

CITY OF ARCADIA

Planning Commission Regular Meeting Agenda



Tuesday, November 12, 2024, 7:00 p.m.

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

根据《美国残障人法案》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

Marilynne Wilander, Chair
Domenico Tallerico, Vice Chair
David Arvizu, Commissioner
Angela Hui, Commissioner
Vincent Tsoi, 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. 2160** – Approving Conditional Use Permit No. CUP 23-11 and Minor Administrative Modification No. Minor AM 24-13 for a new music and tutoring school with up to 50 students at 900 S. Baldwin Avenue
CEQA: Exempt
Recommendation: Adopt

Applicant: Baldwin Investment Inc.

There is a ten day appeal period. Appeals are to be filed by 4:30 p.m. on Friday, November 22, 2024.

2. **Resolution No. 2158** – Approving an Addendum to the Adopted Mitigated Negative Declaration and a new four-story hotel (“Hilton by Tempo”) located at 181 Colorado Place
Recommendation: Adopt

Applicants: VG Property Investments, LLC and 181 Colorado LLC

There is a ten day appeal period. Appeals are to be filed by 4:30 p.m. on Friday, November 22, 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 October 8, 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, November 26, 2024, at 7:00 p.m.

Welcome to the Arcadia Planning Commission Meeting!

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

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

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

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

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

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

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

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

欢迎来到阿卡迪亚规划委员会会议！

规划委员会鼓励公众参与并诚邀您分享对市政业务的看法。

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

公民参与：欢迎并邀请您参加规划委员会的所有会议。每次例会都为希望向规划委员会发表意见的听众预留时间。本市政要求向规划委员会发表意见的个人不得发表人身攻击、诽谤、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: November 12, 2024

TO: Honorable Chairman and Planning Commission

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

SUBJECT: RESOLUTION NO. 2160 – APPROVING A NEW MUSIC AND TUTORING SCHOOL WITH UP TO 50 STUDENTS AT 900 S. BALDWIN AVENUE
CEQA: Exempt
Recommendation: Adopt

SUMMARY

The Applicant, Baldwin Investment Inc., is requesting approval of Conditional Use Permit No. CUP 23-11 and Minor Administrative Modification No. Minor AM 24-13 to allow a music and tutoring school (dba: 360 Education Academy) that was previously approved by the Planning Commission in 2018 (Conditional Use Permit No. CUP 17-13) at 900 S. Baldwin Avenue. The proposed music and tutoring school will have up to 50 students that are between Kindergarten through 8th grade and nine (9) employees. The proposal also includes a parking modification to allow for 16 parking spaces in lieu of the required 19 parking spaces.

It is recommended that the Planning Commission adopt Resolution No. 2160 (Attachment No. 1) and find this project Categorically Exempt under CEQA and approve Conditional Use Permit No. CUP 23-11 and Minor Administrative Modification No. AM 24-13, subject to the conditions listed in this staff report.

BACKGROUND

The subject site is a 21,177 square foot interior lot located on the east side of S. Baldwin Avenue and is currently developed with a 4,541 square foot, one-story, commercial building. The property is zoned C-G (General Commercial) with a Residential Flex Overlay (R-F) and has a General Plan Land Use Designation of Commercial. The site is surrounded by other commercial properties zoned C-G with an R-F Overlay to the north, south, and west and there is a R-3 (High Density Residential)

property located at the rear to the east - refer to Attachment No. 2 for an Aerial Photo with Zoning Information and Photos of the subject property.

The building was previously occupied by a home goods store and has been vacant since 2016. Access to the lot is provided from S. Baldwin Avenue. A driveway along the northerly property line provides access to the rear parking area. There are 16 parking spaces on the property. This driveway also provides access to nine (9) parking spaces for the neighboring property to the north, which is also owned by the same property owner. Currently, the property owner has a building permit to re-asphalt the parking lot and driveway area, restripe all of the parking spaces which includes moving three spaces from the rear of the lot to the north side of the building for improved parking lot circulation, add an accessible (ADA) parking space, build a new trash enclosure on the north side of the building, construct a new ADA ramp at the rear of the building, install new parking lot lighting, and install wheel stops for all the parking stalls – refer to Figure 1 below. The trash enclosure, ADA ramp, and ADA parking space have been constructed but have not been signed off by the Building Division. The repaving, restriping, and addition of the wheel stops is expected to be completed once the Baldwin Avenue Streetscape Improvement Project has been completed along the public right-of-way in front of the property.

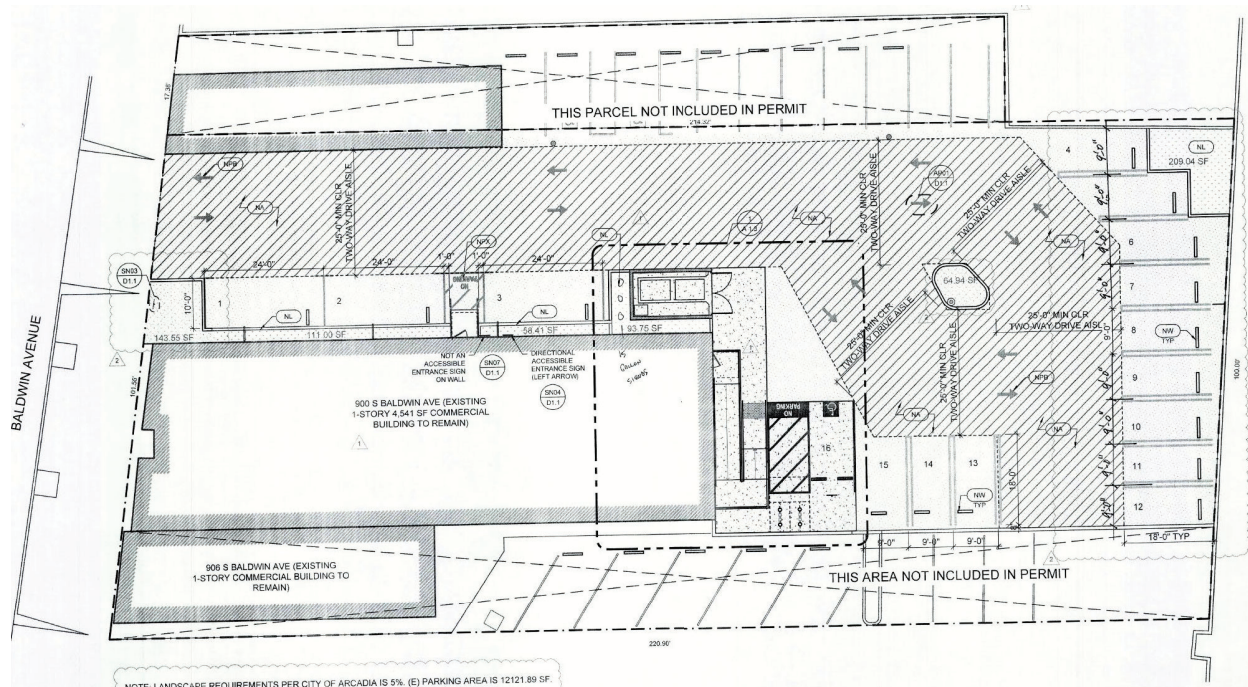


Figure 1 – Site Plan of Subject Site

The Applicant previously applied for, and was granted, a Conditional Use Permit by the Planning Commission for the same music and tutoring school in February of 2018. However, all the permits for site improvements in association with the approval expired in April of 2023. The Applicant completed most of the interior and exterior façade

improvements, in accordance with the approved plans. However, following the construction by the Applicant of a new ADA ramp at the rear exterior of the building and a trash enclosure, it was determined that the slope on the ramp and accessibility to the trash enclosure were not built in compliance with the Building Code. The Applicant did not request further Building inspections for over a year while trying to resolve the issue with the ramp and trash enclosure and, as a result, the building permit expired along with all the Planning entitlements. Following the expiration, a Code violation was opened on the property due to work not being completed. Since then, the property owner pulled a permit in July of 2024 for the exterior improvements to the parking lot, has corrected the issues with the ADA ramp and trash enclosure, and is currently in the process of completing the work per the approved plans. The Applicant is now requesting approval for the same use and parking modification to move forward with resubmitting building plans for finalizing the remaining improvements following the resolution to the ramp and trash enclosure issue by the property owner.

PROPOSAL

The Applicant is proposing a music and tutoring school that will offer programs such as one-on-one musical instrument lessons and art, math, and language tutoring classes in small lessons for up to 50 elementary and middle school aged students (Kindergarten through 8th grade). There will be up to nine (9) employees within the school at any given time. However, all the employees will work part-time and are not expected to be present at the same time with up to six (6) employees expected to be present during the week (Monday to Friday) at the busiest hours between 3:00 p.m. and 6:00 p.m. Occasionally they might need up to nine (9) employees at the same time, but it will only be on the weekends. The proposed hours of operation are from 9:00 a.m. to 9:00 p.m., every day. The Applicant intends to schedule class sessions for 45 minutes each, with a 15-minute break between sessions to allow time for student drop-off and pick-up. No class sessions will be provided between the hours of 12:00 p.m. and 1:00 p.m. for lunch and 6:00 p.m. and 7:00 p.m. for dinner. As stated earlier, this is a renewal of the same operation that was approved by the Planning Commission in 2018 under Conditional Use Permit No. CUP 17-13.

The 4,541 square foot unit will have a large auditorium/classroom with seating for up to 25 students, seven (7) smaller study rooms for up to three children per session, four (4) rooms for one-on-one musical lessons, a recording room, an equipment room, storage areas, two restrooms, and a lobby and sitting area, as shown in Figure 2. Full height glass walls or glass doors are proposed in every classroom to allow for observation from the outside of each room – refer to Attachment No. 3 for the Architectural Plans.

The parking lot layout has been redesigned to improve circulation and provide ample space for convenient pick-up and drop-off. Previously, the rear parking area featured dead-end spaces that required vehicles to make multiple maneuvers to turn around. The new design allows for a more efficient flow of traffic, making it easier for vehicles to circulate the lot and facilitating smooth student pick-up and drop-off. The long driveway leading to the rear parking area accommodates a significant number of vehicles on-site, ensuring that there will be no queuing along S. Baldwin Avenue or in front of neighboring properties. At the busiest times during the week, it is expected that six employees will be present. Classes will be staggered in 45-minute sessions throughout the day, creating designated windows for drop-off and pick-up between sessions.

The neighboring property to the north, which shares the driveway with the subject site, is also owned by the property owner. This adjacent site contains nine parking spaces, but only requires four spaces for its previous retail use (based on a ratio of one space per 200 square feet for the 786-square-foot building). As a result, the adjacent site is currently over-parked by five spaces. Access to these spaces is unobstructed and can be utilized by the proposed business if needed. Therefore, the three in lieu spaces may be satisfied by the neighboring lot. Additionally, two-hour parking is available on S. Baldwin Avenue in front of the site and the business will utilize both entries at the front and rear of the building for easier access to the business by students being dropped off and picked up.

The parking reduction proposed for this use was previously approved under Conditional Use Permit No. CUP 17-13, which allowed the same parking space reduction. To ensure that potential impacts to adjacent streets, rights-of-way, or neighboring businesses and properties are properly addressed, the Conditional Use Permit includes a condition that allows the Deputy Development Services Director to adjust the provisions, if necessary, should adverse impacts arise (refer to Condition No. 1).

FINDINGS

Section 9107.09.050(B) of the Development Code states that the Planning Commission may approve a Conditional Use Permit if all of the required findings can be made.

- 1. The proposed use is consistent with the General Plan and any applicable specific plan; and is allowed within the applicable zone, subject to the granting of a Conditional Use Permit, and comply with all other applicable provisions of the Development Code and the Municipal Code.**

Facts to Support This Finding: The proposed music and tutoring school is consistent with the Commercial land use designation of the site. The Commercial land use designation is intended to permit a wide range of commercial uses that serve citywide markets. Approval of a music and tutoring school is a business that is typically or often found in commercial zoned property, and it is consistent with the Commercial land use designation of the site.

The site is zoned General Commercial (C-G), and pursuant to Arcadia Development Code Section 9102.03.020, Table 2-8, music and tutoring schools, such as the proposed use, are permitted in the C-G zone subject to the review and approval of a Conditional Use Permit. In 2018, the Planning Commission determined that this use was appropriate for the site when it approved Conditional Use Permit No. CUP 17-13. Additionally, the proposed school will occupy a building that has been vacant for many years, contributing to the revitalization of the area. As such, the music and tutoring school will not negatively impact the comprehensive General Plan, is fully compliant with all relevant provisions of the Arcadia Development Code and the Arcadia Municipal Code, and aligns with the following General Plan policy:

Land Use and Community Design Element

Policy LU-6.7: Encourage a balanced distribution of commercial development throughout the City, ensuring that neighborhoods and districts have adequate access to local-serving commercial uses.

2. 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 music and tutoring school will occupy the entire 4,541-square-foot commercial building. While there is a parking reduction of three spaces, this will not impact the site, as none of the students are of driving age. Additionally, on-site circulation will be enhanced to accommodate pick-up and drop-off of students, minimizing the need for on-street parking. Employees will work part-time and will not be on-site simultaneously, further reducing parking demand. Class schedules will be staggered throughout the day, creating designated windows for drop-offs and pick-ups between sessions. These operational adjustments will minimize any impact on surrounding properties and businesses. The proposed hours of operation are from 9:00 a.m. to 9:00 p.m., seven days a week, with extended hours until 10:00 p.m. for music recitals. These hours align with those of nearby commercial establishments. Furthermore, the site has been specifically improved to support the proposed use, with ongoing upgrades to the parking lot to ensure it can accommodate the needs of the school. As such, the proposed use meets the intent of this finding.

3. 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, site improvements, loading, and parking.

Facts to Support This Finding: The site is physically suitable for the proposed music and tutoring school, as determined by the Planning Commission in 2018 under Conditional Use Permit No. CUP 17-13. The business will occupy an existing vacant commercial building, which will be upgraded with surface parking,

landscaping, and other typical commercial development features. The existing parking lot is being improved to meet ADA requirements and enhance vehicular circulation. Previously, the rear parking area had dead-end spaces, forcing vehicles to make multiple maneuvers to turn around. Now, the parking spaces have been reconfigured to allow for better circulation, facilitating easier student pick-up and drop-off. The parking lot improvements will also include compliance with the Development Code and Building Code requirements regarding lighting, signage, striping, and wheel stops, as stipulated by a condition of approval. Since the school will serve only students who do not drive, and given the improvements to on-site circulation, the proposed parking reduction of three spaces will not result in negative impacts to neighboring properties or uses. With these improvements, the site will be fully suitable for the proposed use.

b. Streets and highways adequate to accommodate public and emergency vehicle (e.g., fire and medical) access.

Facts to Support This Finding: The site is located along S. Baldwin Avenue which is designated and designed with the capacity to accommodate both public and emergency vehicles. The street is adequate in width and pavement type to carry the traffic that could be generated by the music school. The proposed use will not impact these rights-of-way.

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

Facts to Support This Finding: The Fire and Police Department have reviewed the application and determined that no additional improvements are needed to provide adequate protection services to the subject site.

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 subject property is developed with an existing commercial building. There are adequate utilities to service this site. The site and building are in compliance with current health and safety requirements. There will be no impact to utilities or the City's infrastructure from the proposed use.

4. 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 use will not be detrimental to the public health or welfare, or the surrounding properties. The size and nature of the

operations of the music and tutoring school will not negatively affect the subject lot or the surrounding businesses and properties. All activities of the business will be contained within the existing building and the parking lot is expected to accommodate enough space for vehicles picking up and dropping off students with the total provided spaces and driveway depth. Therefore, vehicles are not expected to queue on the street. Additionally, being a music school, the business will need to comply with the noise regulations of the Arcadia Municipal Code to ensure that the neighboring businesses are not being affected by the use. A condition of approval has been added to ensure that the music rooms are sound proofed to limit the noise that projects out. With these changes, the site will be able to accommodate the proposed use and should not create any negative impacts to neighboring uses or properties or adversely affect the public convenience, health, interest, safety, or general welfare or the surrounding businesses or residents.

Administrative Modification

Pursuant to Development Code Section 9107.05.050, an Administrative Modification may be approved if at least one of the following findings can be made.

1. Secure an appropriate improvement of a lot; or
2. Prevent an unreasonable hardship; or
3. Promote uniformity of development.

All of the students will be of non-driving age and the 45 minute class sessions staggered with varying end times, creating designated windows for pick up and drop off. As a result, there will be no negative impacts on parking or circulation. The parking lot has been designed to ensure efficient traffic flow and ample space for convenient pick-up and drop-off. The long driveway will accommodate multiple vehicles on-site, preventing any overflow onto S. Baldwin Avenue or disruption to neighboring properties. Additionally, all of the employees will work part-time, so it is unlikely that all nine employees will be on-site simultaneously. The neighboring property to the north, which shares a driveway with the subject site, is also owned by the property owner and is currently overparked by five spaces. These spaces are not obstructed by the subject property and can be utilized, if necessary, by the proposed business. It was determined back in 2018 by the Planning Commission that 16 parking spaces were sufficient for this use. Therefore, approval of this Modification to maintain the 16 parking spaces in lieu of 19 spaces will secure an appropriate improvement of the lot.

ENVIRONMENTAL IMPACT

It has been determined that the project qualifies as a Class 1 and Class 5 Categorical Exemption per the provisions of the California Environmental Quality Act (CEQA) pursuant to Section 15301(a) of the CEQA Guidelines for the use of an existing facility

and Section 15305 for a minor alteration to the land use limitations (refer to Attachment No. 4).

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 November 1, 2024. It was also mailed to the property owners located within 300 feet of the subject property. As of November 8, 2024, no comments were received regarding this project.

RECOMMENDATION

It is recommended that the Planning Commission adopt Resolution No. 2160 approving Conditional Use Permit No. CUP 23-11 and Minor Administrative Modification No. Minor AM 24-13 for a music and tutoring school and find that the project is Categorically Exempt under the California Environmental Quality Act (CEQA), subject to the following conditions of approval:

1. The use approved by CUP 23-11 and Minor AM 24-13 shall be limited to a music and tutoring school and shall be operated and maintained in a manner that is consistent with the proposal and plans submitted and approved for CUP 23-11 and Minor AM 24-13, and shall be subject to periodic inspections, after which the conditions of this Conditional Use Permit may be adjusted after due notice to address any adverse impacts to the adjacent streets, rights-of-way, and/or the neighboring businesses and properties.
2. No more than 50 students that are between Kindergarten through 8th grade and nine (9) staff members shall be permitted at any given time. Each classroom and office shall maintain compliance with the occupancy limits of the California Building and Fire Code.
3. The business hours are limited from 9:00 a.m. to 9:00 p.m., seven days a week.
4. No recitals or public performances shall be held.
5. All rooms designated for music lessons shall be soundproofed to comply with the Arcadia Municipal Code noise standards, ensuring that noise levels are adequately controlled.
6. Windows and/or glass doors into each classroom shall be provided for each room and remain unobscured to allow easy viewing from the hallway into the private rooms.
7. The plans submitted for Building plan check shall comply with the latest adopted edition of the Building and Fire codes as applicable:
 - a. California Building Code

- b. California Electrical Code
 - c. California Mechanical Code
 - d. California Plumbing Code
 - e. California Energy Code
 - f. California Fire Code
 - g. California Green Building Standards Code
 - h. California Existing Building Code
 - i. Arcadia Municipal Code
8. Prior to issuance of a Certificate of Occupancy from the Building Division, the Applicant/Property Owner shall repave and restripe the existing parking lot area and comply with the Development Code requirements regarding parking lot lighting, signage, and wheel stops to the satisfaction of the Deputy Development Services Director, or designee.
 9. Prior to the issuance of a Certificate of Occupancy from the Building Division, one (1) Automated External Defibrillator (AED) shall be installed. The location of the AED shall be identified on the plans submitted for plan check in Building Services and is subject to review and approval by the Deputy Development Services Director, or designee.
 10. Prior to issuance of a Certificate of Occupancy from the Building Division, the Applicant/Property Owner shall upgrade the existing trash enclosure in compliance with the City's Development Code, subject to review and approval by the Deputy Development Services Director, or designee.
 11. All City requirements regarding disabled access and facilities, occupancy limits, building safety, health code compliance, emergency equipment, environmental regulation compliance, and parking and site design shall be complied with by the Property Owner/Applicant to the satisfaction of the Building Official, City Engineer, Planning & Community Development Administrator, Fire Marshall, and Public Works Services Director, or their respective designees. Improvements to the existing facility may be subject to building permits after having fully detailed plans submitted for plan check review and approval by the aforementioned City officials.
 12. Noncompliance with the plans, provisions and conditions of approval for CUP 23-11 and Minor AM 24-13 shall be grounds for immediate suspension or revocation of any approvals, which could result in termination of this business.
 13. To the maximum extent permitted by law, the 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 CUP 23-11 and Minor AM 24-13 ("Project") on the Project site, and which may arise from the direct or indirect operations of the Applicant or those of the Applicant's contractors, agents, tenants, employees or any other persons acting on Applicant's behalf, which relate to the development and/or construction of the Project. This indemnity provision applies to all damages and claims, actions, or proceedings for damages, as described above, regardless of whether the City prepared, supplied, or approved the plans, specifications, or other documents for the Project.

