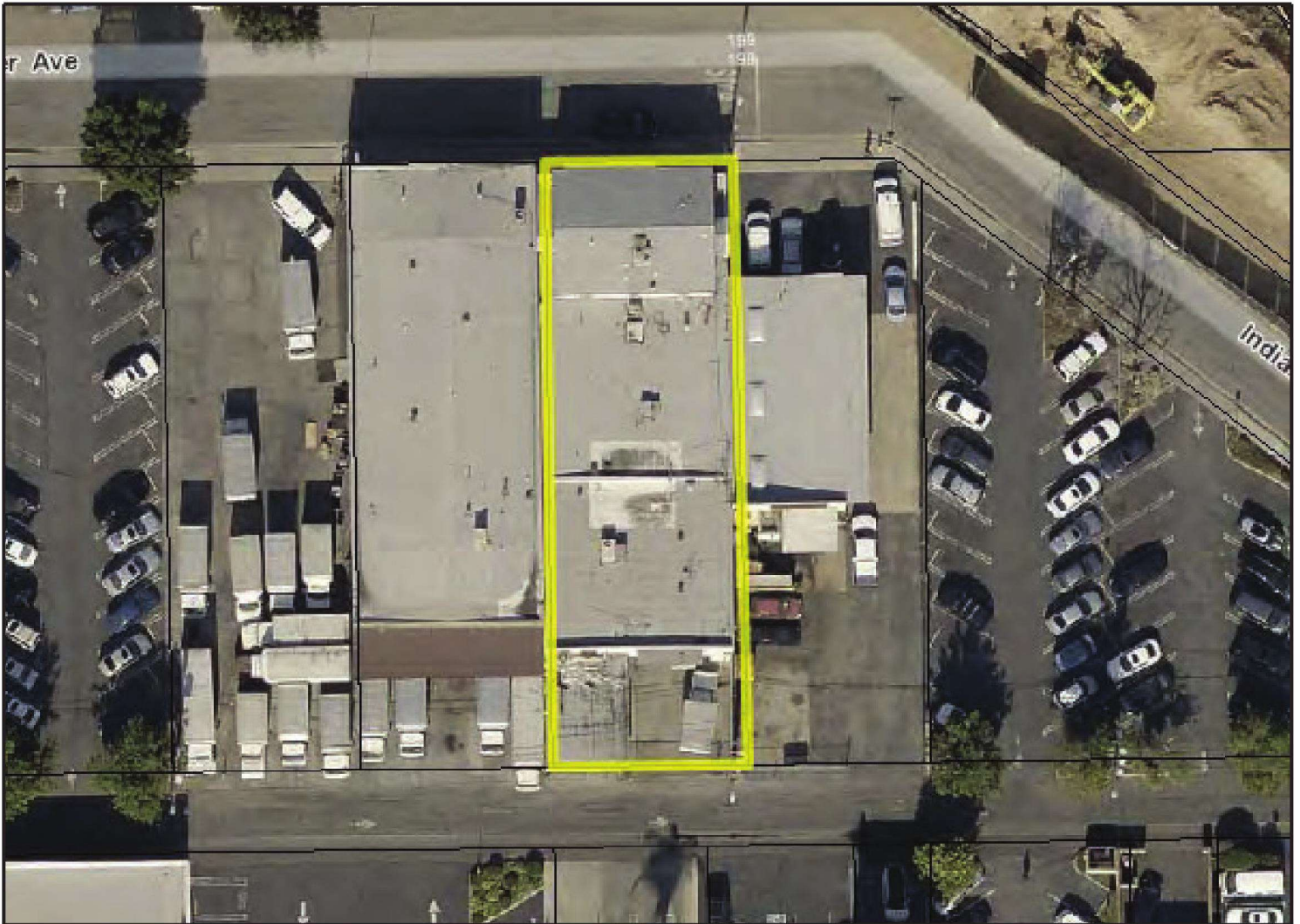


Parcel location within City of Arcadia

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

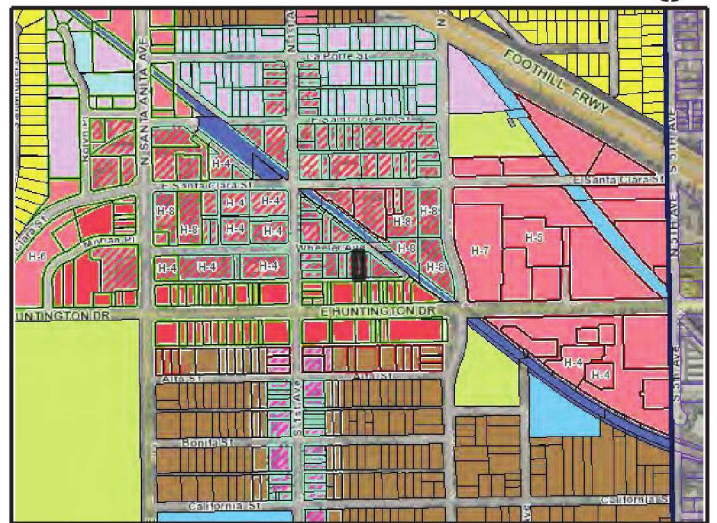
Site Address: **126 WHEELER AVE**

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



Property Characteristics	
Zoning:	DMU
General Plan:	DMU
Lot Area (sq ft):	
Main Structure / Unit (sq. ft.):	7,624
Year Built:	1946
Number of Units:	0
Overlays	
Architectural Design Overlay:	N/A
Downtown Overlay:	N/A
Downtown Parking Overlay:	Yes
Parking Overlay:	N/A
Racetrack Event Overlay:	N/A
Residential Flex Overlay:	N/A
Special Height Overlay:	N/A

Selected parcel highlighted



Parcel location within City of Arcadia

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

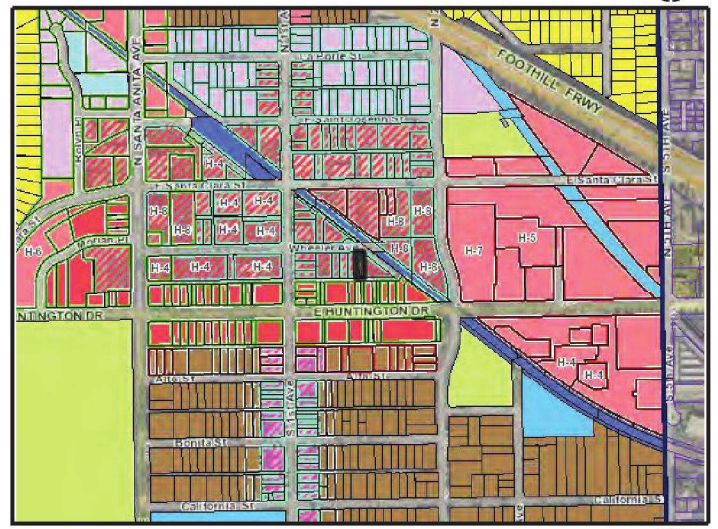
Site Address: 134 WHEELER AVE

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



Property Characteristics	
Zoning:	DMU
General Plan:	DMU
Lot Area (sq ft):	
Main Structure / Unit (sq. ft.):	1,825
Year Built:	1955
Number of Units:	0
Overlays	
Architectural Design Overlay:	N/A
Downtown Overlay:	N/A
Downtown Parking Overlay:	Yes
Parking Overlay:	N/A
Racetrack Event Overlay:	N/A
Residential Flex Overlay:	N/A
Special Height Overlay:	N/A