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

14. Approval of CUP 23-11 and Minor AM 24-13 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 Acceptance Form to the Development Services Department is to indicate awareness and acceptance of the conditions of approval.

PLANNING COMMISSION ACTION

Approval

If the Planning Commission intends to approve this proposal, the Commission should approve a motion to approve Conditional Use Permit No. CUP 23-11 and Minor Administrative Modification No. Minor AM 24-13, stating that the proposal satisfies the requisite findings, and adopting the attached Resolution No. 2160 that incorporates the

requisite environmental and Conditional Use Permit 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 proposal, the Commission should approve a motion to deny Conditional Use Permit No. CUP 23-11 and Minor Administrative Modification No. Minor AM 24-13, stating that the finding(s) of the proposal does not satisfy with reasons based on the record, 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 November 12, 2024 hearing, please contact Senior Planner, Edwin Arreola, at 626-821-4334, or by email at earreola@ArcadiaCA.gov.

Approved:

A handwritten signature in blue ink, appearing to read 'Lisa L. Flores', with a long horizontal stroke extending to the right.

Lisa L. Flores
Deputy Development Services Director

- Attachment No. 1: Resolution No. 2160
- Attachment No. 2: Aerial Photo and Zoning Information and Photos of the Subject Property
- Attachment No. 3: Architectural Plans
- Attachment No. 4: Preliminary Exemption Assessment

Attachment No. 1

Resolution No. 2160

RESOLUTION NO. 2160

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ARCADIA, CALIFORNIA, APPROVING CONDITIONAL USE PERMIT NO. CUP 23-11 AND MINOR ADMINISTRATIVE MODIFICATION NO. MINOR AM 24-13 WITH A CATEGORICAL EXEMPTION UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT FOR A NEW MUSIC AND TUTORING SCHOOL WITH UP TO 50 STUDENTS AT 900 S. BALDWIN AVENUE

WHEREAS, on December 22, 2023 and September 11, 2024, applications for Conditional Use Permit No. CUP 23-11 and Minor Administrative Modification No. Minor AM 24-13 were filed, respectively, by the business owner, Baldwin Investment Inc. (“Applicant”), to allow a music and tutoring school (dba: 360 Education Academy) with a parking modification to allow for 16 parking spaces in lieu of the required 19 parking spaces. The proposed music and tutoring school will have up to 50 students that are between Kindergarten through 8th grade and nine (9) employees located at 900 S. Baldwin Avenue; and

WHEREAS, on October 28, 2024, Planning Services completed an environmental assessment for the Project in accordance with the California Environmental Quality Act (“CEQA”) and determined that the Project is exempt under Sections 15301(a) and 15305 of the CEQA Guidelines and qualifies as a Class 1 Categorical Exemption pertaining to the use of an existing facility and a Class 5 Categorical Exemption for a minor alteration to the land use limitations; and

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

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 November 12, 2024, are true and correct.

SECTION 2. This Commission finds that based upon the entire record, pursuant to Section 9107.09.050 of the Arcadia Development Code, all of the following findings can be made.

1. The proposed use is consistent with the General Plan and any applicable specific plan; and is allowed within the applicable zone, subject to the granting of a Conditional Use Permit, and the applicant will be required to comply with all other applicable provisions of the Development Code and the Municipal Code.

FACT: The proposed music and tutoring school is consistent with the Commercial land use designation of the site. The Commercial land use designation is intended to permit a wide range of commercial uses that serve citywide markets. Approval of a music and tutoring school is a business that is typically or often found in commercial zoned property, and it is consistent with the Commercial land use designation of the site.

The site is zoned General Commercial (C-G), and pursuant to Arcadia Development Code Section 9102.03.020, Table 2-8, music and tutoring schools, such as the proposed use, are permitted in the C-G zone subject to the review and approval of a Conditional Use Permit. In 2018, the Planning Commission determined that this use was appropriate for the site when it approved Conditional Use Permit No. CUP 17-13. Additionally, the proposed school will occupy a building that has been vacant for many years, contributing to the revitalization of the area. As such, the music and tutoring school

will not negatively impact the comprehensive General Plan, is fully compliant with all relevant provisions of the Arcadia Development Code and the Arcadia Municipal Code, and aligns with the following General Plan policy:

Land Use and Community Design Element

Policy LU-6.7: Encourage a balanced distribution of commercial development throughout the City, ensuring that neighborhoods and districts have adequate access to local-serving commercial uses:

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

FACT: The music and tutoring school will occupy the entire 4,541-square-foot commercial building. While there is a parking reduction of three spaces, this will not impact the site, as none of the students are of driving age. Additionally, on-site circulation will be enhanced to accommodate pick-up and drop-off of students, minimizing the need for on-street parking. Employees will work part-time and will not be on-site simultaneously, further reducing parking demand. Class schedules will be staggered throughout the day, creating designated windows for drop-offs and pick-ups between sessions. These operational adjustments will minimize any impact on surrounding properties and businesses. The proposed hours of operation are from 9:00 a.m. to 9:00 p.m., seven days a week, with extended hours until 10:00 p.m. for music recitals. These hours align with those of nearby commercial establishments. Furthermore, the site has been specifically improved to support the proposed use, with ongoing upgrades to the parking lot to ensure it can accommodate the needs of the school. As such, the proposed use meets the intent of this finding.

3. 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, site improvements, loading, and parking;

FACT: The site is physically suitable for the proposed music and tutoring school, as determined by the Planning Commission in 2018 under Conditional Use Permit No. CUP 17-13. The business will occupy an existing vacant commercial building, which will be upgraded with surface parking, landscaping, and other typical commercial development features. The existing parking lot is being improved to meet ADA requirements and enhance vehicular circulation. Previously, the rear parking area had dead-end spaces, forcing vehicles to make multiple maneuvers to turn around. Now, the parking spaces have been reconfigured to allow for better circulation, facilitating easier student pick-up and drop-off. The parking lot improvements will also include compliance with the Development Code and Building Code requirements regarding lighting, signage, striping, and wheel stops, as stipulated by a condition of approval. Since the school will serve only students who do not drive, and given the improvements to on-site circulation, the proposed parking reduction of three spaces will not result in negative impacts to neighboring properties or uses. With these improvements, the site will be fully suitable for the proposed use.

b. Streets and highways adequate to accommodate public and emergency vehicle (e.g., fire and medical) access;

FACT: The site is located along S. Baldwin Avenue which is designated and designed with the capacity to accommodate both public and emergency vehicles. The street is adequate in width and pavement type to carry the traffic that could be generated by the music school. The proposed use will not impact these rights-of-way.

c. Public protection services (e.g., fire protection, police protection, etc.); and

FACT: The Fire and Police Department have reviewed the application and determined that no additional improvements are needed to provide adequate protection services to the subject site.

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

FACT: The subject property is developed with an existing commercial building. There are adequate utilities to service this site. The site and building are in compliance with current health and safety requirements. There will be no impact to utilities or the City's infrastructure from the proposed use.

4. 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.

FACT: The proposed use will not be detrimental to the public health or welfare, or the surrounding properties. The size and nature of the operations of the music and tutoring school will not negatively affect the subject lot or the surrounding businesses and properties. All activities of the business will be contained within the existing building and the parking lot is expected to accommodate enough space for vehicles picking up and dropping off students with the total provided spaces and driveway depth. Therefore, vehicles are not expected to queue on the street. Additionally, being a music school, the business will need to comply with the noise regulations of the Arcadia Municipal Code to

ensure that the neighboring businesses are not being affected by the use. A condition of approval has been added to ensure that the music rooms are sound proofed to limit the noise that projects out. With these changes, the site will be able to accommodate the proposed use and should not create any negative impacts to neighboring uses or properties or adversely affect the public convenience, health, interest, safety, or general welfare or the surrounding businesses or residents.

5. Pursuant to Development Code Section 9107.05.050, an Administrative Modification may be approved if at least one of the following findings can be made.

1. Secure an appropriate improvement of a lot;
2. Prevent an unreasonable hardship; or
3. Promote uniformity of development.

FACT: All of the students will be of non-driving age and the hour and a half long class sessions staggered with varying end times, creating designated windows for pick up and drop off. As a result, there will be no negative impacts on parking or circulation. The parking lot has been designed to ensure efficient traffic flow and ample space for convenient pick-up and drop-off. The long driveway will accommodate multiple vehicles on-site, preventing any overflow onto S. Baldwin Avenue or disruption to neighboring properties. Additionally, all of the employees will work part-time, so it is unlikely that all nine employees will be on-site simultaneously. The neighboring property to the north, which shares a driveway with the subject site, is also owned by the property owner and is currently overparked by five spaces. These spaces are not obstructed by the subject property and can be utilized, if necessary, by the proposed business. It was determined back in 2018 by the Planning Commission that 16 parking spaces were sufficient for this

use. Therefore, approval of this Modification to maintain the 16 parking spaces in lieu of 19 spaces will secure an appropriate improvement of the lot.

SECTION 3. Pursuant to the provisions of the California Environmental Quality Act (“CEQA”), this Project is a Class 1 and Class 5 Categorical Exemption per the provisions of the California Environmental Quality Act (CEQA) pursuant to Section 15301(a) of the CEQA Guidelines for the use of an existing facility and Section 15305 for a minor alteration to the land use limitations.

SECTION 4. For the foregoing reasons, the Planning Commission determines that the Project is Categorically Exempt under the California Environmental Quality Act (CEQA) Section 15301, Class 1, and Section 15305, Class 5, and approves Conditional Use Permit No. CUP 23-11 and Minor Administrative Modification No. Minor AM 24-13 for a music and tutoring school with up to 50 students located at 900 S. Baldwin Avenue, subject to the conditions of approval attached hereto.

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

[SIGNATURES ON THE NEXT PAGE]


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

Marilynne Wilander
Chair, Planning Commission

ATTEST:

Lisa L. Flores
Secretary

APPROVED AS TO FORM:



Michael J. Maurer
City Attorney

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RESOLUTION NO. 2160

Conditions of Approval

1. The use approved by CUP 23-11 and Minor AM 24-13 shall be limited to a music and tutoring school and shall be operated and maintained in a manner that is consistent with the proposal and plans submitted and approved for CUP 23-11 and Minor AM 24-13, and shall be subject to periodic inspections, after which the conditions of this Conditional Use Permit may be adjusted after due notice to address any adverse impacts to the adjacent streets, rights-of-way, and/or the neighboring businesses and properties.
2. No more than 50 students that are between Kindergarten through 8th grade and nine (9) staff members shall be permitted at any given time. Each classroom and office shall maintain compliance with the occupancy limits of the California Building and Fire Code.
3. The business hours are limited from 9:00 a.m. to 9:00 p.m., seven days a week.
4. No recitals or public performances shall be held.
5. All rooms designated for music lessons shall be soundproofed to comply with the Arcadia Municipal Code noise standards, ensuring that noise levels are adequately controlled.
6. Windows and/or glass doors into each classroom shall be provided for each room and remain unobscured to allow easy viewing from the hallway into the private rooms.
7. The plans submitted for Building plan check shall comply with the latest adopted edition of the Building and Fire codes as applicable:
 - a. California Building Code
 - b. California Electrical Code
 - c. California Mechanical Code
 - d. California Plumbing Code
 - e. California Energy Code
 - f. California Fire Code
 - g. California Green Building Standards Code
 - h. California Existing Building Code
 - i. Arcadia Municipal Code
8. Prior to issuance of a Certificate of Occupancy from the Building Division, the Applicant/Property Owner shall repave and restripe the existing parking lot area and comply with the Development Code requirements regarding parking lot lighting, signage, and wheel stops to the satisfaction of the Deputy Development Services Director, or designee.

9. Prior to the issuance of a Certificate of Occupancy from the Building Division, one (1) Automated External Defibrillator (AED) shall be installed. The location of the AED shall be identified on the plans submitted for plan check in Building Services and is subject to review and approval by the Deputy Development Services Director, or designee.
10. Prior to issuance of a Certificate of Occupancy from the Building Division, the Applicant/Property Owner shall upgrade the existing trash enclosure in compliance with the City's Development Code, subject to review and approval by the Deputy Development Services Director, or designee.
11. All City requirements regarding disabled access and facilities, occupancy limits, building safety, health code compliance, emergency equipment, environmental regulation compliance, and parking and site design shall be complied with by the Property Owner/Applicant to the satisfaction of the Building Official, City Engineer, Planning & Community Development Administrator, Fire Marshall, and Public Works Services Director, or their respective designees. Improvements to the existing facility may be subject to building permits after having fully detailed plans submitted for plan check review and approval by the aforementioned City officials.
12. Noncompliance with the plans, provisions and conditions of approval for CUP 23-11 and Minor AM 24-13 shall be grounds for immediate suspension or revocation of any approvals, which could result in termination of this business.
13. To the maximum extent permitted by law, the 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 CUP 23-11 and Minor AM 24-13 ("Project") on the Project site, and which may arise from the direct or indirect operations of the Applicant or those of the Applicant's contractors, agents, tenants, employees or any other persons acting on Applicant's behalf, which relate to the development and/or construction of the Project. This indemnity provision applies to all damages and claims, actions, or proceedings for damages, as described above, regardless of whether the City prepared, supplied, or approved the plans, specifications, or other documents for the Project.

In the event of any legal action challenging the validity, applicability, or interpretation of any provision of this approval, or any other supporting document relating to the Project, the City will notify the Applicant of the claim, action, or proceedings and will cooperate in the defense of the matter. The Applicant must indemnify, defend and hold harmless the Indemnitees, and each of them, with respect to all liability, costs and expenses incurred by, and/or awarded against, the City or any of the Indemnitees

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

14. Approval of CUP 23-11 and Minor AM 24-13 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 Acceptance Form to the Development Services Department is to indicate awareness and acceptance of the conditions of approval.

Attachment No. 2

Aerial Image with Zoning Information &
Photos of the Subject Site

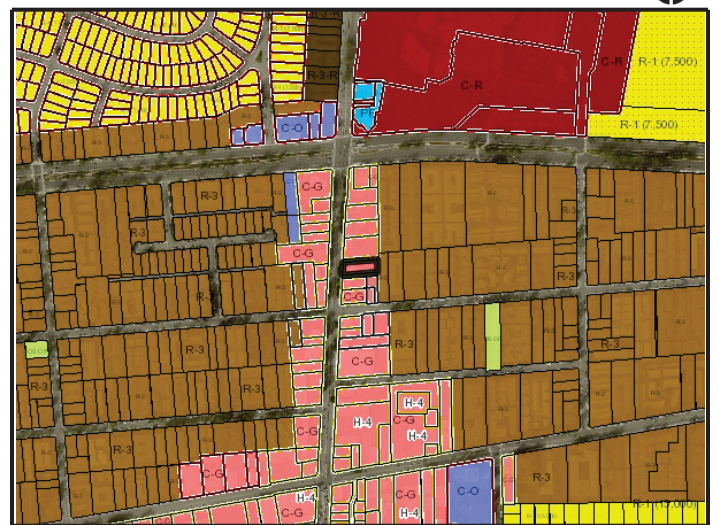
Site Address: **900 S BALDWIN AVE**

Property Owner(s): Property Owner



Property Characteristics	
Zoning:	C-G
General Plan:	C
Lot Area (sq ft):	
Main Structure / Unit (sq. ft.):	4,541
Year Built:	1953
Number of Units:	0
Overlays	
Architectural Design Overlay:	N/A
Downtown Overlay:	N/A
Downtown Parking Overlay:	N/A
Parking Overlay:	N/A
Racetrack Event Overlay:	N/A
Residential Flex Overlay:	Yes
Special Height Overlay:	N/A

Selected parcel highlighted



Parcel location within City of Arcadia



FRONT OF BUILDING



REAR OF BUILDING



PARKING



TRASH ENCLOSURE AND NORTH ELEVATION



ADJACENT PARKING

Attachment No. 3

Architectural Plans

Attachment No. 4

Preliminary Exemption Assessment



CITY OF
ARCADIA

PRELIMINARY EXEMPTION ASSESSMENT

1. Name or description of project:	Conditional Use Permit No. CUP 23-11 and Minor Administrative Modification No. Minor AM 24-13 to allow a music and tutoring school and parking modification to allow 16 parking spaces in lieu of the required 19 parking spaces.	
2. Project Location – Identify street address and cross streets or attach a map showing project site (preferably a USGS 15' or 7 1/2' topographical map identified by quadrangle name):	900 S. Baldwin Avenue – The business is located on the east side of S. Baldwin Avenue in between W. Huntington Drive and Fairview Avenue.	
3. Entity or person undertaking project:	A.	
	B. Other (Private)	
	(1) Name	Baldwin Investment Inc., Business Owner
	(2) Address	980 Singingwood Drive Arcadia, CA 91006
4. Staff Determination:		
The Lead Agency's Staff, having undertaken and completed a preliminary review of this project in accordance with the Lead Agency's "Local Guidelines for Implementing the California Environmental Quality Act (CEQA)" has concluded that this project does not require further environmental assessment because:		
a. <input type="checkbox"/>	The proposed action does not constitute a project under CEQA.	
b. <input type="checkbox"/>	The project is a Ministerial Project.	
c. <input type="checkbox"/>	The project is an Emergency Project.	
d. <input type="checkbox"/>	The project constitutes a feasibility or planning study.	
e. <input checked="" type="checkbox"/>	The project is categorically exempt.	
	Applicable Exemption Class:	15301(a) – Class 1 (Use of an existing facility) 15305 – Class 5 (Minor alteration in land use limitations)
f. <input type="checkbox"/>	The project is statutorily exempt.	
	Applicable Exemption:	
g. <input type="checkbox"/>	The project is otherwise exempt on the following basis:	
h. <input type="checkbox"/>	The project involves another public agency which constitutes the Lead Agency.	
	Name of Lead Agency:	

Date: October 28, 2024

Staff: Edwin Arreola, Senior Planner



STAFF REPORT

Development Services Department

DATE: November 12, 2024

TO: Honorable Chair and Planning Commission

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

SUBJECT: RESOLUTION NO. 2158 – APPROVING AN ADDENDUM TO THE ADOPTED MITIGATED NEGATIVE DECLARATION AND A NEW FOUR-STORY HOTEL (“HILTON BY TEMPO”) WITH 93 GUESTROOMS LOCATED AT 181 COLORADO PLACE
Recommendation: Adopt

SUMMARY

The Applicants, VG Property Investments, LLC and 181 Colorado LLC, are requesting approval for Lot Line Adjustment No. LLA 23-01, Conditional Use Permit No. CUP 24-09, Architectural Design Review No. ADR 24-08, Planning Commission Administrative Modification No. PC AM 24-02, Protected Healthy Tree Removal Permit No. TRH 24-06, and Protected Tree Encroachment Permit No. TRE 24-16 to merge the subject property with the adjacent lot (175 Colorado Place and 125 W. Huntington Drive) into a single legal parcel for the development of a new four-story hotel with 93 guestrooms known as "Tempo by Hilton," one of Hilton's newest hotel brand. The proposal includes parking modification, the removal of a healthy Sycamore tree, and allowing the development to encroach within the dripline of four protected trees.

It is recommended that the Planning Commission adopt Resolution No. 2158 (Attachment No. 1), approving an Addendum to the previously Adopted Initial Study/Mitigated Negative Declaration, and approve Lot Line Adjustment No. LLA 23-01, Conditional Use Permit No. CUP 24-09, Architectural Design Review No. ADR 24-08, Planning Commission Administrative Modification No. PC AM 24-02, Protected Healthy Tree Removal Permit No. TRH 24-06, and Protected Tree Encroachment Permit No. TRE 24-16, subject to the conditions of approval listed in this staff report.

BACKGROUND

The subject site, located at the southeast corner of Colorado Place and San Juan Drive, has remained vacant since 2023, following the closure of the original Pepper's Mexican Restaurant in 2020. Through the proposed Lot Line Adjustment, the subject property will be incorporated into a larger parcel, which is currently being developed with a new Hilton Hotel (formerly approved as Hotel Indigo) at 125 W. Huntington Drive and the USC Keck medical buildings and parking structure at 175 Colorado Place (see Figure 1 below).