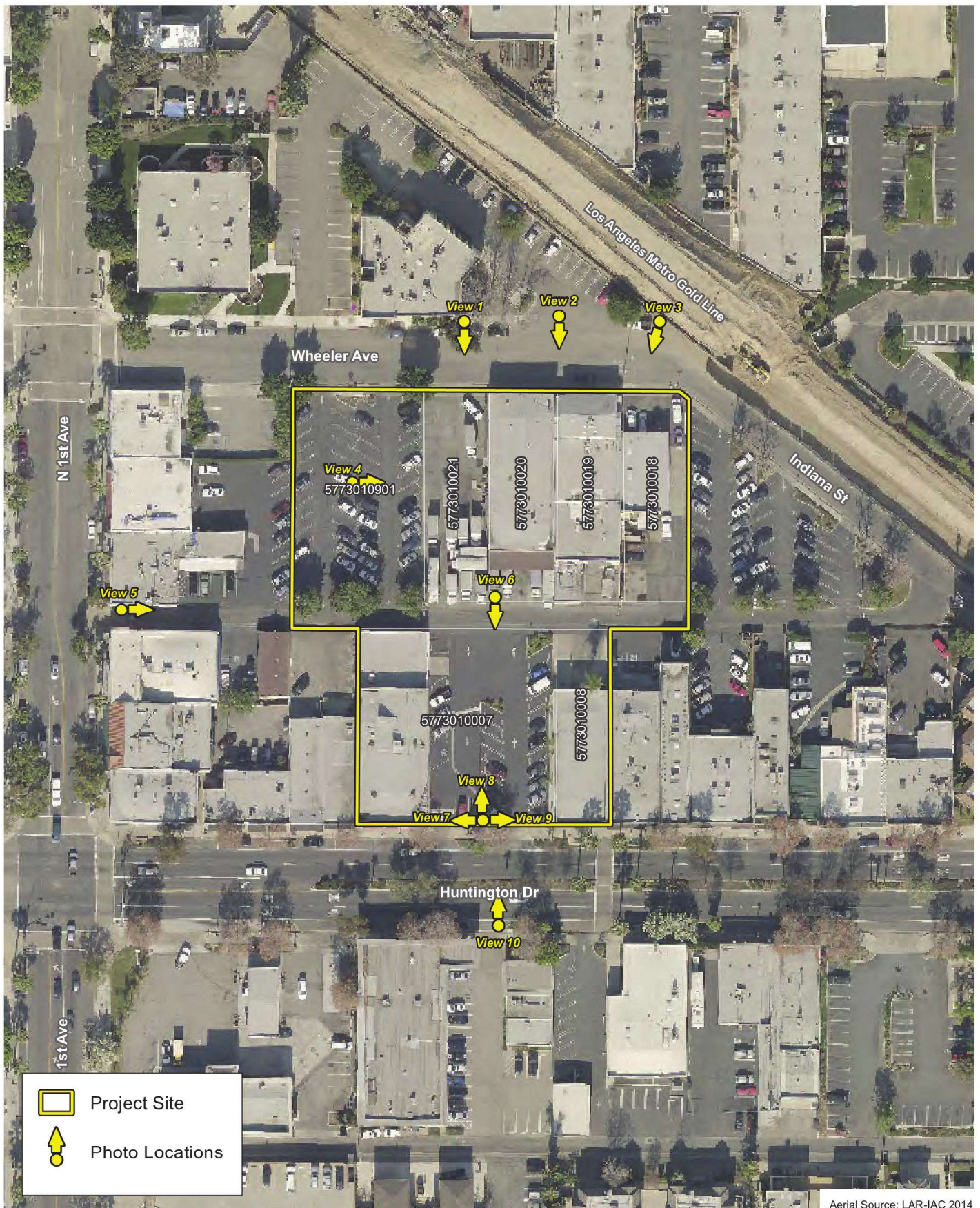
Selected parcel highlighted



Parcel location within City of Arcadia

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

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Aerial Source: LAR-IAC 2014

Photos of Existing Project Setting

Exhibit 3a

Huntington Plaza Mixed-Use Project





View 1



View 2

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

Site Photographs

Huntington Plaza Mixed-Use Project

Exhibit 3b





View 3



View 4

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Site Photographs

Huntington Plaza Mixed-Use Project

Exhibit 3c





View 5



View 6

Site Photographs

Huntington Plaza Mixed-Use Project

Exhibit 3d



(06/13/2019 SAK) R:\Projects\3NWI010100\Graphics\Ex_SP3.pdf

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View 7



View 8

D:\Projects\3NW\10100\Graphics\MND\ex_SP4_20190613.ai

Site Photographs

Huntington Plaza Mixed-Use Project

Exhibit 3e





View 9



View 10

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Site Photographs

Huntington Plaza Mixed-Use Project

Exhibit 3f



Attachment No. 6

Architectural Plans



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

Date: 08/06/2020
Job # 17476

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

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

APN:	TBD		
Address:	Wheeler Ave, Huntington Dr, Arcadia, CA 91007		
Current Zoning:	Central Business District (CBD), Downtown Mixed Use (DMU)		no change
Proposed Zoning:	Central Business District (CBD), Downtown Mixed Use (DMU)		
Site Area (Net):	75,530 SF	1,740 AC	
	27,530 SF	0.640 AC	# BUILDING 1 : Huntington Drive
	48,000 SF	1.110 AC	# BUILDING 2 : Wheeler Ave
Max Height Proposed:	60'		
Proposed Units:	139		
Proposed Density:	79.9 DU/AC NET	80 du/AC max.	
Setbacks Required:	Front: 0' min., 10' max. Side (not abutting nonresidential or mixed use zone): 0' Side (Street Side): 0' min., 10' max. Rear (abutting nonresidential or mixed use zone): 0'	Setbacks Proposed: Front: +/- 31.72' avg. min. Side (not abutting nonresidential or mixed use zone): +/- 1', 2' min. Side (Street Side): +/- 2' min. Rear (abutting alley): +/- 11', 10'-3" min.	
Floor Area Ratio - Allowed:	1.0 du/AC		
Net Site Area:	75,530 sf		
Max FAR:	1.0	du/AC	0.14 du/AC
Max Nonresidential Floor Area:	75,530 sf		10,200 sf
*note: Max FAR is applicable only to non residential component of a development			
Floor Area Ratio - Proposed:			
*note: FAR is measured as Gross floor area (less parking) divided by Net lot area.			

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

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

- For houses less than 5,000 square feet in size, floor area shall exclude required parking spaces (450 square feet for a two-car garage and 650 square feet for three-car garage). For houses 5,000 square feet or larger, floor area shall exclude up to four parking spaces (850 square feet maximum).
- Floor area shall exclude basements.
- Floor area shall exclude non-enclosed covered structures such as covered patios or porches, decks, and balconies.

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

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

Parking Required:				Parking Provided:						
per AMC Sect. 9103.07				Standard						
Residential:	# du	Ratio	Total	9'x18'	TANDEM 9'x19.5'	Compact 9'x15'	Parallel 10'x24'	Handicap 9'x18'	Total	
1-bed:	2	1.5	3	115	37	-	-	-	3	
2-bed:	100	1.5	150	17	13	-	-	-	4	
3-bed:	37	1.5	56	-	-	-	-	-	34	
Subtotal:	139		209	132	70	-	-	-	7	
				63.2%	33.5%	0.0%	0.0%	0.0%	3.3%	
Guest:	139	0.333	47	44	-	-	-	-	3	
				44	-	-	-	-	3	
				44	-	-	-	-	3	
				93.6%	0.0%	0.0%	0.0%	0.0%	6.4%	