The property is zoned C-G (General Commercial) with a Downtown Overlay that allows a Floor Area Ratio (FAR) of 1.0 and a maximum building height of 48'-0". The General Plan Land Use Designation is Commercial. The entire site is surrounded by commercial uses to the east, Santa Anita Park to the west, the Le Meridien hotel to the south, and single-family residential properties to the north, (refer to Attachment No. 2 for an Aerial Photo with Zoning Information for the site).



Figure 1

PROPOSAL

The proposed development requires the approval of the following applications and documents. Detailed discussion on each of the items is provided in this report.

- A Lot Line Adjustment (LLA) to consolidate this lot with the adjacent lot as one legal parcel. These properties (181 Colorado Place, 175 Colorado Place, and 125 W. Huntington Drive, and APNs: 5775-015-011, 5775-015-024, 5775-015-027, 5775-

015-028, and 5775-015-029) are owned by the same property owner. The LLA is necessary to comply with a maximum Floor Area Ratio (FAR) of 1.0. The new lot area will be 226,636 square feet (approximately 5.2 acres).

- A Conditional Use Permit for the development of a new hotel.
- A Site Plan and Design Review for architectural style and design, and any building that exceeds 40,000 square feet is subject to review by the Planning Commission. The proposed hotel will be approximately 47,140 square feet with a 10,650 square foot basement.
- Administrative Modification (PC Review) to allow for a “joint use” of the existing parking supply for the existing uses and proposed hotel, and to allow 464 parking spaces in lieu of the required 564 parking spaces.
- A Protected Healthy Tree Removal Permit to remove a healthy Sycamore tree that is located at the northeast corner of the site to accommodate the development.
- A Protected Tree Encroachment Permit is required to allow the new parking areas and trash enclosures to encroach within the dripline of all four (4) protected trees that are located on-site.
- An Addendum to the previously adopted Initial Study/Mitigated Negative Declaration (Hotel and Annex), per the California Environmental Quality Act (CEQA) Guidelines Section 15164, as there were no substantial changes identified as part of the proposed Tempo by Hilton project that would require major revisions of the previously adopted IS/MND, and the proposed Tempo by Hilton project does not raise any new issues and does not exceed the level of impacts identified in the previously adopted IS/MND.

The proposed development involves the construction of a new four-story hotel, Tempo by Hilton, one of Hilton’s newest hotel brands. The hotel will feature 93 guestrooms, an outdoor patio area, and modern amenities (refer to the Architectural Plans in Attachment No. 3). Designed as a stylish and contemporary lifestyle hotel, Tempo by Hilton aims to offer an uplifting and energetic atmosphere with elevated amenities and inspiring spaces. The hotel’s public areas will feature an open-plan lobby with flexible, chic spaces designed to encourage socializing, collaboration, dining, and work. In addition, guests will have access to adaptable meeting spaces and informal areas ideal for remote work.

Hilton launched the first Tempo by Hilton hotel in Times Square, New York, in 2023. Several additional *Tempo* properties are currently under construction across the United States, and, if approved, Arcadia will become home to the second *Tempo by Hilton* in California, following the first location in San Diego.

The proposed hotel complies with all zoning requirements, and the parking study analysis confirms that the existing parking supply will be sufficient to meet the parking demand for all users, despite falling slightly below the minimum required number of spaces, as discussed later in this report. The hotel will be constructed at the maximum allowable height of 48 feet, making it slightly taller than the adjacent USC medical building, which stands at approximately 43 feet, but shorter than the other Hilton hotel on the property, which reaches a height of approximately 63 feet 10 inches and was approved with a height variance to exceed the maximum limit.

Although the zoning for this property does not impose a minimum front setback requirement, the proposed hotel will setback approximately 16 feet 6 inches from the front property line along Colorado Place and 6 feet from San Juan Drive, exceeding the minimum 5 foot requirement. Since the property abuts residentially zoned properties, the required rear setback is 20 feet; however, the hotel will be setback approximately 69 feet from the rear property line. Furthermore, no portion of the hotel will encroach into the 45-degree angle plane, ensuring compliance with setbacks adjacent to residentially zoned properties. In conclusion, the proposed hotel will exceed all minimum setback requirements.

Regarding parking, the hotel will provide six (6) new surface parking spaces along the south side of the building, east of the drop-off area, with access through the Colorado Place driveway. The existing surface parking lot north of the parking structure will be reconfigured to accommodate a new trash enclosure and establish a connection to the new surface parking, bringing the total on-site parking capacity to 66 spaces (after subtracting 6 spaces for the new configuration). In total, the entire site will offer 464 parking spaces, consisting of 66 surface spaces, 6 new surface spaces, and 392 spaces within the parking structure. Of the 464 spaces, 4 will be accessible (ADA), with 3 spaces equipped with electric vehicle (EV) charging stations.

ANALYSIS

The proposed hotel will be the second Hilton-branded property on this site, following a lot line adjustment to consolidate the lots into a single legal lot. The new lot area will encompass approximately 226,636 square feet, and the floor area for the proposed hotel will bring the property to the maximum allowable Floor Area Ratio (FAR) of 1.0. This addition will contribute to the commercial corridor, which already features high-end hotels such as the Hilton and Le Meridien. The hotel's modern architectural style, featuring a variety of high-quality exterior materials and textures, will not only enhance its visual appeal but also create a distinct identity, while harmonizing with the sleek, contemporary designs of the surrounding buildings on the parcel.

With 93 guestrooms, the proposed hotel will be the smallest of the three hotels along this block in terms of both size and guestroom count, and it will not include a pool.

The building's exterior at the corner of Colorado Place and San Juan Drive will feature copper anodized metal panels, prominently displaying the Tempo logo. The windows will be framed with dark bronze aluminum casings, and a mix of exterior wall colors and textures will create a subtle yet visually striking design (see rendering below and Attachment No. 3 for Architectural Plans).



Parking

The proposal includes sharing the parking supply of 464 spaces among all of the current and proposed uses on the site, which include the approved Hilton hotel, the USC Keck Medical buildings, and the proposed hotel. The City's Development Code permits the joint use of parking spaces based on the nature of the land uses and their respective peak parking demands. The table below outlines the proposed and existing uses, along with the corresponding parking breakdown.

Tenant Space	Existing/Proposed Use and Parking Classification	Size Gross Floor Area (GFA)/Rms	[1] Code Parking Ratio	Code Required Spaces
181 Colorado Place	Proposed Hotel [2]	93	1.2 / 1 rm	112
161 Colorado Place (USC Keck Medicine)	Medical Office [3]	39,076	1 / 200 sf	195
125 W. Huntington Drive (Hilton)	Hotel [4]	173	1.2 / 1 rm	208
125 W. Huntington Drive (Hilton)	Restaurant within Hotel [5]	3,238	1 / 200 sf	16
125 W. Huntington Drive (Hilton)	Bar within Hotel [5]	1,155	1 / 100 sf	12
125 W. Huntington Drive (Hilton)	Rooftop Restaurant & Bar [6]	123 seats	1 / 6 seats	21
Total Code Required Parking for Overall Site				564
Total On-Site Parking Supply [7]				464
Surplus/(Deficiency)				(100)

To assess the adequacy of the existing parking supply, a shared parking demand analysis was prepared by LLG Engineers. The analysis considered the existing conditions, the proposed project, the City's parking requirements, and peak parking demands assuming full occupancy of all users. The findings indicate that the current parking supply will be sufficient to meet demand, as the various uses have different peak occupancy periods. Additionally, the analysis showed a surplus of parking during both peak weekday and weekend periods when the site is assumed to be at full occupancy, which is at 90%.

The USC Keck Medical offices operate by appointment only, with no walk-ins permitted and no appointments scheduled on weekends. The parking demand analysis revealed that, during weekdays at 90% occupancy, 418 of the 464 parking spaces would be needed, leaving a surplus of 21 spaces. On weekends, during peak hours, 467 parking spaces are needed, resulting in a surplus of 18 spaces. This analysis represents the worst-case scenario. Based on these findings, it has been determined that the existing parking supply of 464 spaces will be adequate to accommodate the parking demand for both the existing uses and the proposed hotel (refer to the parking analysis in Attachment No. 4). The City Engineer agrees with this analysis and its conclusion.

Protected Tree Removal and Encroachment

The project site contains several trees, five of which are classified as "protected trees." An Arborist Report that was prepared by Arbor Care (refer to Attachment No. 5) evaluated the health of these trees and included protective measures for the trees that will remain during construction. The project will involve the removal of 13 unprotected trees and one protected Sycamore tree (see Figure 2 below that shows the removal of the Sycamore Tree).

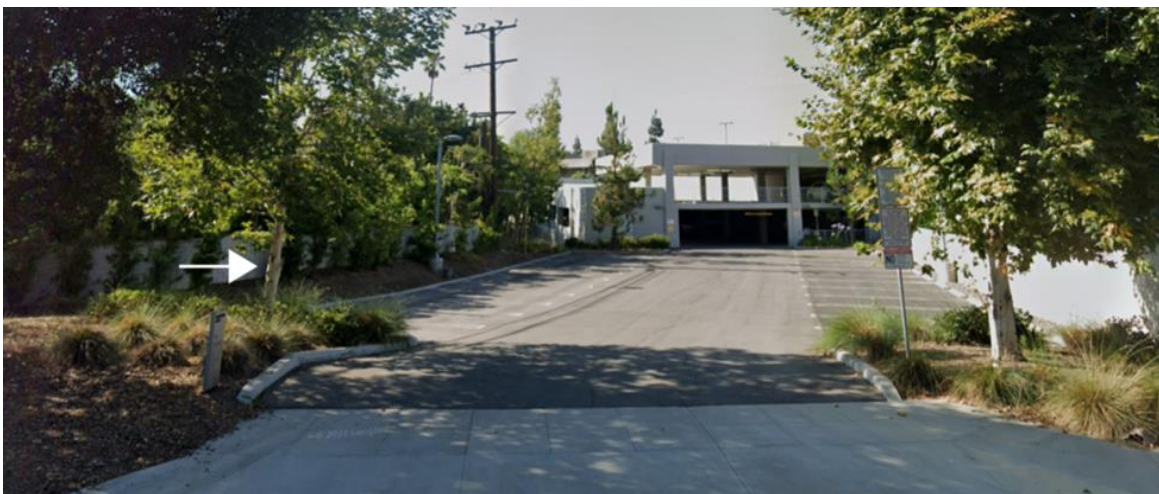


Figure 2 – Sycamore tree to be removed (street view)

The goal is to retain the existing parking area along the northern (rear) portion of the site. However, due to the need for Accessible (ADA) parking spaces, electric vehicle (EV)

charging stations, and a refuse trash area, the removal of the protected Sycamore tree is necessary to accommodate these improvements. As a condition of approval and recommendation by the Certified Arborist, a 60-inch box sized Sycamore tree will be required to be planted on-site since it will be similar in size to the one that is being removed.

FINDINGS

Lot Line Adjustment

Section 9105.07.030(C) of the Development Code requires the following findings must be met for the approval of a Lot Line Adjustment.

- 1. The lot line adjustment would not create any new lots, include lots created illegally, involve more than four lots, or involve lots that are not adjoined.**

Facts to Support This Finding: The proposed lot line adjustment will not create new lots but instead seeks to consolidate the subject lot with the adjacent legal lot into a single legal parcel, resulting in a total lot area of 226,636 square feet. This consolidation aligns with the intent of this finding.

- 2. No street or alley dedication or improvements are necessary to properly service the properties involved in the proposed lot line adjustment.**

Facts to Support This Finding: The proposed lot line adjustment will consolidate the two existing legal lots and will not require any new street or alley dedication or improvements necessary to service the proposed project nor properties involved in the proposed lot line adjustment.

- 3. The lots, as proposed by the lot line adjustment, will conform, in all respects, to the minimum provisions of this Division and those of this Development Code.**

Facts to Support This Finding: The legal lots joined together by the lot line adjustment will fully comply with the provisions of the Development Code, ensuring that the proposed projects meet all applicable requirements. As such, the proposed lot line adjustment fulfills the intent of this finding.

- 4. The lot line adjustment does not create additional lots.**

Facts to Support This Finding: The proposed Lot Line Adjustment will consolidate two existing legal lots; therefore, no additional lots will be created.

5. All lien holders, record owners, and trust deed holders consent in writing to the lot line adjustment.

Facts to Support This Finding: Both legal lots are under the same ownership and all owners and holders have provided written consent to the lot line adjustment, ensuring full approval from all interested parties.

6. A title report prepared by a title insurer, with the title report required to be dated no older than within 90 days from the filing date of the lot line adjustment application, is submitted.

Facts to Support This Finding: The owner(s) will comply with the requirement to submit an updated title report prepared by a title insurer, with the report dated not more than 90 days from the filing date of the lot line adjustment application before the lot line adjustment and certificate of compliance are recorded by the Los Angeles County's Recorder Office.

Conditional Use Permit

Section 9107.09.050(B) of the Development Code requires that the following findings must be met for the approval of a Conditional Use Permit.

7. The proposed use is consistent with the General Plan and any applicable specific plan; and is allowed within the applicable zone, subject to the granting of a Conditional Use Permit, and complies with all other applicable provisions of the Development Code and the Municipal Code.

Facts to Support This Finding: The proposed hotel (Tempo by the Hilton) is consistent with the Arcadia General Plan. The site is zoned General Commercial (C-G) with Downtown Overlay, which under Development Code Section 9102.03, Table 2-8, allows a hotel through a Conditional Use Permit. The new hotel will comply with all the development standards and the site will have a surplus of parking of 18 parking spaces during the peak weekend period, and 21 parking spaces during the peak weekday period when the site is at full occupancy based on the future parking supply. Therefore, the granting of the Conditional Use Permit to allow a new hotel will be consistent with the General and the following General Plan goal 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-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.

8. 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 site will become one legal parcel through the approval of a lot line adjustment, resulting in a new lot area of 226,636 square feet (approximately 5.2 acres). This would result in a total Floor Area Ratio (FAR) of 1.0 with the new hotel, which is the maximum allowed. Therefore, the four-story, 93 guestrooms hotel will be compatible in terms of size with what is allowed on the subject site and with the other adjacent commercial uses as it consists of another hotel (Hilton) and medical office on the subject site and another hotel (Le Meridien hotel) across the street. There will be joint use in parking for the proposed hotel and existing uses since the site has sufficient parking to handle the parking demands during the peak periods on the weekdays and weekends. No portion of the hotel will exceed the maximum height limit of 48 feet as allowed under the Downtown Overlay and the hotel was designed to exceed all the minimum setbacks required for this property. Therefore, the proposed hotel is compatible in terms of design, location, size, and activity with the existing and future land uses in the vicinity.

9. 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, site improvements, loading, and parking.

Facts to Support This Finding: The site is physically suitable for the proposed hotel. The site has ample parking to handle all the existing uses, including the proposed hotel. The guests will have the option to use the drop-off area near the entrance of the new hotel, one of the 464 parking spaces. The proposed hotel will have a café, bar, lobby area, meeting rooms, and an outdoor patio on the ground floor. The site will also have two driveways access (ingress and egress), one off of Colorado Place and the other off of San Juan Drive. Therefore, the site is adequate in size and shape to accommodate a new hotel and provide amenities and services to the guests.

b. Streets and highways adequate to accommodate public and emergency vehicles (e.g., fire and medical) access.

Facts to Support This Finding: The site is located Colorado Place, San Juan Drive, and San Rafael Drive. The proposed hotel will be closets to San Juan Drive and Colorado Place, and all the streets are adequate in width and pavement type to carry the traffic generated by the existing uses at the medical buildings, the Hilton Hotel, and any emergency vehicle. Therefore, the proposed hotel will not impact these streets.

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

Facts to Support This Finding: The proposed hotel was reviewed by the Fire and Police Departments, and it was determined no additional protection services are required other than what is required by the Fire Code. 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 hotel will be required to comply with the solid waste collection and disposal, storm water, and the State's requirements pertaining to water and drainage. The existing sewer will be able to handle the capacity of this new hotel, therefore no upgrades are necessary.

- 10. 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 hotel will not be detrimental to the public health or welfare, or to the surrounding properties. The subject site will be suitable to accommodate a new hotel that will comply with the maximum floor area ratio of 1.0 and sufficient parking for all the uses. The property will be screened with tall trees and hedges along the perimeter to provide privacy and help screen the hotel, and the hotel will be situated approximately 69 feet (minimum is 20 feet) from the closets residentially zoned property. The drop-off area to the hotel's entrance will be located on south side of the hotel away from the street frontages and to reduce any potential noise impacts from the guests. As such, the proposed hotel will not negatively affect the existing uses in the surrounding properties.

Architectural Design Review

Section 9107.19.050(F) of the Development Code requires that following findings must be met for the approval of the design.

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

Facts to Support This Finding: The proposed hotel will be in compliance with all the development standards required in the General Commercial (C-G) with the Downtown Overlay Zone such as FAR, maximum height, setbacks, and parking. Therefore, the project meets the intent of this finding.

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

Facts to Support This Finding: The proposed hotel (Tempo by Hilton) will be a Modern architectural style building with high quality exterior materials that will create a sleek and modern appearance that will be consistent with the existing modern medical office buildings that have tinted glazing windows from floor to ceiling and with the modern Art Deco Hilton Hotel that is on the same site. Additionally, the outdoor patio on the ground floor enhances the corner of the hotel, adding visual appeal and creating a more inviting, aesthetically pleasing atmosphere. As such, the proposed development will be consistent with the City's Design Guidelines.

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

Facts to Support This Finding: The proposed hotel is compatible with the adjacent medical office building and hotel in multiple ways, particularly in terms of scale, design, and overall integration within the built environment. The proposed hotel adheres to the maximum height restrictions established for the site, ensuring it does not disrupt the established skyline or obstruct views in the vicinity. By maintaining a lower height than the other hotel, it respects the proportions and massing of the existing structures, creating a harmonious transition between this hotel and the medical office buildings.

In terms of design, the hotel has been carefully planned to complement the architectural language of the surrounding medical office and hotel buildings. This includes alignment in terms of building materials, architectural features, and facade treatments. The smaller size of the proposed hotel further contributes to its compatibility by preventing it from visually overwhelming the existing structures. Rather, it complements their form and function, contributing to a balanced and cohesive urban fabric.

Additionally, the hotel's placement and footprint have been optimized to ensure minimal disruption to the surrounding context, taking into account factors such as pedestrian access, traffic flow, and the relationship between private spaces between uses. Therefore, the proposed hotel prioritizes sensitivity to the surrounding buildings and the broader architectural context, ensuring that it is both functional and aesthetically cohesive within its environment.

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

Facts to Support This Finding: The proposed hotel incorporates an efficient site layout with two driveway accesses to facilitate seamless traffic circulation and provide convenient parking. The landscaping plan includes tall trees and hedges, which not only enhance privacy for guests and surrounding properties but also

effectively screen the building's mass, softening its visual impact and creating a more attractive, cohesive environment. This thoughtful design ensures both functionality and aesthetic harmony within the site and meets the intent of this finding.

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

Facts to Support This Finding: The proposed hotel will be in full compliance with all applicable standards, the General Plan, and relevant design guidelines, and the hotel will contribute positively to the community's vision for the area and along with this commercial corridor.

Protected Tree Removal and Encroachment

Development Code Section 9110.01.070(A) states the following findings are required for the removal of a Protected Healthy Tree Removal Permit and Protected Tree Encroachment Permit.

- Why tree removal and encroachment are necessary; and
- Why are tree removal and encroachment more desirable than alternative project designs.

The subject site contains several trees, including five (5) City-protected trees. To accommodate the development, particularly to provide adequate and accessible space for the trash enclosure and on-site surface parking, one 7-inch Sycamore tree located at the northeast corner must be removed. Due to site constraints, no other suitable location is available for the trash enclosure, making the proposed location the only viable option.

As a condition of approval for the removal of the Sycamore tree, a replacement 60-inch box-sized Sycamore will be required. The development also involves light grading to create a level surface for the parking spaces and driveway. This grading, along with the construction of the trash enclosure, will encroach within the protection zones of four remaining trees on-site.

An Arborist Report (refer to Attachment No. 5) has been prepared to assess all trees on-site and includes specific protective measures to ensure the preservation of the protected trees during all phases of the development. Therefore, the removal of the protected trees and the encroachment within their driplines are necessary to accommodate the proposed improvements for the development.

Administrative Modification for Parking

Pursuant to Development Code Section 9107.05.050, Administrative Modification may be approved if at least one of the following findings can be made.

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

An Administrative Modification by the Planning Commission is required for parking reductions of seven (7) or more spaces. The request seeks to use the existing parking supply of 464 spaces - comprising 72 surface spaces and 392 structured spaces in place of the 564 spaces required by the City's Development Code for the proposed hotel and the existing medical office and hotel uses on the same site. Based on the parking analysis, it was determined that this supply will adequately meet demand, as the uses have different peak periods. The medical offices operated by USC Keck Medicine are appointment-based only and do not require parking on weekends. During weekday peak periods, at 90% occupancy, 418 parking spaces are needed, leaving a surplus of 21 spaces, while on weekends, 467 spaces are needed, leaving a surplus of 18 spaces. This analysis confirms that the existing parking supply will sufficiently accommodate demand during both peak weekday and weekend periods, always ensuring a surplus of 18–21 spaces. As such, the shared parking arrangement between the proposed hotel and existing uses will provide an adequate and efficient solution for the site.

ENVIRONMENTAL ASSESSMENT

On April 14, 2020, the City of Arcadia Planning Commission adopted an Initial Study and Mitigated Negative Declaration (IS/MND) for the approval of the Indigo Hotel project (now named Hilton Hotel). Given the common project site An Addendum to the adopted IS/MND for the Tempo Hotel project was prepared to consider any environmental impacts for the new project compared to those of the approved project and in accordance with the requirements of the California Environmental Quality Act (CEQA) and CEQA Guidelines. The Addendum found that the proposed Tempo project would not introduce any additional environmental impact, and all elements would remain at a level that is less than significant (refer to Attachment No. 6).

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. It was also mailed to the property owners located within 300 feet of the subject property. As of November 8, 2024 the City received three (3) letters in support of the project from Denny's Restaurant, Solver, Inc, and Santa Anita Park. All of them stated that the Tempo hotel project will promise significant benefits to the City in terms of increased revenue through various taxes and employment opportunities. The Director of Community Services and Special project from Santa Anita Park further stated that this new hotel will give their patrons

another option in terms of hospitality that is near the racetrack and help provide accommodations to major race track events such as the Santa Anita Derby, Santa Anita Handicap, California Crown, and the Breeders' Cup (refer to Attachment No. 6).

RECOMMENDATION

It is recommended that the Planning Commission adopt Resolution No. 2158 approving Conditional Use Permit No. CUP 24-09, Architectural Design Review No. ADR 23-08, Lot Line Adjustment No. LLA 23-01, Planning Commission Administrative Modification No. PC AM 24-02, Protected Healthy Tree Removal Permit No. TRH 24-06, and Protected Tree Encroachment Permit No. TRE 24-16, and adopt the Addendum to the Adopted Initial Study/Mitigated Negative Declaration, thereby approving the proposed project for a new hotel development located at 181 Colorado Place, subject to the following conditions of approval.

1. The project shall be developed and maintained by the Property Owner/Applicant in a manner that is consistent with the plans submitted and conditionally approved for Lot Line Adjustment No. LLA 23-01, Conditional Use Permit No. CUP 24-09, Architectural Design Review No. ADR 23-08, Planning Commission Administrative Modification No. PC AM 24-02, Protected Healthy Tree Removal Permit No. TRH 24-06, and Protected Tree Encroachment Permit No. TRE 24-16, subject to the satisfaction of the Deputy Development Services Director or designee.
2. The Property Owner/Applicant shall comply with all the tree protection measures in the Arborist Report that was prepared by a Certified Arborist, dated April 2024 to ensure that all protected trees that will remain on-site will not be harmed or impacted by any construction activities. If any of the protected trees do not survive prior to the issuance of a Certificate of Occupancy from the Building Division, the tree shall be replaced and the Deputy Development Services Director or designee has the discretion to approve the tree size and its location.
3. Prior to plan check submittal an updated Landscape Plan shall be provided showing the location of the existing Sycamore tree that is to be removed and the location of the replacement 60-inch box Sycamore tree on the project site.
4. A complete Title Report that is not older than 90 days from the date of the approval of this project shall be submitted to the Planning Division and the Certificate of Compliance for the Lot Line Adjustment must be approved and recorded by the Los Angeles County's Recorder Office prior to issuance of a building permit from the Building Division.
5. The project shall comply with the latest adopted edition of the following codes as applicable:
 - a. California Building Code

- b. California Electrical Code
 - c. California Mechanical Code
 - d. California Plumbing Code
 - e. California Energy Code
 - f. California Fire Code
 - g. California Green Building Standards Code
 - h. California Existing Building Code
 - i. Arcadia Municipal Code
6. The Property Owner/Applicant shall construct new driveway approaches per City of Arcadia Standards 801-1 or 801-3. Stamped concrete design shall be submitted to the Engineering Division for review and approval during plan check to Building Services.
 7. The Property Owner/Applicant shall remove and replace the sidewalk, curb, and gutter. The sidewalk shall be full width along Colorado Place, and curb and gutter with a 2-foot asphalt slot cut. The area that had red curbing must be repainted after the new curb is constructed.
 8. The Property Owner/Applicant shall construct a curb ramp at the corner of Colorado Place and San Juan Drive per Caltrans Standard A88A.
 9. The Property Owner/Applicant shall coordinate with the Public Works Services Department on the removal, replacement, and protections of street trees prior to issuance of a grading permit.
 10. Prior to the issuance of the Certificate of Occupancy, the Property Owner/Applicant shall repair any damage caused to the street by the development including, but not limited to trench cuts and construction traffic per the direction and satisfaction of the City Engineer. Extensive repair may be required if a street moratorium is in place for Colorado Place or San Juan Drive when cuts occur.
 11. A Low Impact Development (LID) plan is required for this development. It shall comply with the Los Angeles County Department of Public Works 2014 LID standard manual, and the measurements must be shown on the grading plan.
 12. The building shall be fully fire sprinklered per the City of Arcadia Fire Department Commercial Sprinkler Standard. The fire sprinkler system shall be monitored by a UL listed central station. Notification appliances shall be provided in all common areas. Visual appliances shall be provided in units classified as being accessible.
 13. Class I standpipes shall be provided on all floors inside stairwells and shall extend to the roof.

14. Knox boxes shall be provided for the lobby and for the exterior door of the north stairwell.
15. Minimum 2A:10BC fire extinguishers shall be provided in all common areas. The maximum travel distance shall be 75 feet.
16. An emergency radio responder system shall be provided and approved by the City's Fire Marshal.
17. At least one EMS elevator is required within the hotel.
18. At least one of the elevators shall be provided with standby power to provide an accessible means of egress and to the satisfaction of the City's Fire Marshal.
19. A two-way communication system in compliance with Fire Code Section 1009.8.1 and 1009.8.2 shall be provided at the landing serving each elevator and to the satisfaction of the City's Fire Marshal.
20. The Property Owner/Applicant shall provide a new public hydrant on Colorado Place, west of the driveway.
21. The minimum required fire flow for the structure shall be 1,000 gpm at 20 psi.
22. The Property Owner/Applicant shall provide calculations to determine the maximum commercial domestic demand and maximum fire demand in order to verify the required water service size.
23. The Property Owner/Applicant shall provide separate water services and meters for commercial and common area landscape irrigation uses. All water services will require approved reduced pressure backflow devices for meter services protection.
24. 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. Location of DCDA shall be closed to the public right of way and can't be inside the building.
25. A Water Meter Permit Application shall be submitted to the Public Works Services Department prior to permit issuance.
26. The Property Owner/Applicant shall install new water service according to the specifications of the Public Works Services Department, Engineering Section. Abandonment of existing water services, if necessary, shall be carried out by the Developer, According to Public Works Services Department, Engineering Section specifications.

27. The Property Owner/Applicant 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, all to the satisfaction of the Building Official, Fire Marshal, Public Works Services Director, and Deputy Development Services Director. Compliance with these requirements is to be determined by having fully detailed construction plans submitted for plan check review and approval by the foregoing City officials and employees.
28. 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 the Conditional Use Permit No. CUP 24-09, Architectural Design Review No. ADR 23-08, Lot Line Adjustment No. LLA 23-01, Planning Commission Administrative Modification No. PC AM 24-02, Protected Healthy Tree Removal Permit No. TRH 24-06, and Protected Tree Encroachment Permit No. TRE 24-16 ("Project") on the Project site, and which may arise from the direct or indirect operations of the Applicant or those of the Applicant's contractors, agents, tenants, employees or any other persons acting on Applicant's behalf, which relate to the development and/or construction of the Project. This indemnity provision applies to all damages and claims, actions, or proceedings for damages, as described above, regardless of whether the City prepared, supplied, or approved the plans, specifications, or other documents for the Project.

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

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

29. Approval of Lot Line Adjustment No. LLA 23-01, Conditional Use Permit No. CUP 24-09, Architectural Design Review No. ADR 23-08, Planning Commission Administrative Modification No. PC AM 24-02, Protected Healthy Tree Removal Permit No. TRH 24-06, and Protected Tree Encroachment Permit No. TRE 24-16 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 Acceptance Form to the Development Services Department is to indicate awareness and acceptance of the conditions of approval.

PLANNING COMMISSION ACTION

Approval

If the Planning Commission intends to approve this proposal, the Commission should approve a motion to approve Conditional Use Permit No. CUP 24-09, Architectural Design Review No. ADR 23-08, Lot Line Adjustment No. LLA 23-01, Planning Commission Administrative Modification No. PC AM 24-02, Protected Healthy Tree Removal Permit No. TRH 24-06, and Protected Tree Encroachment Permit No. TRE 24-16, stating that the proposal satisfies the requisite findings, adopt the Addendum to the adopted Mitigated Negative Declaration, adopt the attached Resolution No. 2158 that incorporates the requisite 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 proposal, the Commission should approve a motion to deny Conditional Use Permit No. CUP 24-09, Architectural Design Review No. ADR 23-08, Lot Line Adjustment No. LLA 23-01, Planning Commission Administrative Modification No. PC AM 24-02, Protected Healthy Tree Removal Permit No. TRH 24-06, and Protected Tree Encroachment Permit No. TRE 24-16 stating that the finding(s) of the proposal does not satisfy with reasons based on the record, and direct staff to prepare a resolution for adoption at the next meeting that incorporates the Commission's decision and specific findings.

If any Planning Commissioner, or other interested party has questions or comments regarding this matter prior to the November 12, 2024, hearing, please contact Associate Planner, Gary Yesayan, at (626) 574-5422, or by email at gyesayan@ArcadiaCA.gov.

Approved:



Lisa L. Flores
Deputy Development Services Director

- Attachment No. 1: Resolution No. 2158
- Attachment No. 2: Aerial Photo and Zoning Information of the Project Site
- Attachment No. 3: Architectural Plans
- Attachment No. 4: Parking Demand Analysis, dated August 30, 2024
- Attachment No. 5: Arborist Report, dated April 19, 2024
- Attachment No. 6: Letters of Support
- Attachment No. 7: Addendum to Adopted Mitigated Negative Declaration. The Adopted MND can be found in the link below at:
www.arcadiaca.gov/significantprojects

Attachment No. 1

Resolution No. 2158

RESOLUTION NO. 2158

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ARCADIA, CALIFORNIA, APPROVING LOT LINE ADJUSTMENT NO. LLA 23-01, CONDITIONAL USE PERMIT NO. CUP 24-09, ARCHITECTURAL DESIGN REVIEW NO. ADR 23-08, PLANNING COMMISSION ADMINISTRATIVE MODIFICATION NO. PC AM 24-02, PROTECTED HEALTHY TREE REMOVAL PERMIT NO. TRH 24-06, AND PROTECTED TREE ENCROACHMENT PERMIT NO. TRE 24-16, WITH AN ADDENDUM TO THE ADOPTED MITIGATED NEGATIVE DECLARATION FOR A NEW HOTEL DEVELOPMENT LOCATED AT 181 COLORADO PLACE

WHEREAS, applications were filed by VG Property Investments, LLC and 181 Colorado LLC (“Applicants”) for Lot Line Adjustment No. LLA 23-01, Conditional Use Permit No. CUP 24-09, Architectural Design Review No. ADR 24-08, Planning Commission Administrative Modification No. PC AM 24-02, Protected Healthy Tree Removal Permit No. TRH 24-06, and Protected Tree Encroachment Permit No. TRE 24-16 for a new four-story hotel development. The proposed hotel will be second Hilton-branded (Hilton by Tempo) property on this site, following a lot line adjustment to consolidate the parcels at 175 Colorado Place and 125 W. Huntington Drive (APNs: 5775-015-011, 5775-015-024, 5775-015-027, 5775-015-028, and 5775-015-029) to a single legal lot. The proposed hotel will be located at 181 Colorado Place and is referred to as the “Project”; and

WHEREAS, on April 14, 2020, the City of Arcadia Planning Commission adopted an Initial Study and Mitigated Negative Declaration (IS/MND) for the Approved Project. An Addendum to the adopted IS/MND for the Indigo Hotel (Hotel and Annex), which is now the Hilton was prepared to consider any environmental impacts for the new project compared to those of the approved project, and in accordance with the requirements of the California Environmental Quality Act (CEQA) and CEQA Guidelines. As with the

Approved Project, there are no changes to the circumstances, and the proposed project would not result in any new significant or substantially more severe environmental impacts that would affect the determination of less-than-significant impact in the adopted IS/MND; and

WHEREAS, on November 12, 2024, a duly noticed public hearing was held before the Planning Commission on said applications, 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 November 12, 2024 are true and correct.

SECTION 2. This Commission finds that based upon the entire record, pursuant to Sections 9105.07.030 Lot Line Adjustments, 9107.09.050 Conditional Use Permit, 9107.19.050 Site Plan and Design Review, 9107.05.050 Administrative Modification, and 9110.01.070 Tree Preservation of the Development Code, all of the following findings can be made:

Lot Line Adjustment

1. The lot line adjustment would not create any new lots, include lots created illegally, involve more than four lots, or involve lots that are not adjoined.

FACT: The proposed lot line adjustment will not create new lots but instead seeks to consolidate the subject lot with the adjacent legal lot into a single legal parcel, resulting in a total lot area of 226,636 square feet. This consolidation aligns with the intent of this finding.

2. No street or alley dedication or improvements are necessary to properly service the properties involved in the proposed lot line adjustment.

FACT: The proposed lot line adjustment will consolidate the two existing legal lots and will not require any new street or alley dedication or improvements necessary to service the proposed project nor properties involved in the proposed lot line adjustment.

3. The lots, as proposed by the lot line adjustment, will conform, in all respects, to the minimum provisions of this Division and those of this Development Code.

FACT: The legal lots joined together by the lot line adjustment will fully comply with the provisions of the Development Code, ensuring that the proposed projects meet all applicable requirements. As such, the proposed lot line adjustment fulfills the intent of this finding.

4. The lot line adjustment does not create additional lots.

FACT: The proposed Lot Line Adjustment will consolidate two existing legal lots, therefore no additional lots will be created.

5. All lien holders, record owners, and trust deed holders consent in writing to the lot line adjustment.

FACT: Both legal lots are under the same ownership and all owners and holders have provided written consent to the lot line adjustment, ensuring full approval from all interested parties.

6. A title report prepared by a title insurer, with the title report required to be dated no older than within 90 days from the filing date of the lot line adjustment application, is submitted.

FACT: The owner(s) will comply with the requirement to submit an updated title report prepared by a title insurer, with the report dated not more than 90 days from the filing date of the lot line adjustment application before the lot line adjustment and certificate of compliance are recorded by the Los Angeles County's Recorder Office.

Conditional Use Permit

7. The proposed use is consistent with the General Plan and any applicable specific plan; and is allowed within the applicable zone, subject to the granting of a Conditional Use Permit, and complies with all other applicable provisions of the Development Code and the Municipal Code.

FACT: The proposed hotel (Tempo by the Hilton) is consistent with the Arcadia General Plan. The site is zoned General Commercial (C-G) with Downtown Overlay, which under Development Code Section 9102.03, Table 2-8, allows a hotel through a Conditional Use Permit. The new hotel will comply with all the development standards and the site will have a surplus of parking of 18 parking spaces during the peak weekend period, and 21 parking spaces during the peak weekday period when the site is at full occupancy based on the future parking supply. Therefore, the granting of the Conditional Use Permit to allow a new hotel will be consistent with the General and the following General Plan goal and policies:

- 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-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.

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

FACT: The site will become one legal parcel through the approval of a lot line adjustment, resulting in a new lot area of 226,636 square feet (approximately 5.2 acres). This would result in a total Floor Area Ratio (FAR) of 1.0 with the new hotel, which is the maximum allowed. Therefore, the four-story, 93 guestroom hotel will be compatible in terms of size with what is allowed on the subject site and with the other adjacent commercial uses as it consists of another hotel (Hilton) and medical office on the subject site and another hotel (Le Meridien hotel) across the street. There will be joint use in parking for the proposed hotel and existing uses since the site has sufficient parking to handle the parking demands during the peak periods on the weekdays and weekends. No portion of the hotel will exceed the maximum height limit of 48 feet as allowed under the Downtown Overlay and the hotel was designed to exceed all the minimum required setbacks for this property. Therefore, the proposed hotel is compatible in terms of design, location, size, and activity with the existing and future land uses in the vicinity.

9. 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, site improvements, loading, and parking.

FACT: The site is physically suitable for the proposed hotel. The site has ample parking to handle all the existing uses, including the proposed hotel. The guests will have the option to use the drop-off area near the entrance of the new hotel, one of the 464 parking spaces adjacent to the new hotel, or within the parking structure that has 392 spaces. The proposed hotel will have a café, bar, lobby area, meeting rooms, and an outdoor patio on the ground floor. The site will also have two driveways access (ingress

and egress), one off of Colorado Place and the other off of San Juan Drive. Therefore, the site is adequate in size and shape to accommodate a new hotel and provide amenities and services to the guests.

b. Streets and highways adequate to accommodate public and emergency vehicles (e.g., fire and medical) access.

FACT: The site is located Colorado Place, San Juan Drive, and San Rafael Drive. The proposed hotel will be closets to San Juan Drive and Colorado Place, and all the streets are adequate in width and pavement type to carry the traffic generated by the existing uses at the medical buildings, the Hilton Hotel , and any emergency vehicle. Therefore, the proposed hotel will not impact these streets.

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

FACT: The proposed hotel was reviewed by the Fire and Police Departments, and it was determined no additional protection services are required other than what is required by the Fire Code. 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.).

FACT: The proposed hotel will be required to comply with the solid waste collection and disposal, storm water, and the State's requirements pertaining to water and drainage. The existing sewer will be able to handle the capacity of this new hotel, therefore no upgrades are necessary.

10. 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.

FACT: The proposed hotel will not be detrimental to the public health or welfare, or to the surrounding properties. The subject site will be suitable to accommodate a new hotel that will comply with the maximum floor area ratio of 1.0 and sufficient parking for all the uses. The property will be screened with tall trees and hedges along the perimeter to provide privacy and help screen the hotel, and the hotel will be situated approximately 69 feet (minimum is 20 feet) from the closets residentially zoned property. The drop-off area to the hotel's entrance will be located on south side of the hotel away from the street frontages and to reduce any potential noise impacts from the guests. As such, the proposed hotel will not negatively affect the existing uses in the surrounding properties.

Architectural Design Review

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

FACT: The proposed hotel will be in compliance with all the development standards required in the General Commercial (C-G) with the Downtown Overlay Zone such as FAR, maximum height, setbacks, and parking. Therefore, the project meets the intent of this finding.

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

FACT: The proposed hotel (Tempo by Hilton) will be a Modern architectural style building with high quality exterior materials that will create a sleek and modern appearance that will be consistent with the existing modern medical office buildings that have tinted

glazing windows from floor to ceiling and with the modern Art Deco Hilton Hotel that is on the same site. Additionally, the outdoor patio on the ground floor enhances the corner of the hotel, adding visual appeal and creating a more inviting, aesthetically pleasing atmosphere. As such, the proposed development will be consistent with the City's Design Guidelines.

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

FACT: The proposed hotel is compatible with the adjacent medical office building and hotel in multiple ways, particularly in terms of scale, design, and overall integration within the built environment. The proposed hotel adheres to the maximum height restrictions established for the site, ensuring it does not disrupt the established skyline or obstruct views in the vicinity. By maintaining a lower height than the other hotel, it respects the proportions and massing of the existing structures, creating a harmonious transition between this hotel and the medical office buildings.

In terms of design, the hotel has been carefully planned to complement the architectural language of the surrounding medical office and hotel buildings. This includes alignment in terms of building materials, architectural features, and facade treatments. The smaller size of the proposed hotel further contributes to its compatibility by preventing it from visually overwhelming the existing structures. Rather, it complements their form and function, contributing to a balanced and cohesive urban fabric.

Additionally, the hotel's placement and footprint have been optimized to ensure minimal disruption to the surrounding context, taking into account factors such as pedestrian access, traffic flow, and the relationship between private spaces between uses.

Therefore, the proposed hotel prioritizes sensitivity to the surrounding buildings and the broader architectural context, ensuring that it is both functional and aesthetically cohesive within its environment.