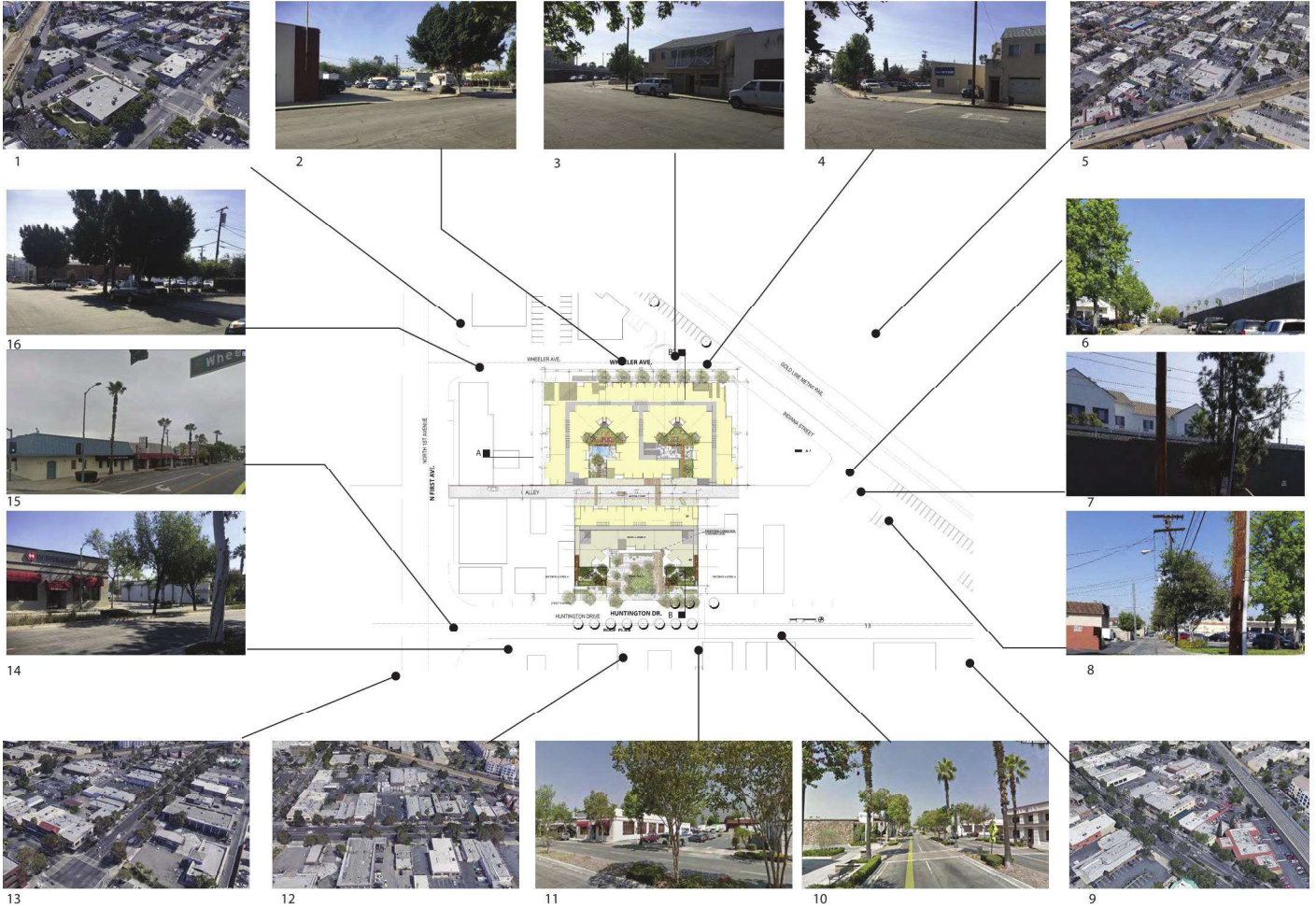
City Easement Parking				City Easement Parking						
per AMC Sect. 9103.07.150				Standard						
Commercial:	#	Ratio	Total	9'x18'	TANDEM 9'x19.5'	Compact 9'x15'	Parallel 10'x24'	Handicap 9'x18'	Total	
Easement:	55		55	52	-	-	-	-	3	
Level 1:	52		52	-	-	-	-	-	3	
Subtotal:	55		55	52	-	-	-	-	3	
				94.5%	0.0%	0.0%	0.0%	0.0%	5.5%	

Bike Parking Required:				Bike Parking Provided:						
per AMC Sect. 9103.07.150				Standard						
# BUILDING 1 (Huntington Drive)	#	Ratio	Total	9'x18'	Alley 9'x18'	Compact 9'x15'	Parallel 10'x24'	Handicap 9'x18'	Total	
Resident 1:	100	0.20	20	-	-	-	-	-	20	
Total Stalls Required:			20						20	
# BUILDING 2 (Wheeler Ave)	#	Ratio	Total							
Resident 2:	39	0.30	8	-	-	-	-	-	8	
Retail:	39	0.05	2	-	-	-	-	-	2	
Total Stalls Required:			12						12	

Open Space Required:				Open Space Provided:			
per AMC Sect. 9102.05.130				Standard			
du	sf	Ratio	Total	Ground Level:	Podium Level:	Private Open Space:	Skydeck (Level 4):
1-bed:	2	100	200 sf	-	-	-	7,732 sf
2-bed:	100	100	10,000 sf	-	-	-	5,556 sf
3-bed:	37	100	3,700 sf	-	-	-	8,218 sf
Total Open Space Required:			13,900 sf				24,256 sf

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

- Floor area shall exclude required parking areas in the garage (with each required parking space not exceeding 200 square feet) but shall include any additional enclosed parking spaces provided on the addition to the minimum requirements.
- Floor area shall exclude fully subterranean garage and basement.
- Exclude non-enclosed covered structures such as decks, patios, porches, and balconies enclosed on three or fewer sides.



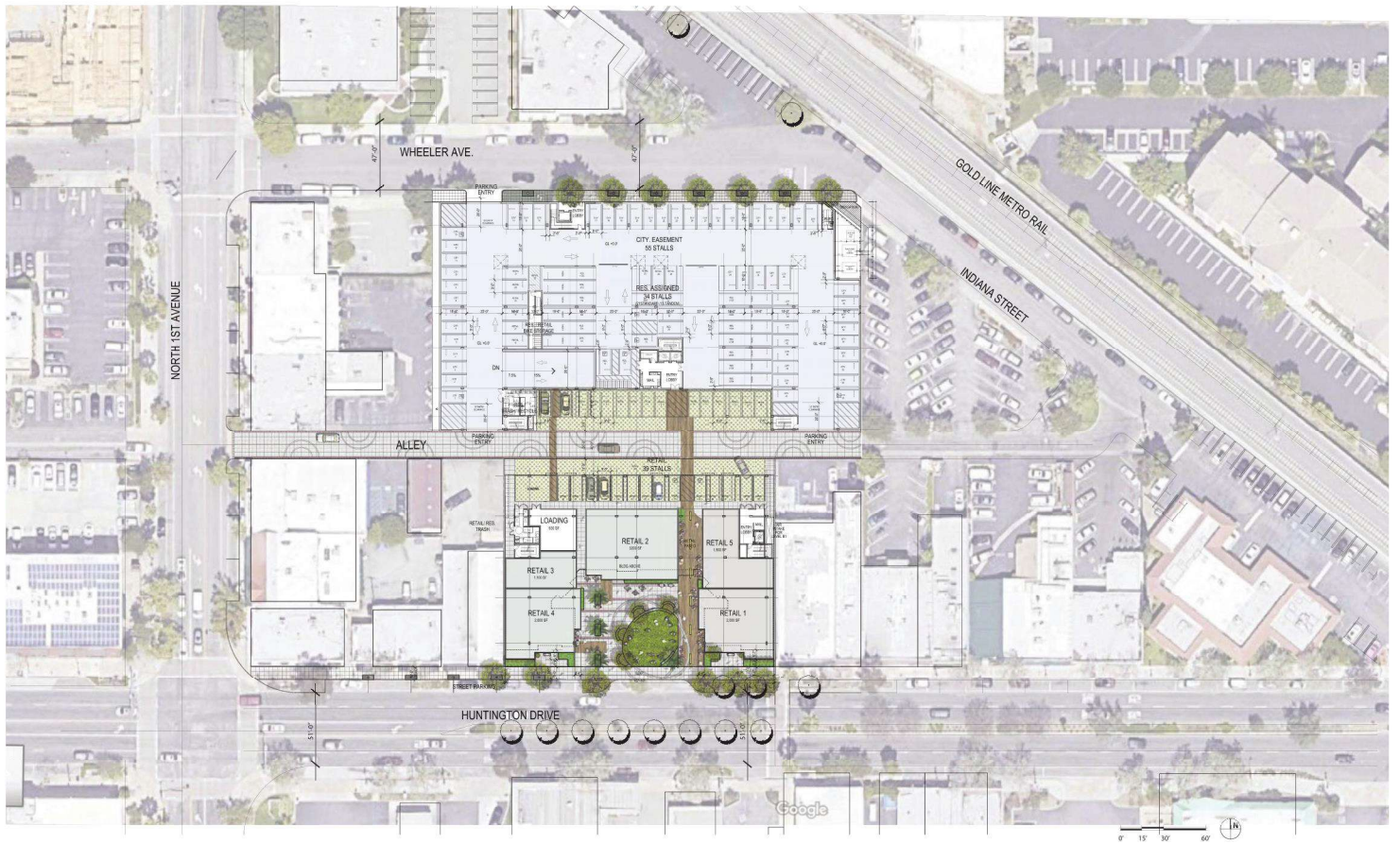
HUNTINGTON PLAZA
Arcadia, CA
HPA # 17476