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

FACT: The proposed hotel incorporates an efficient site layout with two driveway accesses to facilitate seamless traffic circulation and provide convenient parking. The landscaping plan includes tall trees and hedges, which not only enhance privacy for guests and surrounding properties but also effectively screen the building's mass, softening its visual impact and creating a more attractive, cohesive environment. This thoughtful design ensures both functionality and aesthetic harmony within the site and meets the intent of this finding.

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

FACT: The proposed hotel will be in full compliance with all applicable standards, the General Plan, and relevant design guidelines, and the hotel will contribute positively to the community's vision for the area and along this commercial corridor

Protected Tree Removal and Encroachment

FACT: The subject site contains several trees, including five (5) City-protected trees. To accommodate the development, particularly to provide adequate and accessible

space for the trash enclosure and on-site surface parking, one 7-inch Sycamore tree located at the northeast corner must be removed. Due to site constraints, no other suitable location is available for the trash enclosure, making the proposed location the only viable option.

As a condition of approval for the removal of the Sycamore tree, a replacement 60-inch box-sized Sycamore will be required. The development also involves light grading to create a level surface for the parking spaces and driveway. This grading, along with the construction of the trash enclosure, will encroach into the protection zones of four remaining trees on-site.

An Arborist Report has been prepared to assess all trees on-site and includes specific protective measures to ensure the preservation of the protected trees during all phases of the development. Therefore, the removal of the protected trees and the encroachment within their driplines are necessary to accommodate the proposed improvements for the development.

Administrative Modification for Parking

FACT: An Administrative Modification by the Planning Commission is required for parking reductions of seven (7) or more spaces. The request seeks to use the existing parking supply of 464 spaces - comprising 72 surface spaces and 392 structured spaces in place of the 564 spaces required by the City's Development Code for the proposed hotel and the existing medical office and hotel uses on the same site. Based on the parking analysis, it was determined that this supply will adequately meet demand, as the uses have different peak periods. The medical offices operated by USC Keck Medicine are appointment-based only and do not require parking on weekends. During weekday peak periods, at 90% occupancy, 418 parking spaces are needed, leaving a surplus of 21

spaces, while on weekends, 467 spaces are needed, leaving a surplus of 18 spaces. This analysis confirms that the existing parking supply will sufficiently accommodate demand during both peak weekday and weekend periods, always ensuring a surplus of 18–21 spaces. As such, the shared parking arrangement between the proposed hotel and existing uses will provide an adequate and efficient solution for the site

SECTION 3. For the foregoing reasons the Planning Commission approves the Addendum to the previously Adopted Initial Study/Mitigated Negative Declaration (IS/MND) in accordance with CEQA and determines the findings can be made to approve Lot Line Adjustment No. LLA 23-01, Conditional Use Permit No. CUP 24-09, Architectural Design Review No. ADR 24-08, Planning Commission Administrative Modification No. PC AM 24-02, Protected Healthy Tree Removal Permit No. TRH 24-06, and Protected Tree Encroachment Permit No. TRE 24-16 for a new hotel development at 181 Colorado Place, subject to the conditions of approval attached hereto.

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

[SIGNATURES ON THE NEXT PAGE]


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

Marilynne Wilander
Chair, Planning Commission

ATTEST:

Lisa L. Flores
Secretary

APPROVED AS TO FORM:



Michael J. Maurer
City Attorney

RESOLUTION NO. 2158

Conditions of Approval

1. The project shall be developed and maintained by the Property Owner/Applicant in a manner that is consistent with the plans submitted and conditionally approved for Lot Line Adjustment No. LLA 23-01, Conditional Use Permit No. CUP 24-09, Architectural Design Review No. ADR 23-08, Planning Commission Administrative Modification No. PC AM 24-02, Protected Healthy Tree Removal Permit No. TRH 24-06, and Protected Tree Encroachment Permit No. TRE 24-16, subject to the satisfaction of the Deputy Development Services Director or designee.
2. The Property Owner/Applicant shall comply with all the tree protection measures in the Arborist Report that was prepared by a Certified Arborist, dated April 2024 to ensure that all protected trees that will remain on-site will not be harmed or impacted by any construction activities. If any of the protected trees do not survive prior to the issuance of a Certificate of Occupancy from the Building Division, the tree shall be replaced and the Deputy Development Services Director or designee has the discretion to approve the tree size and its location.
3. Prior to plan check submittal an updated Landscape Plan shall be provided showing the location of the existing Sycamore tree that is to be removed and the location of the replacement 60-inch box Sycamore tree on the project site.
4. A complete Title Report that is not older than 90 days from the date of the approval of this project shall be submitted to the Planning Division and the Certificate of Compliance for the Lot Line Adjustment must be approved and recorded by the Los Angeles County's Recorder Office prior to issuance of a building permit from the Building Division.
5. The project shall comply with the latest adopted edition of the following codes as applicable:
 - a. California Building Code
 - b. California Electrical Code
 - c. California Mechanical Code
 - d. California Plumbing Code
 - e. California Energy Code
 - f. California Fire Code
 - g. California Green Building Standards Code
 - h. California Existing Building Code
 - i. Arcadia Municipal Code
6. The Property Owner/Applicant shall construct new driveway approaches per City of Arcadia Standards 801-1 or 801-3. Stamped concrete design shall be submitted to the Engineering Division for review and approval during plan check to Building Services.

7. The Property Owner/Applicant shall remove and replace the sidewalk, curb, and gutter. The sidewalk shall be full width along Colorado Place, and curb and gutter with a 2-foot asphalt slot cut. The area that had red curbing must be repainted after the new curb is constructed.
8. The Property Owner/Applicant shall construct a curb ramp at the corner of Colorado Place and San Juan Drive per Caltrans Standard A88A.
9. The Property Owner/Applicant shall coordinate with the Public Works Services Department on the removal, replacement, and protections of street trees prior to issuance of a grading permit.
10. Prior to the issuance of the Certificate of Occupancy, the Property Owner/Applicant shall repair any damage caused to the street by the development including, but not limited to trench cuts and construction traffic per the direction and satisfaction of the City Engineer. Extensive repair may be required if a street moratorium is in place for Colorado Place or San Juan Drive when cuts occur.
11. A Low Impact Development (LID) plan is required for this development. It shall comply with the Los Angeles County Department of Public Works 2014 LID standard manual, and the measurements must be shown on the grading plan.
12. The building shall be fully fire sprinklered per the City of Arcadia Fire Department Commercial Sprinkler Standard. The fire sprinkler system shall be monitored by a UL listed central station. Notification appliances shall be provided in all common areas. Visual appliances shall be provided in units classified as being accessible.
13. Class I standpipes shall be provided on all floors inside stairwells and shall extend to the roof.
14. Knox boxes shall be provided for the lobby and for the exterior door of the north stairwell.
15. Minimum 2A:10BC fire extinguishers shall be provided in all common areas. The maximum travel distance shall be 75 feet.
16. An emergency radio responder system shall be provided and approved by the City's Fire Marshal.
17. At least one EMS elevator is required within the hotel.
18. At least one of the elevators shall be provided with standby power to provide an accessible means of egress and to the satisfaction of the City's Fire Marshal.

19. A two-way communication system in compliance with Fire Code Section 1009.8.1 and 1009.8.2 shall be provided at the landing serving each elevator and to the satisfaction of the City's Fire Marshal.
20. The Property Owner/Applicant shall provide a new public hydrant on Colorado Place, west of the driveway.
21. The minimum required fire flow for the structure shall be 1,000 gpm at 20 psi.
22. The Property Owner/Applicant shall provide calculations to determine the maximum commercial domestic demand and maximum fire demand in order to verify the required water service size.
23. The Property Owner/Applicant shall provide separate water services and meters for commercial and common area landscape irrigation uses. All water services will require approved reduced pressure backflow devices for meter services protection.
24. 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. Location of DCDA shall be closed to the public right of way and can't be inside the building.
25. A Water Meter Permit Application shall be submitted to the Public Works Services Department prior to permit issuance.
26. The Property Owner/Applicant shall install new water service according to the specifications of the Public Works Services Department, Engineering Section. Abandonment of existing water services, if necessary, shall be carried out by the Developer, According to Public Works Services Department, Engineering Section specifications.
27. The Property Owner/Applicant 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, all to the satisfaction of the Building Official, Fire Marshal, Public Works Services Director, and Deputy Development Services Director. Compliance with these requirements is to be determined by having fully detailed construction plans submitted for plan check review and approval by the foregoing City officials and employees.
28. 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 the Conditional Use Permit No. CUP 24-09, Architectural Design Review No. ADR 23-08, Lot Line Adjustment No. LLA 23-01, Planning Commission Administrative Modification No. PC AM 24-02, Protected Healthy Tree Removal Permit No. TRH 24-06, and Protected Tree Encroachment Permit No. TRE 24-16 ("Project") on the Project site, and which may arise from the direct or indirect operations of the Applicant or those of the Applicant's contractors, agents, tenants, employees or any other persons acting on Applicant's behalf, which relate to the development and/or construction of the Project. This indemnity provision applies to all damages and claims, actions, or proceedings for damages, as described above, regardless of whether the City prepared, supplied, or approved the plans, specifications, or other documents for the Project.

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

29. Approval of Lot Line Adjustment No. LLA 23-01, Conditional Use Permit No. CUP 24-09, Architectural Design Review No. ADR 23-08, Planning Commission Administrative Modification No. PC AM 24-02, Protected Healthy Tree Removal Permit No. TRH 24-06, and Protected Tree Encroachment Permit No. TRE 24-16 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 Acceptance Form to the Development Services Department is to indicate awareness and acceptance of the conditions of approval.

Attachment No. 2

Aerial Photo and Zoning Information of the
Project Site

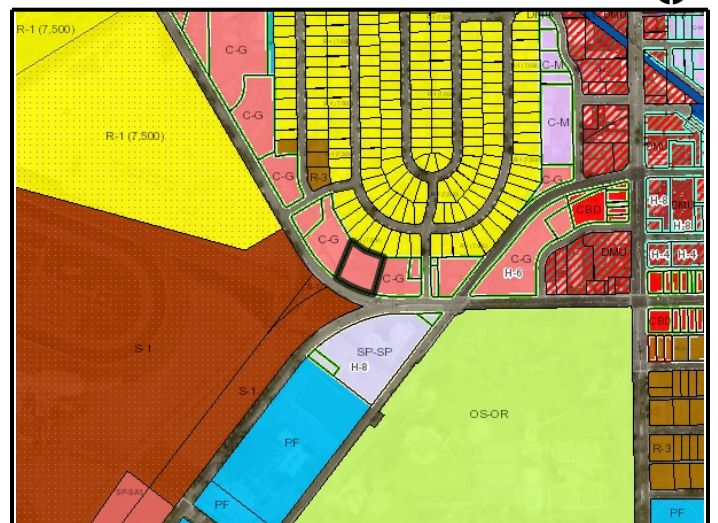
Site Address: 181 Colorado Place

Property Owner(s): Property Owner



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

Selected parcel highlighted



Parcel location within City of Arcadia

Attachment No. 3

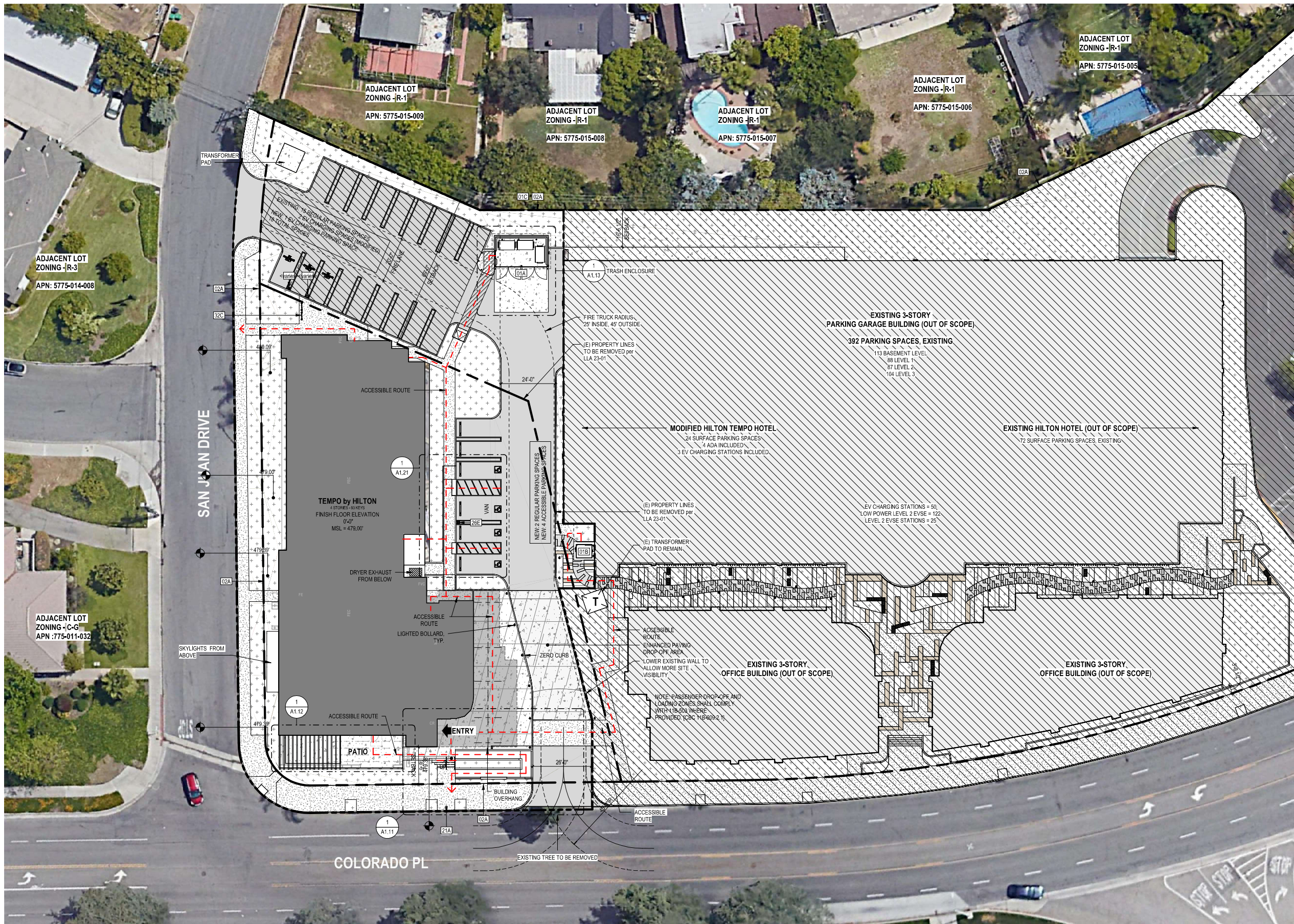
Architectural Plans

TEMPO

by Hilton™



TEMPO BY HILTON



SITE SUMMARY

DESCRIPTION	INFORMATION / REQUIREMENT	COMPLIANCE
APN	5775-015-011	-
ADDRESS	181 COLORADO PLACE	-
JURISDICTION	CITY OF ARCADIA, CA	-
PLANNED LAND USE	C-G	-
ZONING CLASSIFICATION	C-G (GENERAL COMMERCIAL)	-
HOTEL USE ALLOWED	WITH CUP	Y
MAX BUILDING HEIGHT	48 FT. PERMITTED / 48 FT. PROVIDED	Y
FIRE ACCESS REQUIRED		Y
FRONT SETBACK	0 FT. REQUIRED / 16.5 FT. PROVIDED	Y
SIDE SETBACK	5 FT. REQUIRED / 6 FT. PROVIDED	Y
REAR SETBACK	20 FT. REQUIRED / 69 FT. PROVIDED	Y
FAR	1	

PARKING REQUIREMENTS

REFERENCE HOTEL PROJECT PARKING DEMAND ANALYSIS

GROSS BUILDING AREA: TEMPO ONLY

LEVEL 1:	11,030 SF
LEVEL 2:	11,990 SF
LEVEL 3:	12,060 SF
LEVEL 4:	12,060 SF

STAIRS:	2,187 SF
FIRE RISER:	51 SF
ELECTRICAL/DATA ROOMS:	315 SF
ELEVATORS:	1,424 SF
SHAFTS:	64 SF

TOTAL GBA ABOVE GRADE:	47,140 SF
BASEMENT LEVEL:	10,650 SF

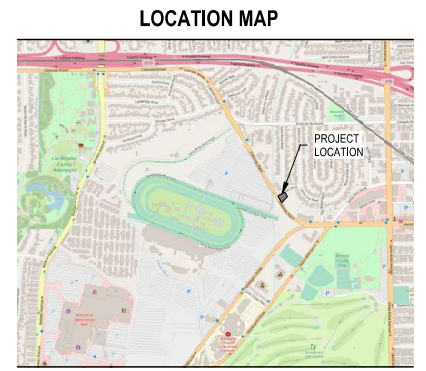
TOTAL FAR GBA ALL BUILDING ON SITE CALCULATION:

BUILDING A (MEDICAL OFFICE) + BUILDING B (MEDICAL OFFICE) + BUILDING C (HILTON HOTEL) + BUILDING D (HILTON HOTEL) + TEMPO HOTEL = 19,845 + 19,231 + 69,441 + 69,356 + 47,140 = 225,019 SF

TOTAL FAR GBA ALL BUILDING ON SITE: 225,019 SF

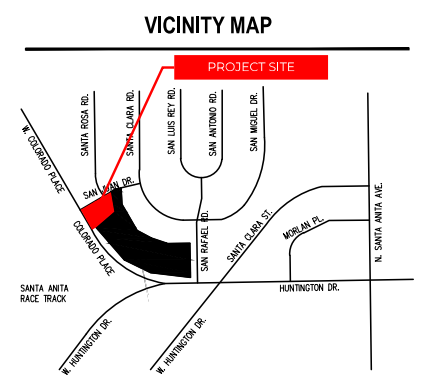
TOTAL SITE SF: 226,636 SF

TOTAL SITE FAR: 1.00

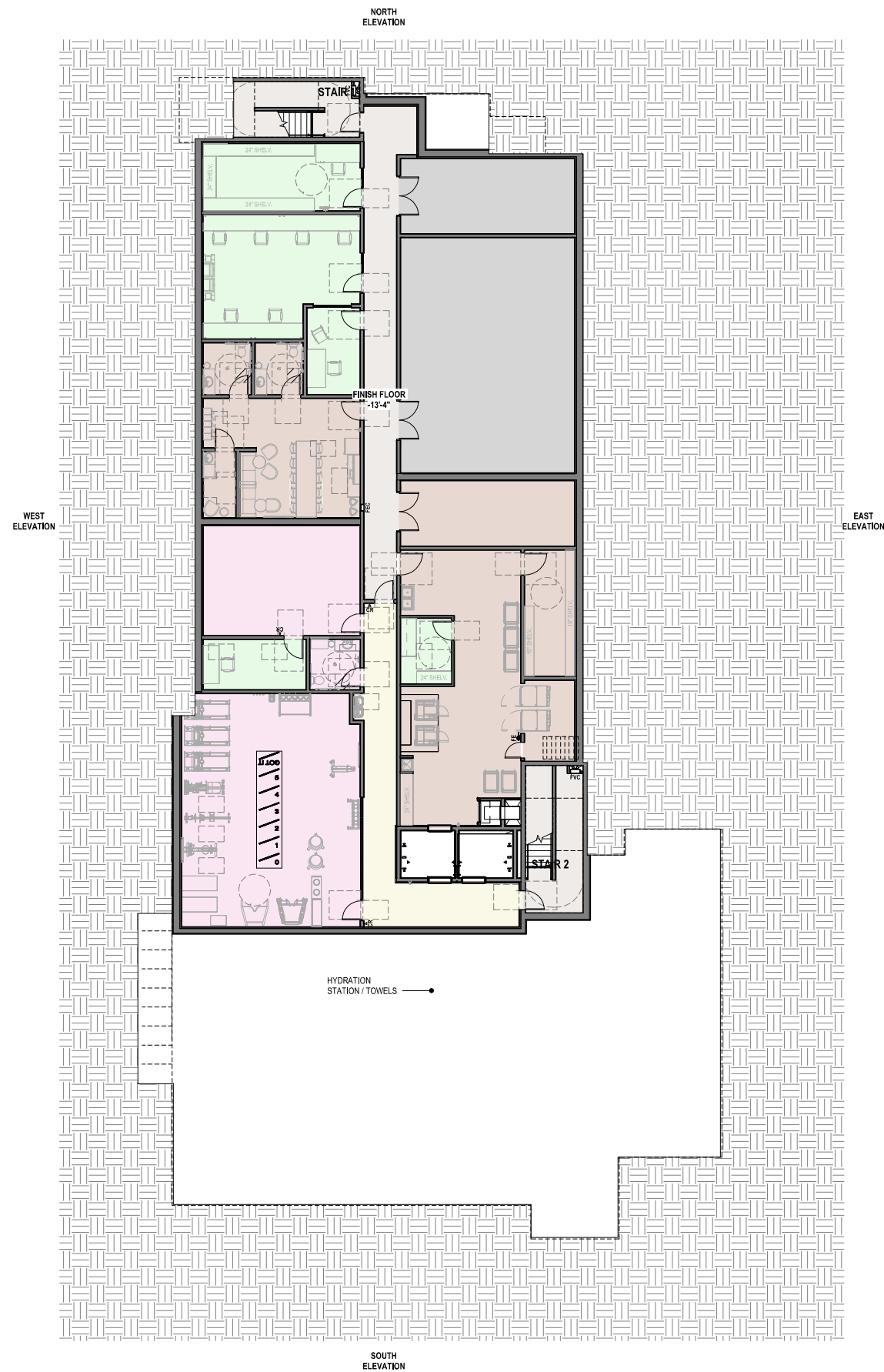


KEYNOTES

01A	TRASH ENCLOSURE IN ACCORDANCE TO ARCADIA DEVCODE 9103.01.130
01B	FUTURE ELEVATOR
01C	ROOF FOOTPRINT OF TRASH ENCLOSURE TO REDUCE STORM WATER POLLUTION AND TO SCREEN UNSIGHTLY VIEWS. THE DESIGN OF THE ROOF AND THE MATERIALS USED SHALL BE COMPATIBLE WITH ON-SITE ARCHITECTURE. WITH ADEQUATE HEIGHT CLEARANCE TO ENABLE READY ACCESS TO ANY CONTAINER
02A	PROPERTY LINE
21A	PUBLIC FIRE HYDRANT PER CIVIL ENGINEERING DRAWINGS
26E	ACCESSIBLE EV CHARGER IN ACCORDANCE WITH CBC 11B-228.3
32C	BIKE RACK, TYP.