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

**NEW WORLD
INTERNATIONAL
INVESTMENT LLC**

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

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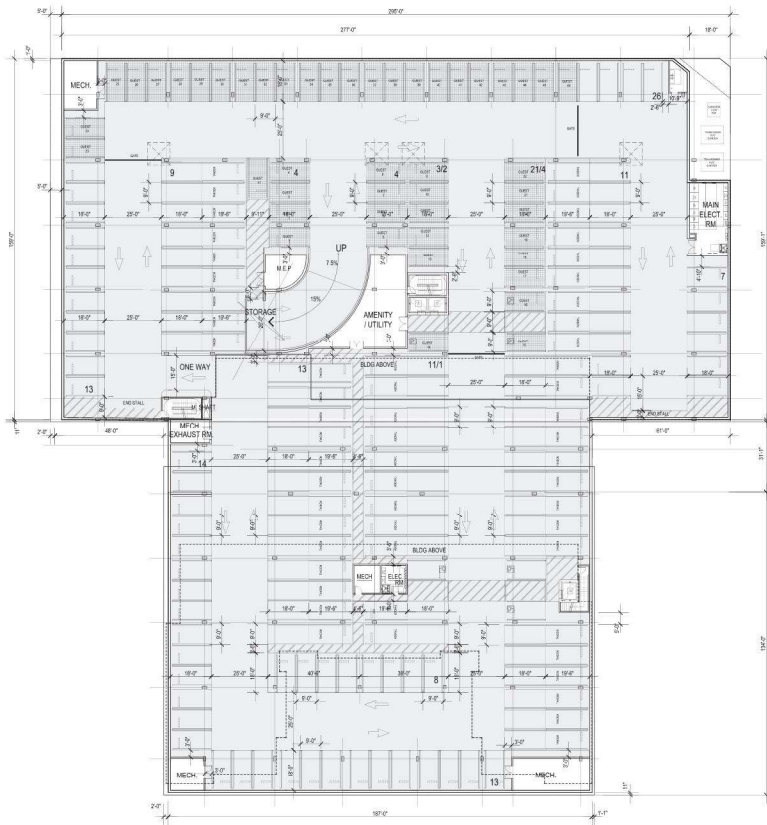
HUNTINGTON PLAZA
 Anaheim, CA
 HPA # 17476

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

**NEW WORLD
 INTERNATIONAL
 INVESTMENT LLC**

HUMPHREYS & PARTNERS ARCHITECTS, L.P.
 6159 Alton Rd., Suite 500, Tustin, CA 92680 | 949.761.9634 | www.humphreys.com

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RESIDENTIAL & GUEST PARKING - BASEMENT 1
 TOTAL COUNTRIES
 STANDARD: 100
 TANDEN: 17
 HC: 8
 RESIDENTIAL PARKING: 175 STALLS (STANDARD: 110, TANDEN: 17, HANDCAP: 8)
 GUEST PARKING: 47 STALLS (STANDARD: 4, HANDCAP: 3)

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



LEVEL B1(SUB-T PARKING) PLAN
ARCHITECTURAL DESIGN REVIEW
 August 6, 2020

**NEW WORLD
 INTERNATIONAL
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HUNTINGTON PLAZA
 Austin, TX
 HPA # 17476

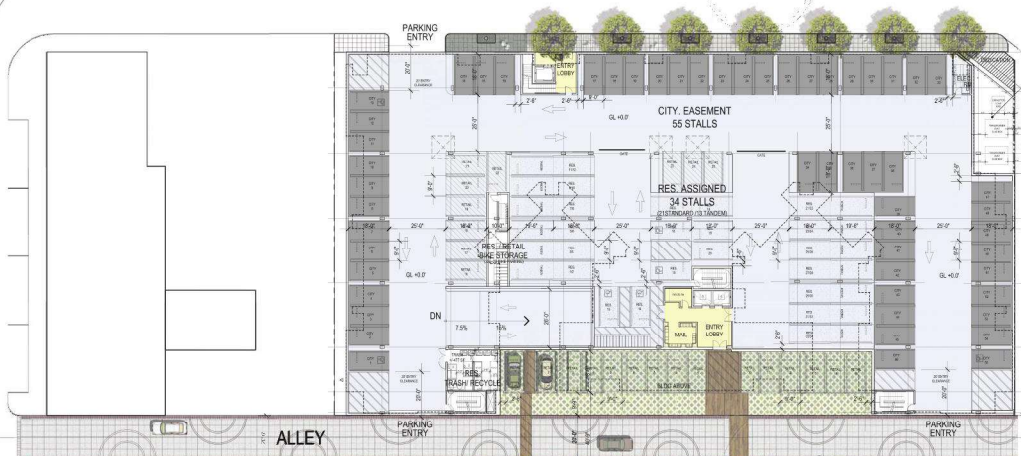
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NORTH 1ST AVENUE

WHEELER AVE.

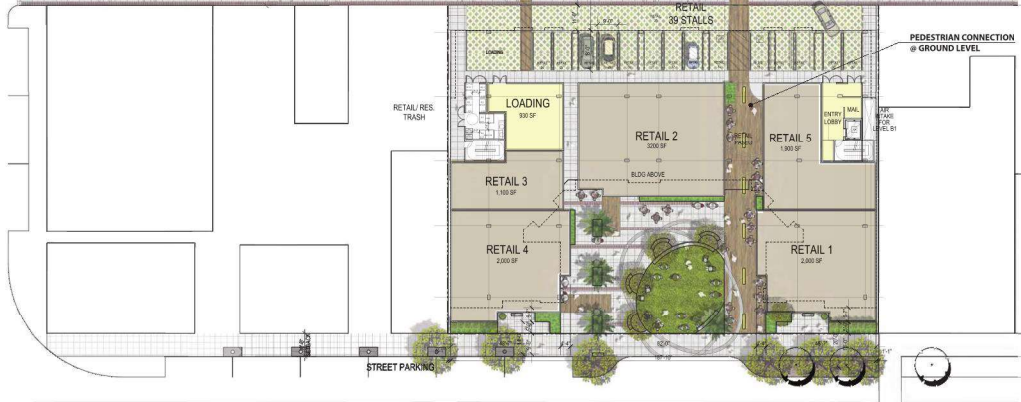
GOLD LINE METRO RAIL

INDIANA STREET



PARKING LEGEND:

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



RETAIL, CITY & RESIDENTIAL PARKING - GROUND

TOTAL: 120 STALLS
 STANDARD: 79 (CITY STALLS 52)
 ALLEY STANDARD: 25
 HANDICAP: 11
 UNDER: 13

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



LEVEL 1 (GROUND LEVEL) PLAN
ARCHITECTURAL DESIGN REVIEW

August 6, 2020

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HUNTINGTON PLAZA
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HUNTINGTON PLAZA
 Anaheim, CA
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LEVEL 2 (PODIUM LEVEL) PLAN
ARCHITECTURAL DESIGN REVIEW
 August 6, 2020

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ROOF PLAN
ARCHITECTURAL DESIGN REVIEW
 August 6, 2020

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KEYMAP

PERSPECTIVE RENDERING
ARCHITECTURAL DESIGN REVIEW
 August 6, 2020

HUNTINGTON PLAZA
 Austin, TX
 HPA # 17476

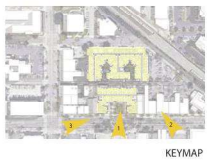
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1. view from Huntington Dr. Main massing & Center Entry Plaza



KEYMAP



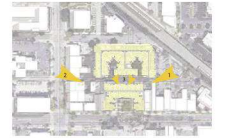
2. Bird's eye view from East -South corner



3. viewing west from Huntington Dr.



1. view From Alley (Indiana St.)



KEYMAP



2. view from Alley , Rear massing & Motor Plaza



3. view of interior Motor Plaza 16

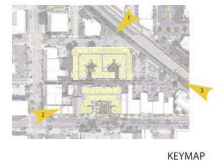
HUNTINGTON PLAZA
Arcadia, CA
HPA # 17476

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

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1. Bird's eye view from Metro Goldline



2. View of stepped skyline from Huntington Dr.



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

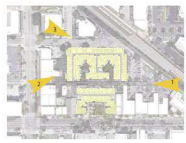
HUNTINGTON PLAZA
 Architecture, P.A.
 HPA # 17476

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

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KEYMAP



1. view from Indiana St.



2. Bird's eye view of Alley frontage



3. view from Wheeler Avenue

HUNTINGTON PLAZA
Arcadia, CA
HPA # 17476

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

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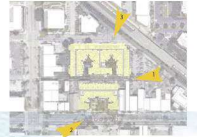
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1. view of exposed main corner



2. view of South Elevation from Huntington Dr.



KEYMAP



3. view of North Elevation from Gold Line



ELEVATION (BLDG 2 :WHEELER AVE)
ARCHITECTURAL DESIGN REVIEW

August 6, 2020

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

August 6, 2020

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

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1. West Elevation (N First Ave)

0' 8' 16' 32'



2. East Elevation (Metro Gold Line)

0' 8' 16' 32'

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

August 6, 2020

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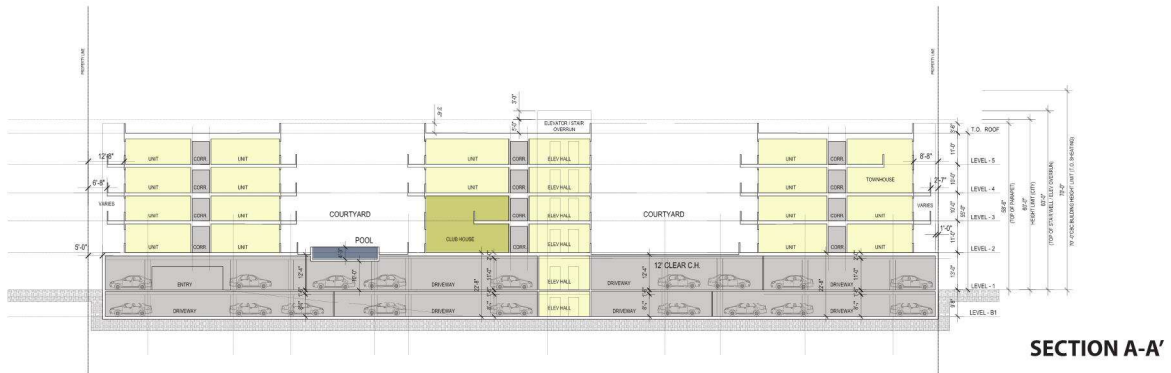
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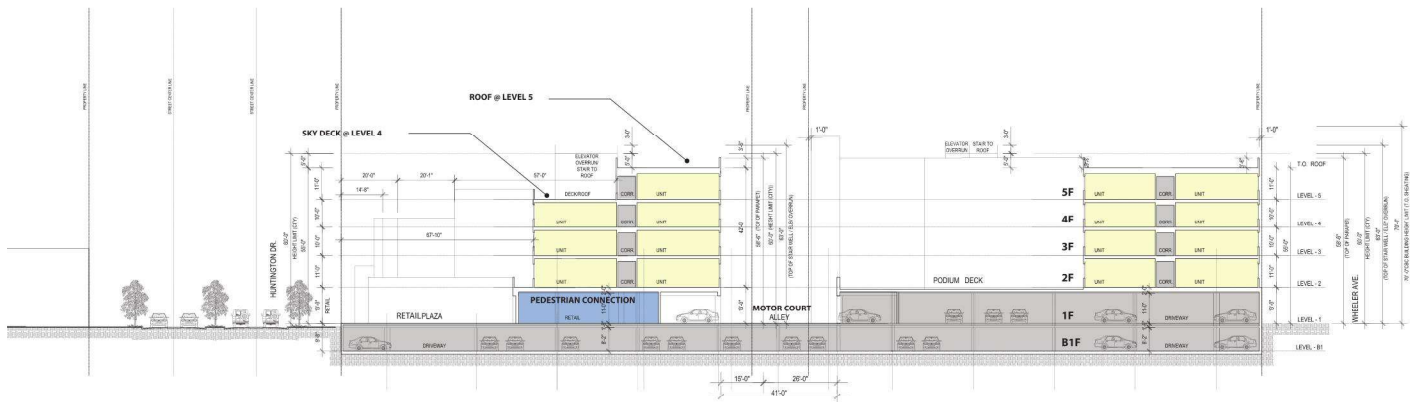








SECTION A-A'



SECTION B-B'

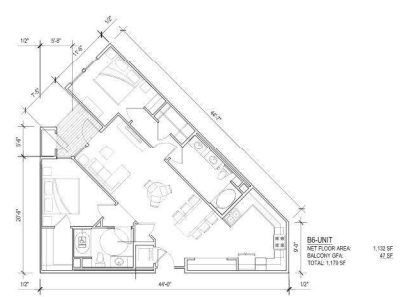
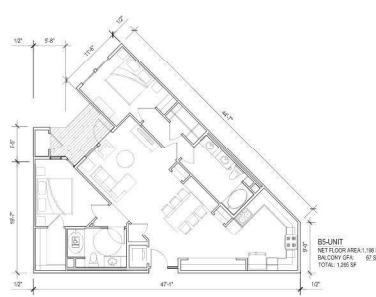
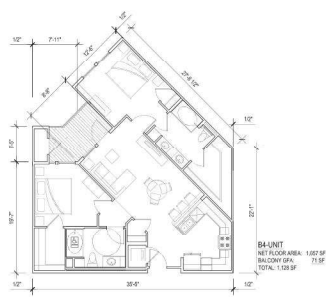
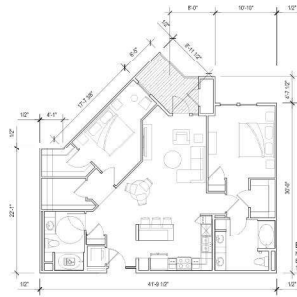
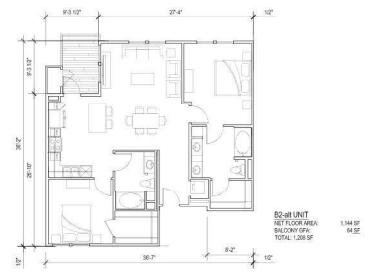
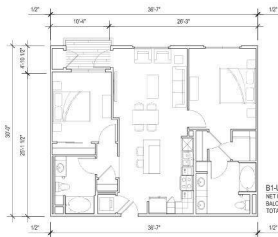
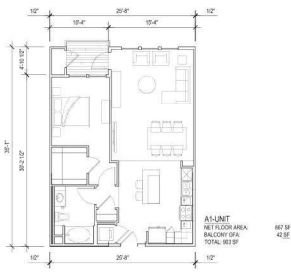


**BUILDING SECTION
ARCHITECTURAL DESIGN REVIEW**

August 6, 2020

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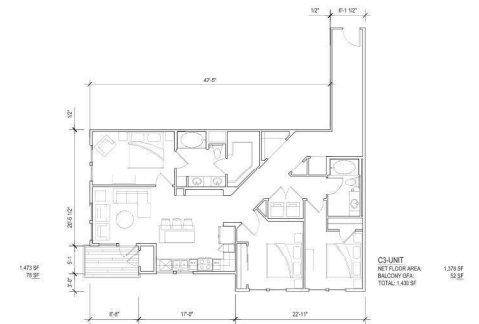
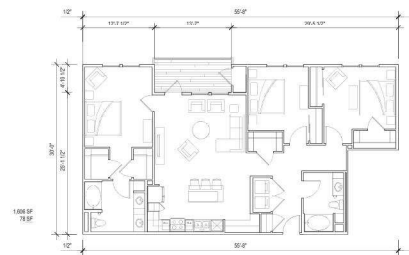
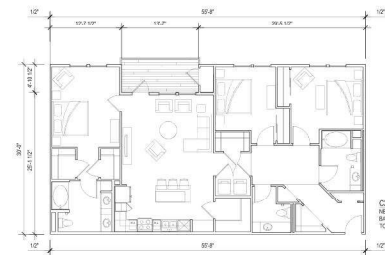
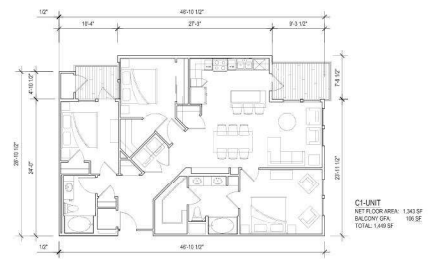
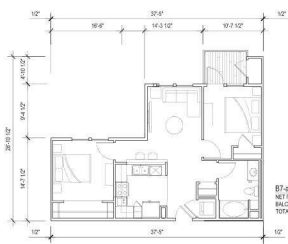
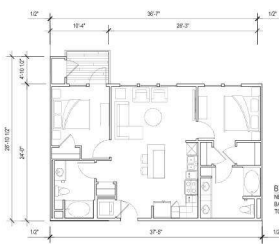


UNIT PLANS
ARCHITECTURAL DESIGN REVIEW

August 6, 2020

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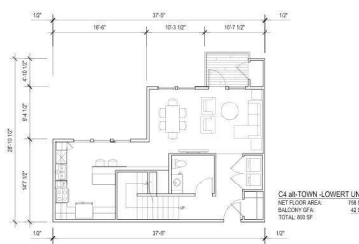
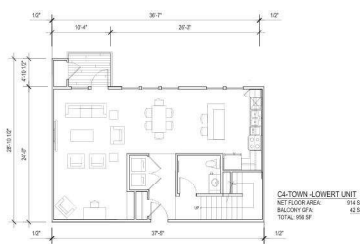
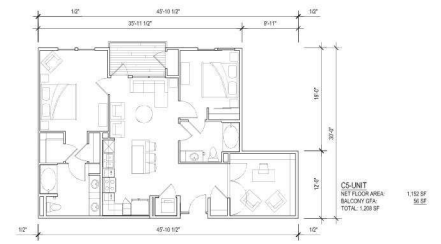
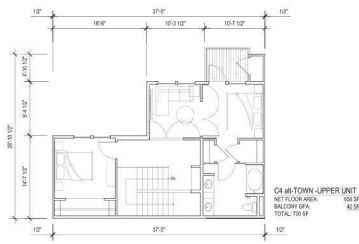
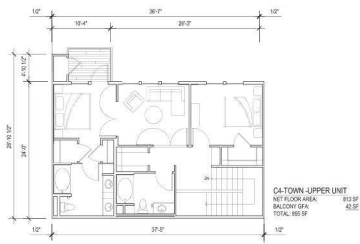
UNIT PLANS
ARCHITECTURAL DESIGN REVIEW
August 6, 2020