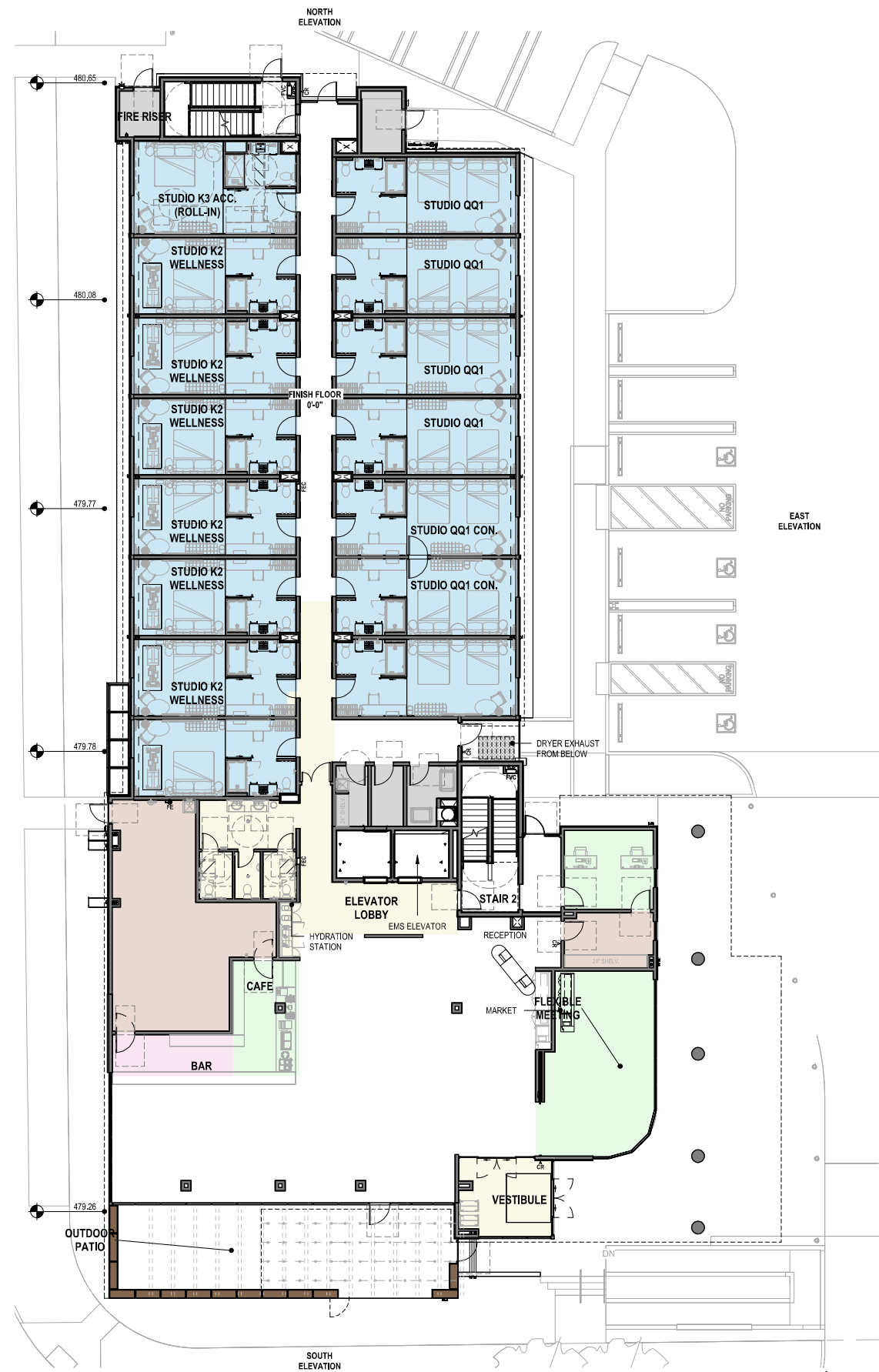


SITE PLAN
1" = 20'-0"



BASEMENT LEVEL

3/32" = 1'-0"



FLOOR PLAN - LEVEL 1

3/32" = 1'-0"



GUESTROOM SCHEDULE

GUESTROOM UNIT TYPE	COUNT
1BDRM BK1	2
1BDRM BK2 ACC. (TUB)	1
STUDIO K1	31
STUDIO K1 CON.	2
STUDIO K1+	1
STUDIO K1+ CON.	1
STUDIO K2 WELLNESS	7
STUDIO K3 ACC. (ROLL-IN)	1
STUDIO K3 ACC. CON. (TUB)	1
STUDIO K4	4
STUDIO K4 CON.	2
STUDIO QQ1	26
STUDIO QQ1 CON.	2
STUDIO QQ1+	9
STUDIO QQ2	1
STUDIO QQ2 CON.	1
STUDIO QQ3 ACC. CON. (TUB)	1
TOTAL GUESTROOMS:	93

COLOR LEGEND

- B.O.H
- CIRCULATION
- COMMON AREA
- GUESTROOM
- OFFICE
- PUBLIC
- UTILITY

GUESTROOM SCHEDULE

GUESTROOM UNIT TYPE	COUNT
1BDRM BK1	2
1BDRM BK2 ACC. (TUB)	1
STUDIO K1	31
STUDIO K1 CON.	2
STUDIO K1+	1
STUDIO K1+ CON.	1
STUDIO K2 WELLNESS	7
STUDIO K3 ACC. (ROLL-IN)	1
STUDIO K3 ACC. CON. (TUB)	1
STUDIO K4	4
STUDIO K4 CON.	2
STUDIO QQ1	26
STUDIO QQ1 CON.	2
STUDIO QQ1+	9
STUDIO QQ2	1
STUDIO QQ2 CON.	1
STUDIO QQ3 ACC. CON. (TUB)	1
TOTAL GUESTROOMS:	93

COLOR LEGEND

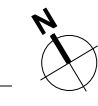
- B.O.H
- CIRCULATION
- COMMON AREA
- GUESTROOM
- OFFICE
- PUBLIC
- UTILITY



FLOOR PLAN - LEVEL 3
3/32" = 1'-0"



FLOOR PLAN - LEVEL 2
3/32" = 1'-0"

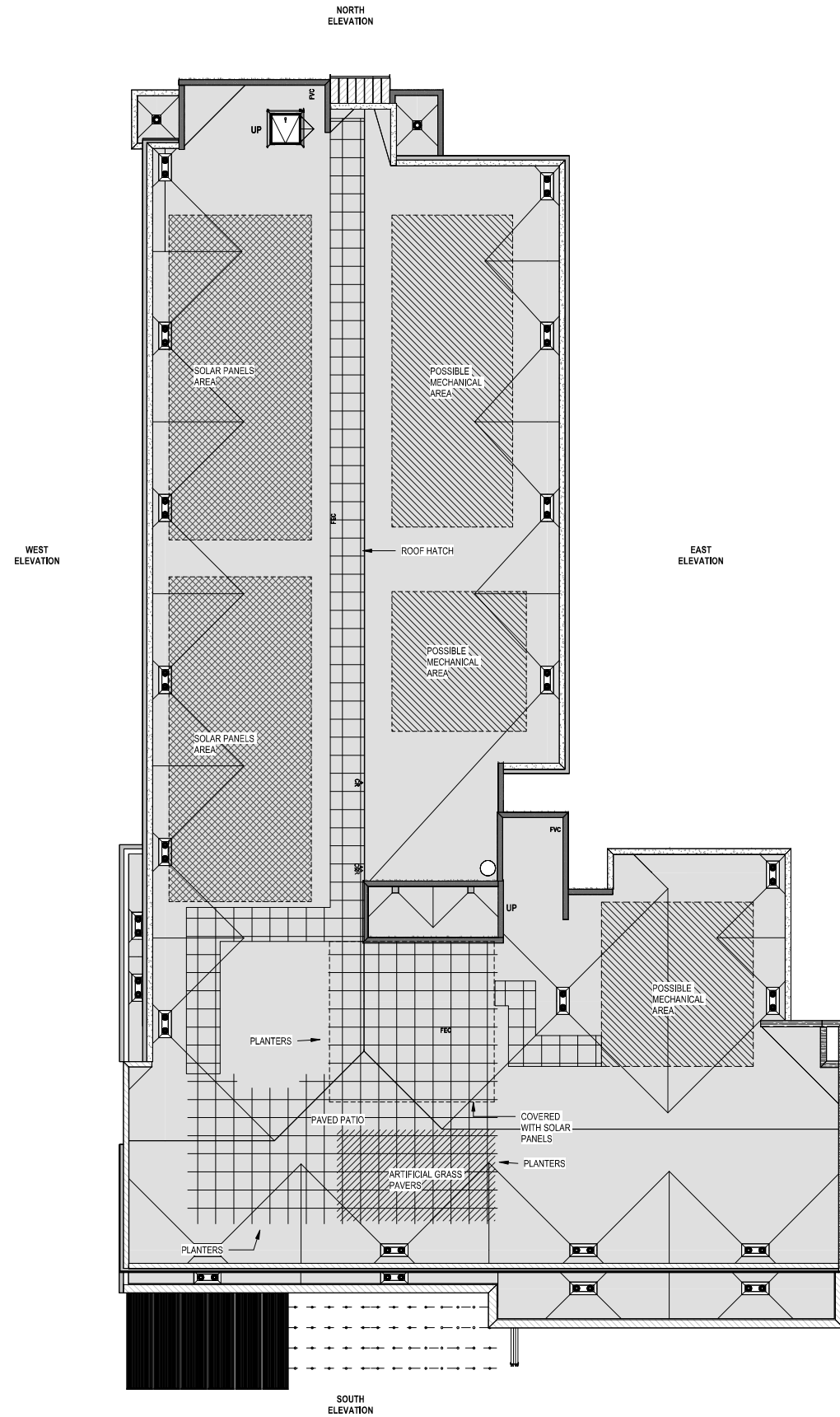


GUESTROOM SCHEDULE

GUESTROOM UNIT TYPE	COUNT
1BDRM BK1	2
1BDRM BK2 ACC. (TUB)	1
STUDIO K1	31
STUDIO K1 CON.	2
STUDIO K1+	1
STUDIO K1+ CON.	1
STUDIO K2 WELLNESS	7
STUDIO K3 ACC. (ROLL-IN)	1
STUDIO K3 ACC. CON. (TUB)	1
STUDIO K4	4
STUDIO K4 CON.	2
STUDIO QQ1	26
STUDIO QQ1 CON.	2
STUDIO QQ1+	9
STUDIO QQ2	1
STUDIO QQ2 CON.	1
STUDIO QQ3 ACC. CON. (TUB)	1
TOTAL GUESTROOMS:	93

COLOR LEGEND

- B.O.H
- CIRCULATION
- COMMON AREA
- GUESTROOM
- OFFICE
- PUBLIC
- UTILITY



ROOF PLAN

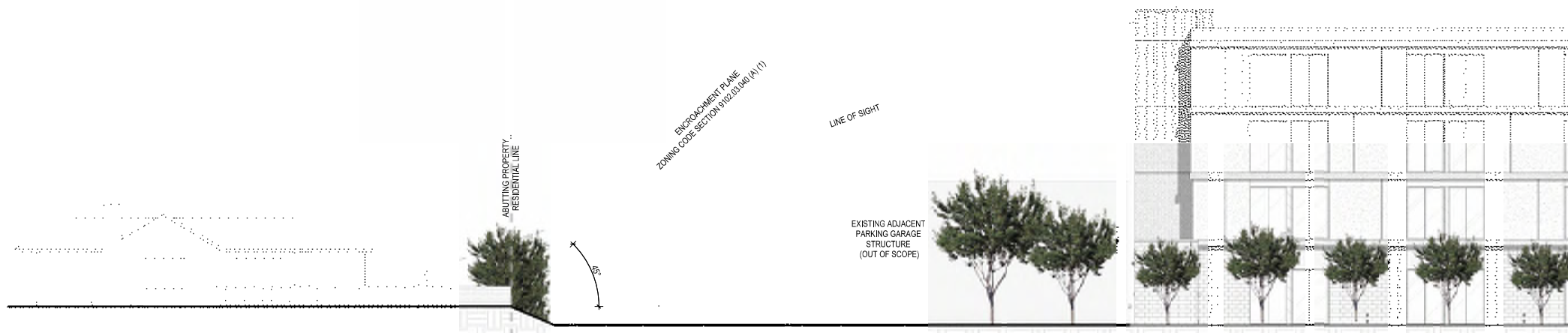
3/32" = 1'-0"



FLOOR PLAN - LEVEL 4

3/32" = 1'-0"





EXTERIOR FINISH LEGEND					
SYMBOL	ID	DESCRIPTION	SYMBOL	ID	DESCRIPTION
	PT1	EIFS INTEGRAL COLOR SHERWIN-WILLIAMS - SW 7634 PEDIMENT		ST1	LIMESTONE CLADDING SOLSTICE STONE - 16x24 ANDALUSIAN SAND BLASTED OR EQUIVALENT
	PT2	EIFS INTEGRAL COLOR SHERWIN-WILLIAMS - SW 7570 EGRET WHITE		ST2	LIMESTONE CLADDING SOLSTICE STONE - 16x24 SAND BLASTED AND 8X24 ANDALUSIAN FINE COMBED OR EQUIVALENT
	PT3	EIFS INTEGRAL COLOR SHERWIN-WILLIAMS - SW 7635 PALUSADE		MTL1	STOREFRONT & WINDOW FRAMES DARK BRONZE ANODIZED ALUMINUM
	FC1	FIBER-CEMENT PANELS EQUITONE - TECTIVA TE85		MTL2	METAL PAINTED TO MATCH MTL3
	MTL4	ACM PANELS - DARK BRONZE TO MATCH WINDOWS		MTL3	METAL PANEL - DRI-DESIGN COPPER ANODIZED

WEST ELEVATION STUDY

3/32" = 1'-0"



EAST ELEVATION

3/32" = 1'-0"



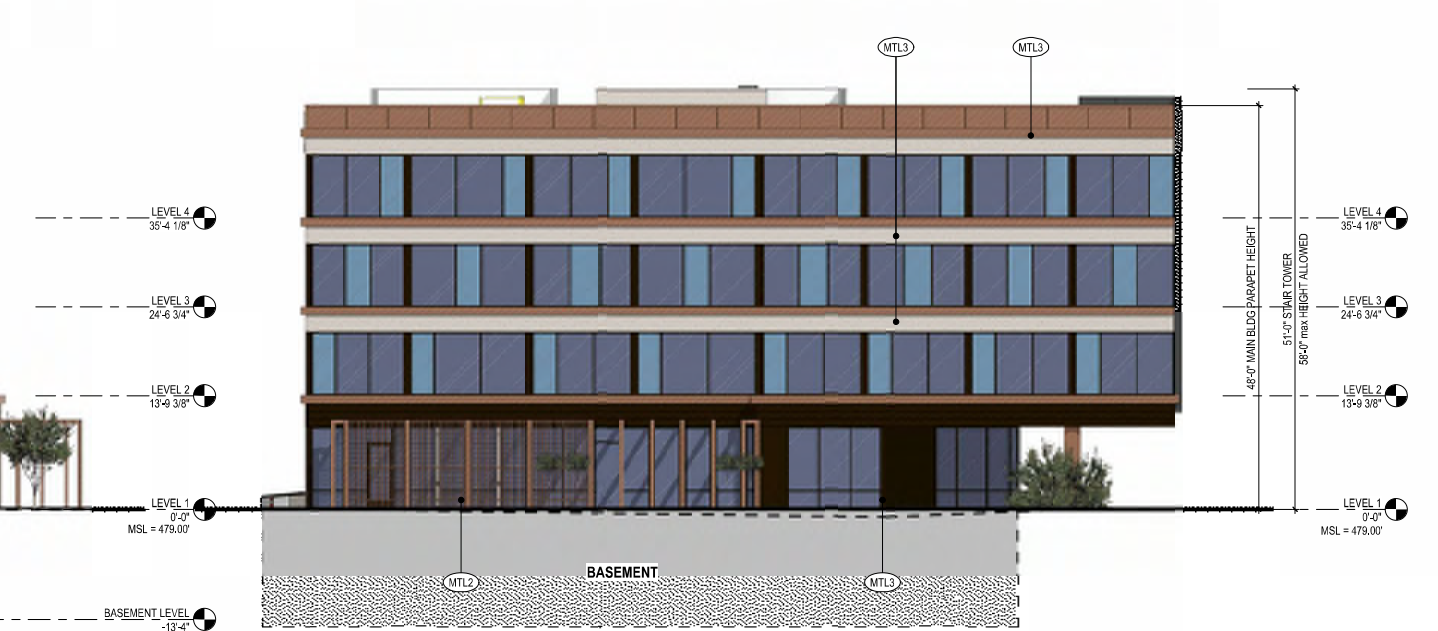
WEST ELEVATION

3/32" = 1'-0"



NORTH ELEVATION

3/32" = 1'-0"

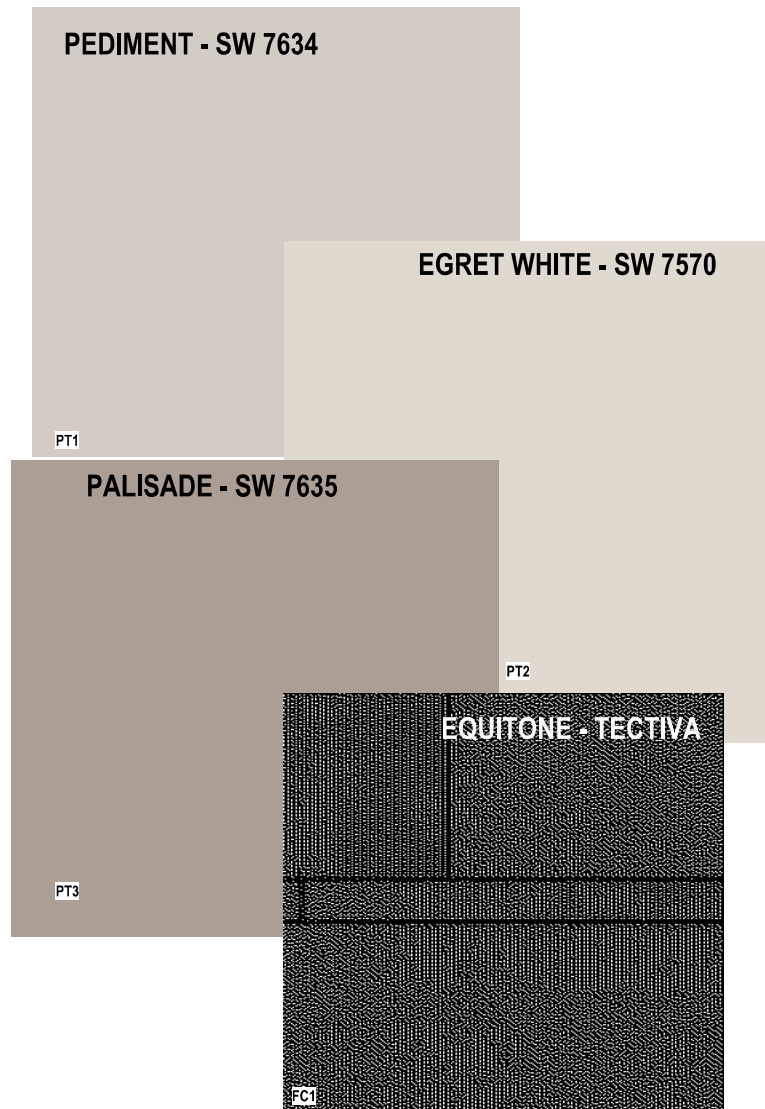


SOUTH ELEVATION

3/32" = 1'-0"