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HPA # 17476

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UNIT PLANS
ARCHITECTURAL DESIGN REVIEW
 August 6, 2020

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HUNTINGTON PLAZA
Aventura, FL
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ARCHITECTURAL RENDERING
ARCHITECTURAL DESIGN REVIEW
August 6, 2020

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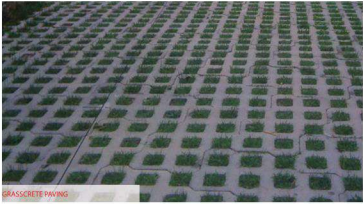
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**ARCHITECTURAL RENDERING
ARCHITECTURAL DESIGN REVIEW**
August 6, 2020

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GRASSCRETE PAVING



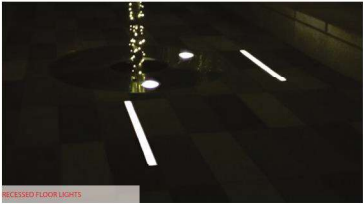
OUTDOOR KITCHEN



MULTI-USE LAWN



GREAT LAWN



RECESSED FLOOR LIGHTS



DECORATIVE ROCKS



ZERO EDGE POOL



WATER FEATURE



ACCENT PAVING



OUTDOOR KITCHEN



WOOD DECKING



ORNAMENTAL PLANTING



SPHERICAL LIGHTS



PATIO FIRE FEATURE



PATIO FURNISHINGS



STRING LIGHTS

Huntington Plaza
ARCADIA, CALIFORNIA
#17476

INSPIRATIONAL IMAGES
SCALE: NOT TO SCALE
SHEET 01 OF 09

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CONCEPTUAL PLANT PALETTE

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

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

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

Reference Evapotranspiration (ET₀) Rate = 50.2 inches per year
 The City of Arcadia uses the State Department of Water Resources Reference Cooperation rate (R1) for the City of Arcadia - Appendix A of the State MHELC.

Hydrozone # & Planting Description	Plant Factor (PF)	Plant Spacing (SP)	Planting Method (M)	Planting Efficiency (PE)	ETAP (ET ₀ x PF x SP)	ETAP x Area (sq. ft.)	ETAP x Area (gallons)
1) Low Water Use	0.5	50'	0.8	0.8	3.2	840	20,556 Gallons
2) Med Water Use	0.5	50'	0.8	0.8	3.2	840	20,556 Gallons
Average							
Total							
Special Landscape Areas (SLA) - Includes areas irrigated with recycled water							
Total							
ETAP Total							\$0,051 Gallons
MAX							\$1,299 Gallons

Hydrozone # & Planting Description - e.g., 1) Lawn/Turf, 2) Low Water Use Plantings, 3) Medium Water Use Plantings, etc.
 Plant Factor (PF) -
 Irrigation Method - Drip, Sprinkler, or Flood
 Planting Efficiency (PE) - 0.7 for overhead systems, 0.8 for drip
 ETAP (Annual Gallons Required) = ET₀ (50.2) x PF x SP x Area
 MAX Annual Gallons Allowed = ET₀ (50.2) x PF x SP x Area x SLA
 SLA is a percentage (0.1 to 0.5) of the total Regular Landscape Area
 Area is the total Regular Landscape Area
 SLA is the total Special Landscape Area
 ETAP is 0.5 for residential areas, and 0.4 for non-residential areas

ETAP Calculations

Regular Landscape Areas, Average ETAP for Regular Landscape Areas must be 0.5	
Total ETAP Area	1,827
Total Area x Area	3,654
Average ETAP	0.5

All Landscape Areas

Total ETAP Area	1,827
Total Area x Area	3,654
Average ETAP	0.5

GENERAL NOTES:
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SHEET 04.09
 SHEET 03.09



AMENITY SPACES

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

HUNTINGTON DRIVE HUNTINGTON DRIVE

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Huntington Plaza
 ARCADIA, CALIFORNIA
 #17476

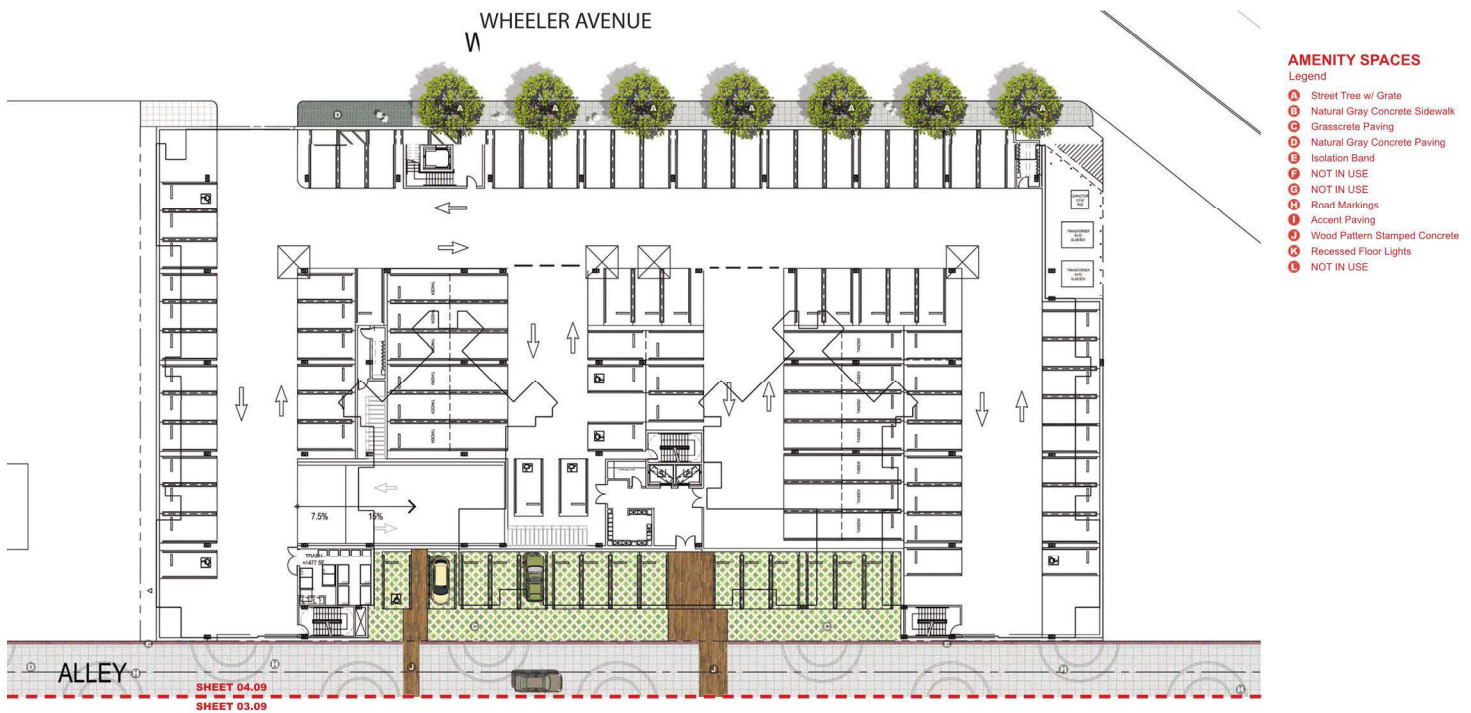
GROUND LEVEL COLORED PLAN - PLAZA

SCALE: NOT TO SCALE
 SHEET 03 OF 09

NEW WORLD INTERNATIONAL
 INVESTMENT LLC.

hpla HUMPHREYS & PARTNERS LANDSCAPE ARCHITECTURE
 STUDIO 5339 ALPHA ROAD, SUITE 300, DALLAS, TX 75240
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- AMENITY SPACES**
Legend
- A Street Tree w/ Grate
 - B Natural Gray Concrete Sidewalk
 - C Grasscrete Paving
 - D Natural Gray Concrete Paving
 - E Isolation Band
 - F NOT IN USE
 - G NOT IN USE
 - H Road Markings
 - I Accent Paving
 - J Wood Pattern Stamped Concrete
 - K Recessed Floor Lights
 - L NOT IN USE

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GROUND LEVEL COLORED PLAN - ALLEY

SCALE: NOT TO SCALE
SHEET 04 of 09

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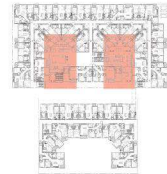
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AMENITY SPACES

Legend

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



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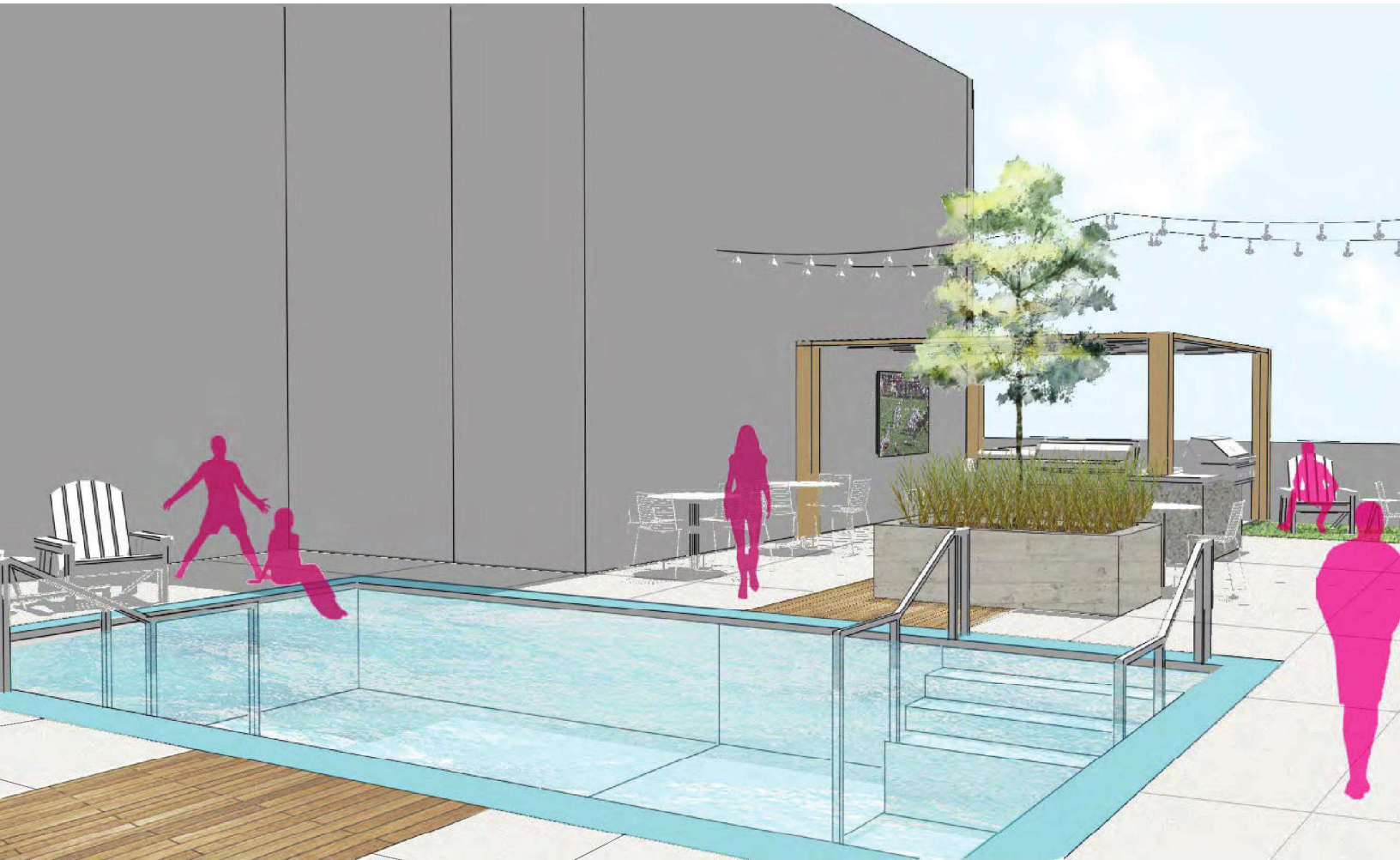
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PODIUM AMENITIES COLORED PLAN
 SCALE: NOT TO SCALE
 SHEET 05 OF 09

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 #17476

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

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

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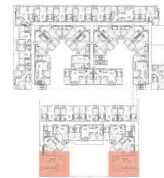
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AMENITY SPACES

Legend

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



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ROOF DECK COLORED PLAN

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

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Huntington Plaza
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ROOF DECK PRELIMINARY PERSPECTIVE C

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

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**ARCADIA PLANNING COMMISSION
REGULAR MEETING MINUTES
TUESDAY, AUGUST 13, 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, and Tallerico (via teleconference)

ABSENT: Hui

It was moved by Vice Chair Wilander and seconded by Commissioner Arvizu to excuse Commissioner Hui from the meeting.

Without objection, the motion was approved.

SUPPLEMENTAL INFORMATION FROM STAFF REGARDING AGENDA ITEMS

Deputy Development Services Director Lisa Flores informed the Commission that Commissioner Tallerico will be joining us remotely via Zoom.

PUBLIC COMMENTS (5 minute time limit per person)

There were none.

PUBLIC HEARING

Chair Tsoi recused himself from public hearing Item No. 1 due to a conflict of interest. He informed the Commission that his architectural firm was the designer on this project and the Applicant's representative. He left the Council Chambers during this item, and Vice-Chair Wilander ran the meeting.

- 1. Resolution No. 2149**– Approving Architectural Design Review No. ADR 24-08, Conditional Use Permit No. CUP 24-06, Healthy Tree Removal Permit No. TRH 24-04 and Protected Tree Encroachment Permit No. TRE 24-10 for a new two-story children ministry building at the Arcadia Chinese Baptist Church located at 100 W. Duarte Road

CEQA: Exempt

Recommendation: Adopt

Applicant: Space Light Structure Design (SLSD), Inc.

MOTION - PUBLIC HEARING

Vice Chair Wilander introduced the item and Senior Planner Edwin Arreola presented the staff report.

Commissioner Tallerico asked if it is possible to complete the project without removing the healthy protected trees.

Mr. Arreola explained that the parking lot needs to be reconfigured to accommodate the new building in order to meet the number of required parking spaces and driveway aisles, therefore the trees had to be removed.

Commissioner Arvizu asked if any part of the existing building will be demolished and asked what the height of the existing building will be, including the new addition.

Mr. Arreola clarified that no part of the existing building will be demolished because the new structure will be constructed from the ground up over the current parking lot area and adjacent to the existing building.

Vice Chair Wilander asked if a discretionary review will be required if the operating hours were to be changed in the future.

Mr. Arreola stated that they will not require to amend their Conditional Use Permit because the hours of operation were not conditioned.

The public hearing was opened.

Yun Wang introduced herself as a representative of the Applicant and made herself available for questions.

The Commissioners did not have any questions for the Applicant.

No one spoke in favor of the proposal.

No one spoke in opposition to the proposal.

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

Without objection, the motion was approved.

A member of the audience requested that the public hearing be reopened to ask a question.

Commissioner Arvizu made a motion to reopen the public hearing and Commissioner Tallerico seconded the motion.

Without objection, the motion was approved.

Jennie Wang introduced herself as a neighbor adjacent to the project site. Ms. Wang asked for more information about the project because she was concerned about overflow parking and the increase of activity on the weekends.

Mr. Arreola said that the rear setback will be 73'-3" and there will be parking spaces between the new building and the neighbors which will serve as a buffer from any noise impacts. Mr. Arreola said that the proposal was reviewed by the Engineering Division, and they did not express any concerns. He added that given the building will be used by the children of existing church members no impacts to the parking lot activity and traffic are expected in the surrounding area.

The speaker had no further comment or questions.

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

Without objection, the motion was approved.

DISCUSSION

Commissioner Tallerico thinks it is wonderful when any faith-based institution expands their facilities and services. Mr. Tallerico said that the materials presented did not indicate any potential concerns and did not see any issues with the project.