TEMPO BY HILTON

181 COLORADO PLACE, ARCADIA, CA 91007



EXTERIOR FINISH LEGEND					
SYMBOL	ID	DESCRIPTION	SYMBOL	ID	DESCRIPTION
	PT1	EIFS INTEGRAL COLOR SHERWIN-WILLIAMS - SW 7634 PEDIMENT		ST1	LIMESTONE CLADDING SOLSTICE STONE - 16x24 ANDALUSIAN SAND BLASTED OR EQUIVALENT
	PT2	EIFS INTEGRAL COLOR SHERWIN-WILLIAMS - SW 7570 EGRET WHITE		ST2	LIMESTONE CLADDING SOLSTICE STONE - 16x24 SAND BLASTED AND 8x24 ANDALUSIAN FINE COMBED OR EQUIVALENT
	PT3	EIFS INTEGRAL COLOR SHERWIN-WILLIAMS - SW 7635 PALISADE		MTL1	STOREFRONT & WINDOW FRAMES DARK BRONZE ANODIZED ALUMINUM
	FC1	FIBER-CEMENT PANELS EQUITONE - TECTIVA TE85		MTL2	METAL PAINTED TO MATCH MTL3
	MTL4	ACM PANELS - DARK BRONZE TO MATCH WINDOWS		MTL3	METAL PANEL - DRI-DESIGN COPPER ANODIZED

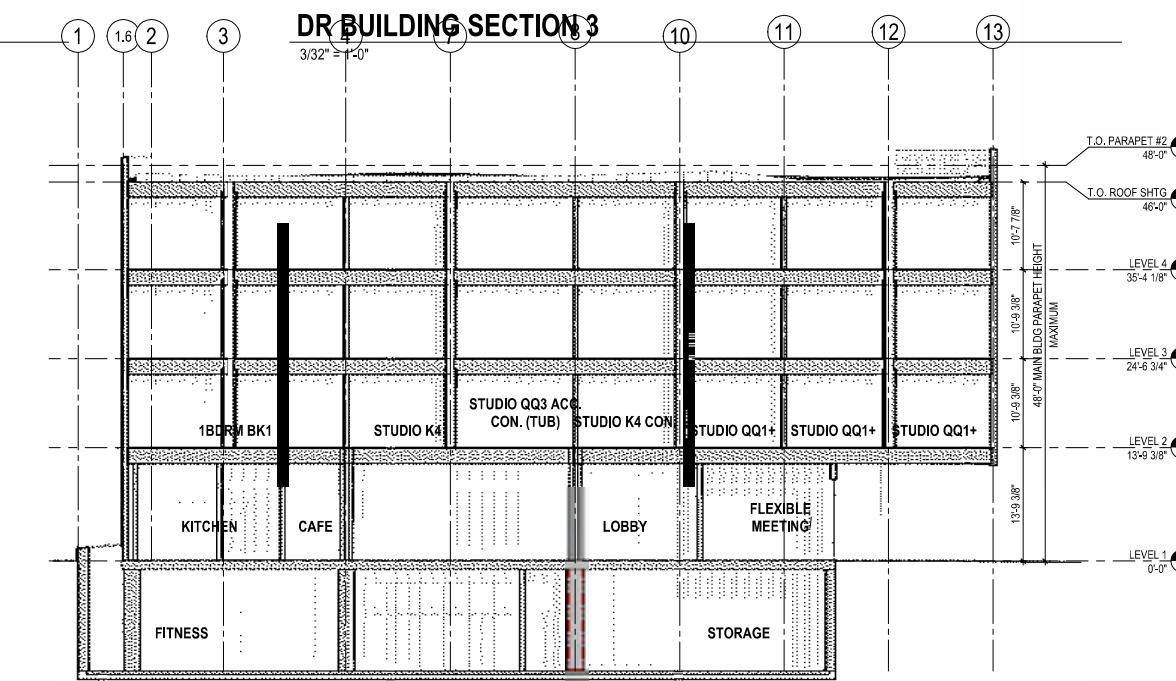
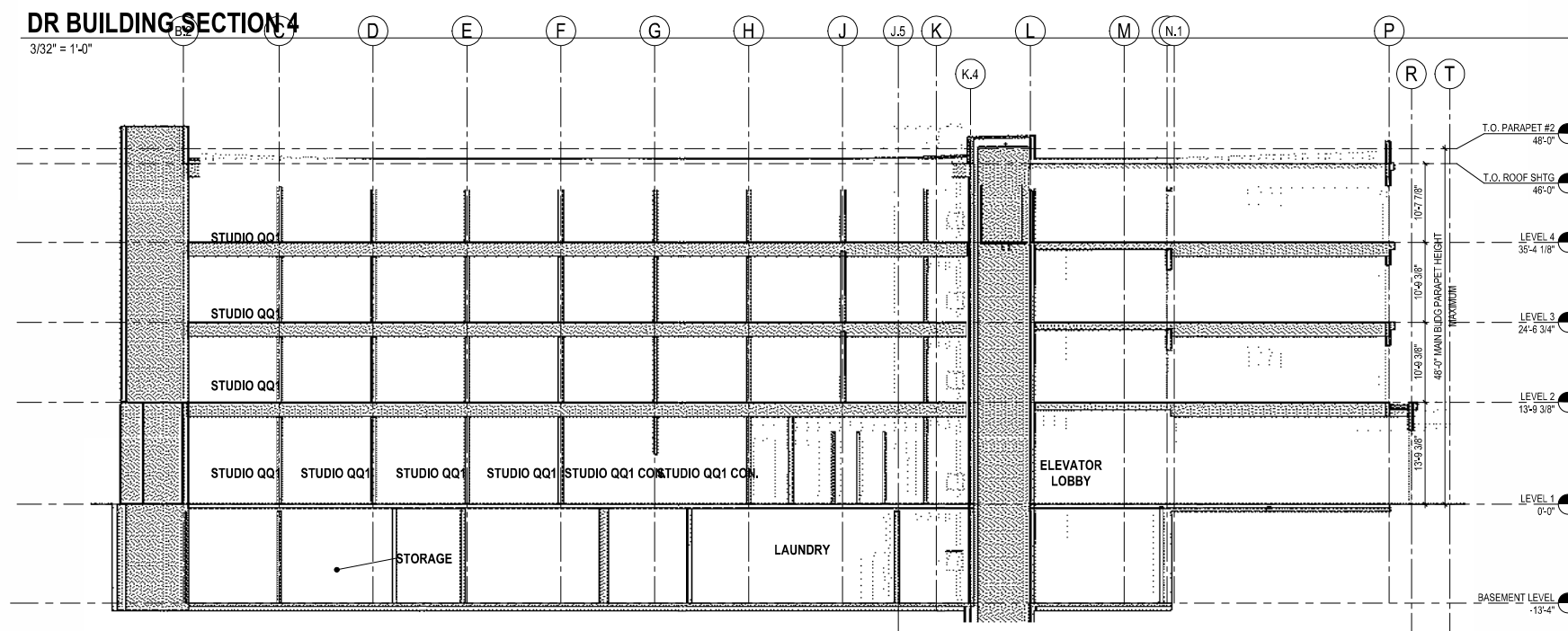
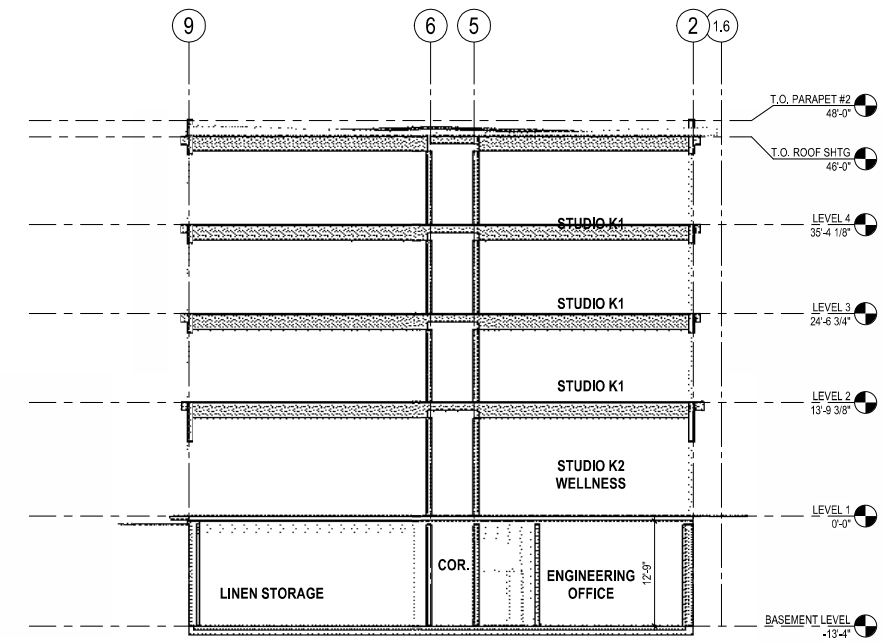
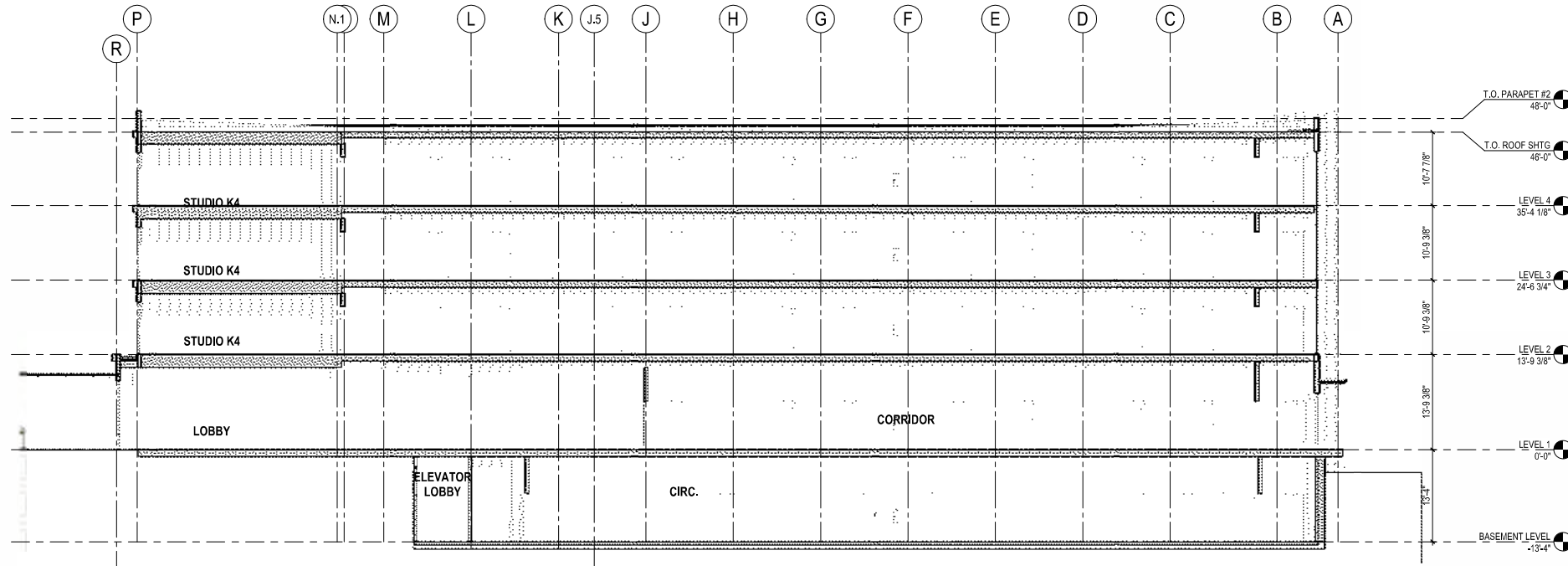
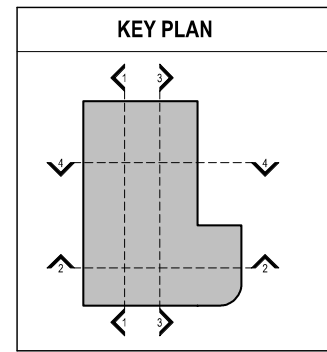


MATERIAL BOARD

1/8" = 1'-0"

TEMPO BY HILTON

181 COLORADO PLACE, ARCADIA, CA 91007



DR BUILDING SECTION 2
3/32" = 1'-0"

DR BUILDING SECTION 1
3/32" = 1'-0"



PERSPECTIVE VIEW- LOOKING NORTHWEST

TEMPO BY HILTON

181 COLORADO PLACE, ARCADIA, CA 91007



PERSPECTIVE VIEW- LOOKING NORTHEAST

TEMPO BY HILTON

181 COLORADO PLACE, ARCADIA, CA 91007



PERSPECTIVE VIEW- LOOKING NORTH

TEMPO BY HILTON

181 COLORADO PLACE, ARCADIA, CA 91007



PERSPECTIVE VIEW- LOOKING EAST

TEMPO BY HILTON

181 COLORADO PLACE, ARCADIA, CA 91007

Guide Bollard

Product Data Sheet

landscapeforms

black finish



Finish
Pangard 188 offered exclusively by Landscape Forms, is a 19 step program of cleaning, priming, and powdercoating that resists rusting, chipping, peeling and fading to produce the finest metal finish available for site furniture and outdoor lighting. In addition, Pangard 188 contains no heavy metals and is free of Hazardous Air Pollutants.

To Order
Select corresponding order codes and powdercoat color.

Order Code	Description
AD-9M-205	Guide Bollard, Surface Mount, with LED Lighting
AD-9M-201	Guide Bollard, Surface Mount, without LED Lighting
AD-9M-201	Guide Bollard, Flush Mount, with LED Lighting

*Specify color temperature for LED Lighting: 3000K, 3500K, 4000K

Product Modifications
Don't see what you are looking for? Our goal is to partner with you as the designer to manufacture solutions needed for the space you are creating. We offer the option to modify our standard product to meet certain design specifications or needs. Contact your local Landscape Forms representative to learn more about these offerings.

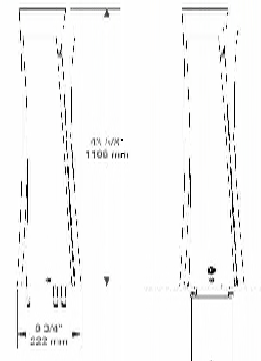
Warranty
LED lighting products are warranted for six years.

Certifications
UL Listed, RoHS Compliant



Designed by frog design

Click here for patent information related to this product.



Visit landscapeforms.com for more information. Specifications are subject to change without notice. Landscape Forms supports the Landscape Architecture Foundation at the Second Century level. ©2022 Landscape Forms, Inc. Printed in U.S.A.

landscapeforms.com | speclty@landscapeforms.com



Project Name: Type: Quantity:

SHOP NOW >

FIXTURE SPECIFICATIONS

INTENDED USE
The Birch LED Architectural Landscape Path Light is a unique lighting fixture offering quality and durability with a naturally etched finish designed to last. This path light is used to accent and create dramatic effect while providing a great source of lighting.

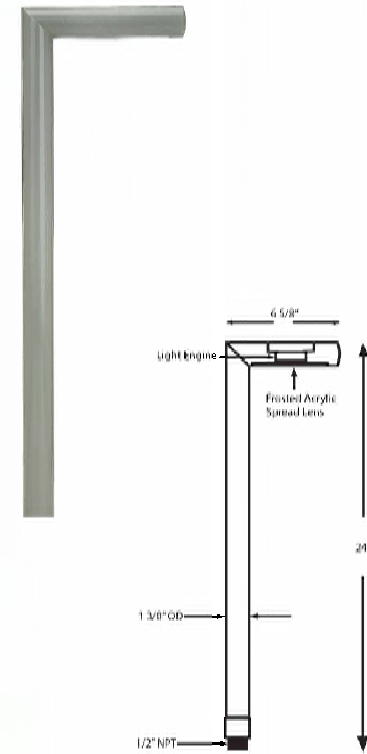
ADDITIONAL FEATURES
W 6.625" x **H** 24"
Finish: PVD Satin is standard
Construction: Solid Brass
Voltage: 9-15V
Wattage: 2W
Lumens: 125lms
Dimmable
Mounting: 1/2" NPT Dual Fin Spike Included

Warranty: LED Component: 20 Years Residential, 10 years Commercial;
Housing: Lifetime
Listings: ETL/cETL wet-location rated, Made in America



ORDERING INFORMATION Example: (9062-40K-MBR)

Model	Color Temperature	Finishes
9062	(Blank) 2700K	MBR Matte Bronze
Birch	40K 4000K	BK Black
	65K 6500K	PVDS PVD Satin
	TF Turtle Friendly (4 wk lead time)	

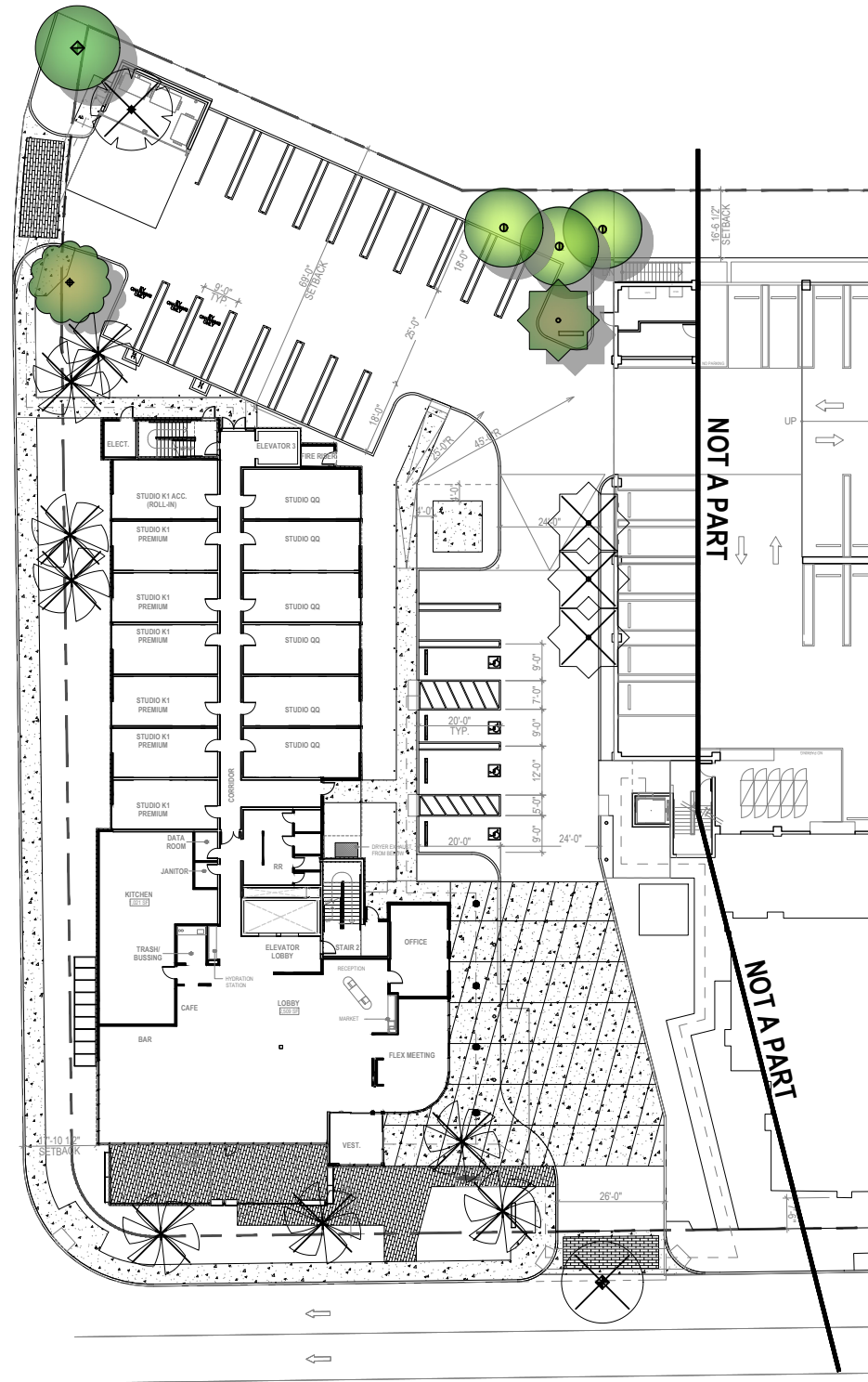


Alcon Lighting 9062 Birch LED Architectural Landscape Contemporary Path Light

AG451T Series
Description: 2" x 4 1/2" Center Glazed for 1" Glass
Function: Storefront
Detail: Horizontal
Scale: 3" = 1'-0"

SHEET 1 OF 5

FRAMING ARCADIA-THERMAL-AG451T-ALL-SERIES.pdf As of: 05/30/23



EXISTING TREE LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	QUANTITY	WATER USE
	CEDRUS DEODARA	DEODAR CEDAR	EXISTING TO REMOVE	1	MOD
	LOPHOSTEMON CONFERTUS	BRISBANE BOX	EXISTING TO REMAIN	3	MOD
	PINUS CANARIENSIS	CANARY ISLAND PINE	EXISTING TO REMAIN	1	MOD
	PINUS CANARIENSIS	CANARY ISLAND PINE	EXISTING TO REMOVE	3	MOD
	PLATANUS X HISPANICA	LONDON PLANE TREE	EXISTING TO REMOVE	1	MOD
	PLATANUS X HISPANICA	LONDON PLANE TREE	EXISTING TO REMAIN	1	MOD
	QUERCUS AGRIFOLIA	COAST LIVE OAK	EXISTING TO REMAIN	1	LOW
	SYAGRUS ROMANZOFFIANA	QUEEN PALM	EXISTING TO REMOVE	8	MOD

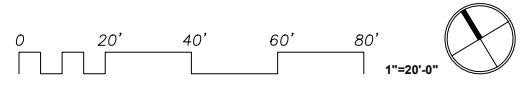
NOTE:
FOR ON-SITE TREES TO BE REMOVED, CONTACT:
SENNA TREE COMPANY (818) 957-5755
FOR REMOVAL AND SALVAGE.