Commissioner Arvizu said he agreed with Commissioner Tallerico and said he had no reservations about the project. He added that the project will benefit and enrich the community. Mr. Arvizu was first concerned about parking impacts but not any longer after learning the scope of the project.

Vice Chair Wilander agreed with her fellow Commissioners and said that the project will meet the needs of the community. Ms. Wilander said that it is refreshing to see a project that super exceeds the minimum requirements.

MOTION

It was moved by Commissioner Tallerico, seconded by Commissioner Arvizu to adopt Resolution No. 2149 approving Architectural Design Review No. ADR 24-08, Conditional Use Permit No. CUP 24-06, Healthy Tree Removal Permit No. TRH 24-04 and Protected Tree Encroachment Permit No. TRE 24-10 for a new two-story children ministry building at the Arcadia Chinese Baptist Church Located at 100 W. Duarte Road in which the findings were made and is CEQA exempt.

ROLL CALL

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

Chair Tsoi recused himself from voting.

The motion was approved.

There is a ten (10) day appeal period. Appeals are to be filed by 5:30 p.m. on Monday, August 26, 2024.

Chair Tsoi resumed back to his position.

2. Resolution No. 2152– Approving Conditional Use Permit No. CUP 24-01 to allow a self-service laundromat within a multiple-tenant commercial center located at 502 East Live Oak Avenue

CEQA: Exempt

Recommendation: Adopt

Applicant: Efren Covarrubias

MOTION - PUBLIC HEARING

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

Commissioner Arvizu asked if there is a second entrance at the rear of the unit for those who will park at the rear of the building.

Mr. Yesayan said that there is a door at the rear but deferred the question to the Applicant to answer if it will be accessible to customers.

The public hearing was opened.

Efren Covarrubias introduced himself as the Applicant and stated that he owns another laundromat in El Monte and has been in the laundromat industry for 11 years. He added that he performs the repairs and maintenance of his own machines. Mr. Covarrubias said his laundromat will benefit the community given that there are none in the area. He confirmed that the rear door will be available for public use.

The Commissioners thanked him for speaking and did not have any questions for him.

No one spoke in favor of the proposal.

No one spoke in opposition to the proposal.

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

Without objection, the motion was approved.

DISCUSSION

Vice Chair Wilander said this is a good use for the area. Ms. Wilander thought it was great the Applicant does his own maintenance and repairs.

Commissioner Arvizu said his only concern was the impact on parking in the area but was satisfied to learn the back entrance will be available for public use.

Commissioner Tallerico expressed no concerns with the proposal and said it is a great use for the community.

Chair Tsoi pointed out that there are not many laundromats opening now-a-day and agreed that this will benefit the neighborhood.

MOTION

It was moved by Vice Chair Wilander, seconded by Commissioner Arvizu to adopt Resolution No. 2152 approving Conditional Use Permit No. CUP 24-01 to allow a self-service laundromat within a multiple-tenant commercial center located at 502 East Live Oak Avenue in which the findings were made and is CEQA exempt.

ROLL CALL

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

The motion was approved.

There is a ten (10) day appeal period. Appeals are to be filed by 5:30 p.m. on Monday, August 26, 2024.

- 3. Resolution No. 2151**– Approving Conditional Use Permit No. CUP 24-04 to allow a new massage business at 171 E. Live Oak Avenue Unit B

CEQA: Exempt

Recommendation: Adopt

Applicant: Wen Sun

MOTION - PUBLIC HEARING

Chair Tsoi introduced the item and Senior Planner Edwin Arreola presented the staff report.

Commissioner Arvizu asked if there will be rear access for the public from the parking spaces in the rear of the building.

Mr. Arreola said there is a rear door, but it will lead to the staff breakroom and therefore not available for public use.

Chair Tsoi pointed out there is a sink in one of the private rooms and not in the second private room. Mr. Tsoi asked if there is a requirement for sinks in the massage rooms.

Mr. Arreola said there is not a requirement, and the sink is being proposed by the Applicant.

Chair Tsoi asked if there is a requirement for windows into the massage rooms.

Mr. Arreola said no, for privacy purposes the rooms will not have windows.

Chair Tsoi pointed out that the waiting area at the entrance of the business is large and asked what will be proposed for the space.

Mr. Arreola said the space will be utilized as a waiting area and if the Applicant wishes to modify the floor plan they will need to make an amendment to their Conditional Use Permit.

Commissioner Arvizu asked if the sink in the room was existing or if it will be added.

Mr. Arreola deferred the question to the Applicant.

The public hearing was opened.

With the help of a translator, Wen Sun, introduced himself as the Applicant and made himself available for questions.

Commissioner Arvizu asked if the sink is proposed to be installed or if it was existing.

Mr. Sun said that the sink was existing.

Commissioner Arvizu expressed concern about the parking and suggested the Applicant have their employees park in the rear parking spaces to alleviate congestion in the main parking lot.

Vice Chair Wilander asked how the two masseuses will know someone walked in if they are both working on a client. Ms. Wilander followed up with asking if there are cameras in the lobby.

Mr. Sun said there are currently no cameras over the lobby area, but he will install them for that reason.

Vice Chair Wilander asked if the breakroom area will be used only by the employees.

Mr. Sun said yes, the break room will only be used by the employees.

Chair Tsoi asked if there will be shifts with more than two masseuses since the business will be open daily from 10:00 a.m. to 9:00 p.m.

Mr. Sun said that he will add more employees and have shifts.

The Commissioners did not have any further questions for the Applicant.

No one spoke in favor of the proposal.

No one spoke in opposition to the proposal.

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

Without objection, the motion was approved.

DISCUSSION

Vice Chair Wilander said that the Applicant has many years of experience as a masseuse and is in support of their proposal.

Commissioner Arvizu had no additional comments.

Commissioner Tallerico agreed with the Commissioners.

Chair Tsoi made the observation that two items on the agenda are located in a part of the City that has not seen many projects lately and is happy to see there are good businesses opening in the area.

MOTION

It was moved by Vice Chair Wilander, seconded by Commissioner Tallerico to adopt Resolution No. 2151 approving Conditional Use Permit No. CUP 24-04 to allow a new massage business at 171 East Live Oak Avenue Unit B in which the findings were made and is CEQA exempt.

ROLL CALL

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

The motion was approved.

There is a ten (10) day appeal period. Appeals are to be filed by 5:30 p.m. on Monday, August 26, 2024.

CONSENT CALENDAR

1. Minutes of the July 9, 2024, Regular Meeting of the Planning Commission

Recommendation: Approve

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

ROLL CALL

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

The motion was approved.

MATTERS FROM CITY COUNCIL LIAISON

City Council Member Kwan had nothing to report.

MATTERS FROM THE PLANNING COMMISSIONERS

Vice Chair Wilander reported that the League of Women Voters will be hosting an ice cream social to raise funds on Sunday, September 8, 2024.

Commissioner Tallerico asked Assistant City Attorney, Kellan Martz for a follow up on his question regarding attending the City Council meeting to speak.

Mr. Martz confirmed that a Planning Commissioner may speak during public comments as a Commissioner or as a resident.

Ms. Flores asked Commissioner Arvizu for confirmation about his attendance to the September 10 Planning Commission meeting.

Commissioner Arvizu stated that he will be absent at the September 10 meeting.

MATTERS FROM ASSISTANT CITY ATTORNEY

Mr. Martz had nothing to report.

MATTERS FROM STAFF INCLUDING UPCOMING AGENDA ITEMS

Ms. Flores reported that the assisted living care project “The Ivy” will be presented to City Council on August 20, 2024.

Ms. Flores reported that the Planning Commission meeting on August 27 has been cancelled.

Ms. Flores reported that there will be a full agenda for the September 10 meeting including a Homeowner’s Association Appeal, a map extension for the Le Meridien’s Phase II, a new Vesting Tentative Tract Map for the Huntington Plaza Mixed Use Project, and the Planning Commission’s Reorganization.

Commissioner Arvizu asked what Architectural Review Board the Appeal was for.

Ms. Flores said it is for the Santa Anita Village Association.

Chair Tsoi asked if the other half of Le Meridien site has broken ground.

Ms. Flores said they have not received their building permits but must make improvements to the site to comply and prepare for the construction of a new surface parking lot to facilitate the hotel.

Ms. Flores informed the Commission about the Scoping Meeting for the Alexan Arroyo project on August 29, 2024.

ADJOURNMENT

The Planning Commission adjourned the meeting at 8:03 p.m., to Tuesday, August 27, 2024, at 7:00 p.m. in the City Council Chamber.

Chair Tsoi, Planning Commission

ATTEST: _____
Lisa L. Flores
Secretary, Planning Commission