Prepared by:
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DESIGN
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Fullerton, California 92832
Tel: (714) 680-0417
California License #3098
Email: eric@emeraldldesign.com

Prepared for:
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Tel. (626) 821-8777

Tempo by Hilton

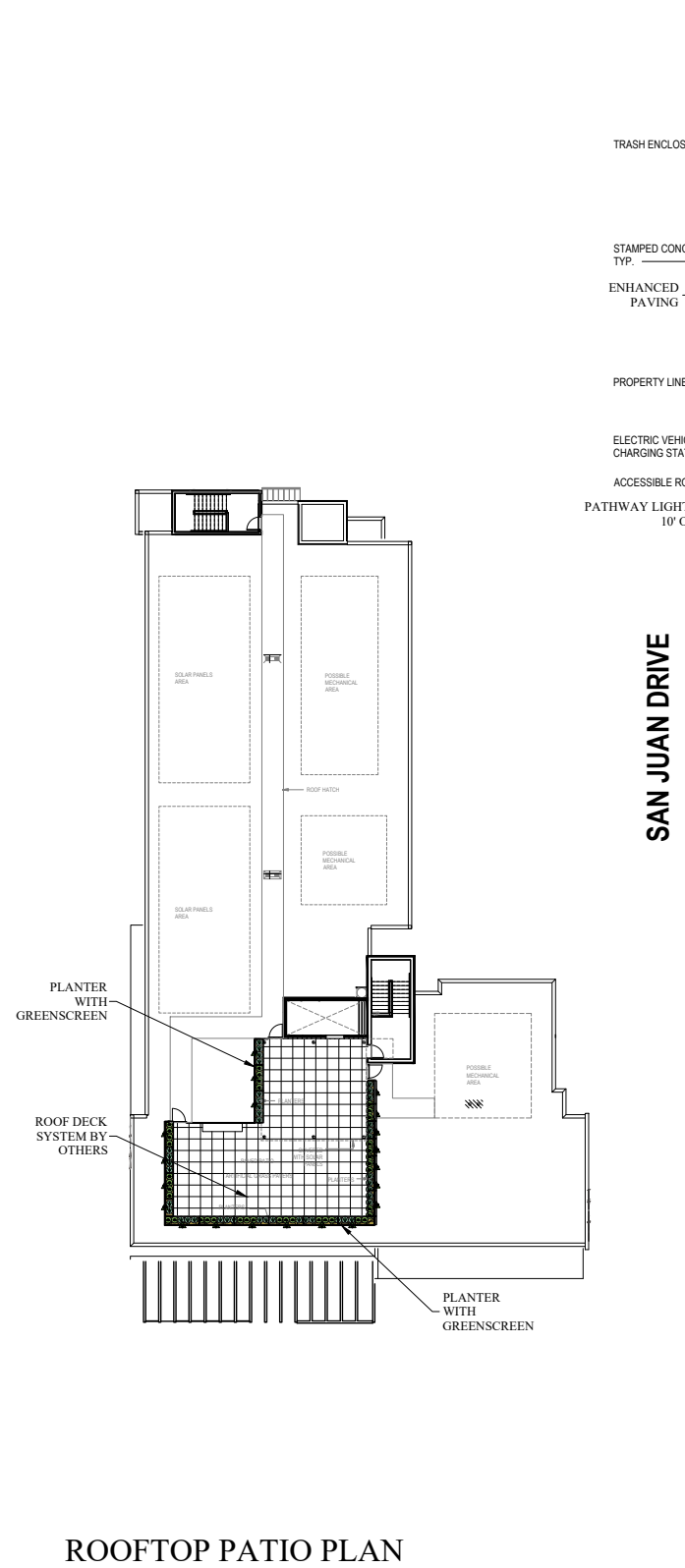
181 Colorado Place, Arcadia, California



Existing Tree Report

March 11, 2024

These documents are subject to change due to public agency comment, client-requested revisions, and in house review, and are therefore, not acceptable for bidding or construction. The landscape architect is not responsible for contract bids or project construction made from any document bearing this note.



PLANT LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	QUANTITY	WATER USE
	CERCIDIUM 'DESERT MUSEUM' - MULTI-TRUNK	DESERT MUSEUM PALO VERDE	36" BOX	2	LOW
	CUPRESSUS SEMPERVIRENS	ITALIAN CYPRESS	24" BOX	4	LOW
	GINKGO BILOBA 'PRINCETON SENTRY'	MAIDENHAIR TREE	36" BOX	9	MOD
	LOPHOSTEMON CONFERTUS	BRISBANE BOX	EXISTING TO REMAIN	3	MOD
	LOPHOSTEMON CONFERTUS	BRISBANE BOX	24" BOX	12	MOD
	PINUS CANARIENSIS	CANARY ISLAND PINE	EXISTING TO REMAIN	1	MOD
	PLATANUS X HISPANICA	LONDON PLANE TREE	EXISTING TO REMAIN	1	MOD
	PODOCARPUS ELONGATUS 'MONMAL'	ICEE BLUE YELLOW-WOOD	24" BOX	6	MOD
	QUERCUS AGRIFOLIA	COAST LIVE OAK	EXISTING TO REMAIN	1	LOW
	RHUS LANCEA * MULTI-TRUNK	AFRICAN SUMAC	36" BOX	3	LOW
	ALOE RUBROVIOLEACEA	ARABIAN ALOE	5 GAL	7	LOW
	CAPARIS SPINOSA 'INERMIS'	CAPER BUSH	5 GAL	69	LOW
	COTINUS COGGYGRIA 'ROYAL PURPLE'	ROYAL PURPLE SMOKE TREE	5 GAL	16	LOW
	DIANELLA T. 'VARIEGATA'	WHITE STRIPED FLAX LILY	5 GAL	120	MOD
	NANDINA D. 'GULF STREAM'	GULF STREAM HEAVENLY BAMBOO	5 GAL	13	MOD
	OLEA E. 'LITTLE OLLIE'	LITTLE OLLIE DWARF OLIVE	5 GAL	102	LOW
	DISTICTIS BUCCINATORIA	BLOOD RED TRUMPET VINE	5 GAL	20	MOD
	ALOE 'BLUE ELF'	BLUE ELF ALOE	1 GAL @ 18" OC		LOW
	CAREX TUMULICOLA	BERKELEY SEDGE	1 GAL @ 18" OC		LOW
	GREVILLEA LANIGERA 'COASTAL GEM'	NCN	1 GAL @ 36" OC		LOW
	DECOMPOSED GRANITE, 3" DEEP, COLOR: CALIFORNIA GOLD				
	3"-6" DECORATIVE ROCK, COLOR: DESERT TAN				

- LANDSCAPE NOTES**
- ALL LANDSCAPE AREAS TO BE IRRIGATED WITH AN AUTOMATIC IRRIGATION SYSTEM.
 - LANDSCAPING IS TO CONFORM TO ALL APPLICABLE CODES & ORDINANCES.
 - PROPERTY OWNER SHALL BE RESPONSIBLE FOR ALL ON-SITE LANDSCAPING AS SHOWN.
 - ALL TREES WITHIN 5' OF HARDSCAPE TO HAVE A 12" DEEP LINEAR ROOT BARRIER.
 - ALL PLANTER AREAS TO RECEIVE A 3" LAYER OF SHREDDED ORGANIC MULCH.
 - SOIL COMPACTION TO BE NO GREATER THAN 85% ON LANDSCAPE AREAS.
 - ALL FINISH GRADES TO BE 1-1/2" BELOW FINISH SURFACE PAVING.
 - AGRONOMICAL SOIL TESTING REPORT TO BE PROVIDED BY CONTRACTOR.
 - USE ONLY APPROVED PLANTING MEDIA AT DESIGNATED UNDERGROUND PLANTER LOCATIONS.

California Water Efficient Landscape Worksheet

Reference Evapotranspiration (ET _r)	52.3	Project Type	Non-Residential	0.45				
Hydrozone # / Planting Description ^a	Plant Factor (PF)	Irrigation Method ^b	Irrigation Efficiency (IE) ^c	ETAF (PF/IE)	Landscape Area (Sq. Ft.)	ETAF x Area	Estimated Total Water Use (ETWU) ^d	
Regular Landscape Areas								
#1 Low Water Use Shrubs	0.2	Drip	0.81	0.25	3,701	914	29,632	
#2 Low Water Use Trees	0.2	Drip	0.81	0.25	250	62	2,002	
#3 Moderate Water Use Shrub	0.5	Drip	0.81	0.62	717	443	14,352	
#4 Moderate Water Use Trees	0.5	Drip	0.81	0.62	650	401	13,010	
					Totals	5,318	1,819	58,995
Special Landscape Areas								
					1.00	0	0	
					1.00	0	0	
					Totals	0	0	
					Estimated Total Water Use (ETWU) ^d		58,995	
					Maximum Allowed Water Allowance (MAWA) ^e		77,599	

ETAF Calculations

Regular Landscape Areas	
Total ETAF x Area	1,819
Total Area	5,318
Average ETAF	0.34

All Landscape Areas

Total ETAF x Area	1,819
Total Area	5,318
Average ETAF	0.34

Average ETAF for Regular Landscape Areas must be 0.55 or below for residential areas, and 0.45 or below for non-residential areas.

^a Hydrozone # / Planting Description
e.g.
1) Front lawn
2) Low water use planting
3) Medium water use planting

^b Irrigation Method
1) Overhead Spray
2) Drip

^c Irrigation Efficiency
1) 0.75 for Overhead Spray
2) 0.81 for Drip

^d ETWU (Annual Gallons Required) =
ET_r x 0.62 x ETAF x Area
Where 0.62 is a conversion factor to change acre-inches per acre per year to gallons per square foot per year

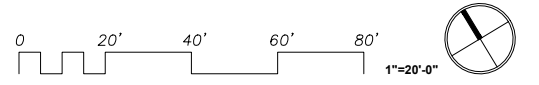
^e MAWA (Annual Gallons Allowed) =
(ET_r) (0.62) [(ETAF x LA) + ((1-ETAF) x SLA)]
Where 0.62 is a conversion factor that converts acre-inches per acre per year to gallons per square foot per year. LA is the total landscape area in square feet, SLA is the total special landscape area in square feet, and ETAF is .55 for residential areas and .45 for non-residential areas.

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Prepared for:
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25 E. Huntington Drive
Arcadia, California 91006
Tel. (626) 821-8777

Tempo by Hilton

181 Colorado Place, Arcadia, California



Landscape Conceptual Plan

March 11, 2024

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HARDSCAPE & FURNISHINGS



PAVER



PLANTER WITH GREENSCREEN



LIGHTED DECORATIVE BOLLARD
'GUIDE BOLLARD' BY LANDSCAPE FORMS



'9062 BIRCH LED' PATHWAY LIGHT,
BY ALCON LIGHTING

PLANTING PALETTE



CERCIDIUM 'DESERT MUSEUM'



CUPRESSUS
SEMPERVIRENS



GINKGO BILOBA 'PRINCETON
SENTRY'



LOPHOSTEMON
CONFERTUS



PINUS
CANARIENSIS



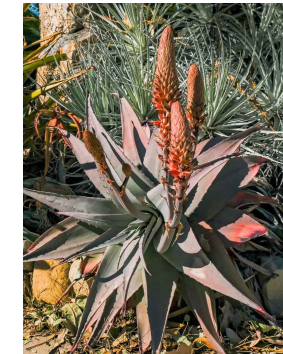
PODOCARPUS E. 'ICEE
BLUE'



RHUS LANCEA



ALOE 'BLUE ELF'



ALOE
RUBROVIOLOACEA



CAPARIS SPINOSA
'INERMIS'



CAREX TUMULICOLA



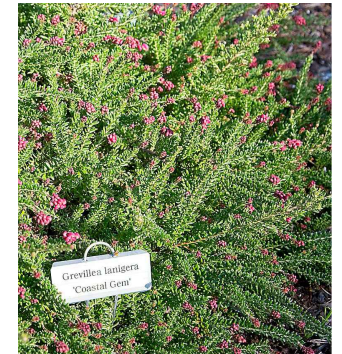
COTINUS COGGYGRIA
'ROYAL PURPLE'



DIANELLA T.
'VARIEGATA'



DISTICTUS BUCCINATORIA



GREVILLEA LANIGERA
'COASTAL GEM'



NANDINA DOMESTICA 'GULF
STREAM'



OLEA EUROPAEA 'LITTLE OLLIE'

Attachment No. 4

Parking Demand Analysis

August 30, 2024



600 S. Lake Avenue
 Suite 500
 Pasadena, CA 91106
 626.796.2322 T
 www.llgengineers.com

Pasadena
 Irvine
 San Diego

MEMORANDUM

To: Mr. Mike Soo
 VG Property Investments, LLC

Date: August 30, 2024

From: Alfred C. Ying, P.E., PTP *ACY*
 Chin S. Taing, PTP, RSP1 *CS1*
 Linscott, Law & Greenspan, Engineers

LLG Ref: 1-22-4516-1

Subject: **Revised Parking Demand Analysis for the Tempo by Hilton Hotel Project, City of Arcadia, California**

This memorandum has been prepared by Linscott, Law & Greenspan, Engineers (LLG) to summarize the revised parking demand analysis prepared for the proposed development of the Tempo by Hilton Hotel Project (“proposed project”) to be located at 181 Colorado Place in the City of Arcadia, California. Pursuant to our coordination, we understand that the preparation of a shared parking demand study is needed in order to determine the forecast peak parking demand for the site in consideration of the proposed project as well as the adjacent existing medical office buildings (“USC Keck Medicine) and future planned full occupancy of the hotel building (“Hilton Hotel”) located at 125 West Huntington Drive.

This shared parking analysis has been prepared based on data contained in the third edition of the *Shared Parking*¹ manual published by the Urban Land Institute (ULI). This analysis has been prepared to determine if the planned parking supply will adequately accommodate the future peak parking demand following the full occupancy of the approved hotel development (Hilton Hotel) as well as the existing medical office buildings (USC Keck Medicine). The parking analysis also accounts for a potential future development of the proposed limited-service hotel project which is planned to accommodate up to 93 rooms. Parking for the overall site would be provided within the existing surface parking lots and parking structure, with some additional surface parking provided adjacent to the proposed hotel building.

Briefly, based on the results of the shared parking analysis, it is determined that during the peak weekday and weekend period, a parking surplus is expected with the proposed project assuming full occupancy of the entire site. These findings are based on the following:

- Site-specific empirical parking demand with full occupancy of the existing medical office buildings (USC Keck Medicine) and projections of future parking demand at the site with full occupancy of the approved hotel development (Hilton Hotel); and

¹ *Shared Parking*, Third Edition, Urban Land Institute, ICSC, and National Parking Association, 2020.

- Projections of future parking demand at the project site to accommodate the proposed Tempo by Hilton Hotel Project.

This memorandum provides a description of the existing conditions and proposed project; parking requirements per the City of Arcadia Municipal Zoning Code; a shared parking demand analysis for the future conditions assuming full occupancy of the overall site; and conclusions and recommendations regarding the adequacy of the site's parking supply to accommodate the peak parking demand generated by occupancy of all of the existing and future uses, while also accounting for the proposed hotel project at the site.

Existing Setting and Parking Supply

The project site is located at 181 Colorado Place in the City of Arcadia, California. The existing site is situated on the northeast side of Colorado Place and is generally bounded by San Juan Drive to the north, the existing medical offices to the south, residential uses to the east, and Colorado Place to the west. The vicinity map is displayed in **Figure 1**. The existing site was previously occupied by a restaurant (i.e., the Original Peppers Mexican Grill & Cantina Restaurant) which will be demolished for the proposed project development.

The project site is adjacent to two existing medical office buildings (i.e., USC Keck Medicine) and their associated surface parking lot and parking structure. Further south/east of the medical office buildings is the future approved hotel development (Hilton Hotel) which has not yet been constructed. The gross square feet (SF) of the building floor areas and corresponding land use components for these uses are as follows:

- Parking Structure: 391 parking spaces (163,116 SF) (Built)
- USC Keck Medicine: 19,845 SF of Medical Office Use (Built)
- USC Keck Medicine: 19,231 SF of Medical Office Use (Built)
- Hilton Hotel: 173-room hotel, 3,238 SF of lounge restaurant, 1,155 SF lounge bar, 123-seat outdoor rooftop restaurant and bar (Approved; Not Built)

Based on information confirmed with the Project Applicant team, the existing medical office use operated by USC Keck Medicine is available to patients by appointments only as walk-in patients are not permitted. Patient appointments are

available during the weekdays (Monday through Friday) generally between 8:00 AM and 5:00 PM. No appointments are available on the weekends as the medical office buildings are closed. Based on historical visitation records, roughly 150 to 180 patient appointments occur on a daily basis. The medical office buildings are staffed by approximately 100 employees (i.e., 50 providers consisting of physicians, nurses, and clinical nurse specialists, and 50 staff members).

Figure 2 provides an aerial illustration of the project site and adjoining uses as well as the access points to/from the surface parking lot areas. The project site currently provides 40 surface parking spaces (i.e., 38 standard spaces and 2 accessible spaces) east and south of the existing building on-site.

As noted above, located adjacent to the project site is an existing parking structure comprised of four levels (i.e., one basement level and three levels above). The parking structure provides a total of 392 parking spaces (i.e., 113 spaces in the basement level, 88 spaces in Level 1, 87 spaces in Level 2, and 104 spaces in Level 3). In addition, 24 existing parking spaces are provided in the surface parking lot north of the parking structure and the Hilton Hotel will also include 48 new surface parking spaces north of the hotel building. The existing parking supply and those included in site design for the Hilton Hotel totals 464 spaces (i.e., 72 surface parking spaces and 392 structure spaces).

Project Description

The proposed project consists of the demolition of a vacant restaurant building for the construction of a new limited-service hotel building which consists of up to 93 rooms. It is expected that with construction of the new hotel building, parking for the proposed project would be primarily shared with the adjacent medical office and hotel uses in the adjacent parking structure and surface parking lots. As part of the proposed hotel project, six (6) new surface parking spaces are planned along the south side of the proposed hotel building, east of the hotel drop-off area with access via the Colorado Place driveway. The existing surface parking lot (i.e., 24 spaces) north of parking structure will be reconfigured to provide space for trash enclosures and to provide a connection down to the new surface parking along the south side of the hotel building, thereby reducing the future surface parking for the overall site to 66 spaces (i.e., 72 surface parking spaces less 6 spaces). Altogether, the future planned parking supply is expected to total 464 spaces (i.e., 66 surface parking spaces, 6 new surface parking spaces, and 392 structure spaces). **Figure 3** provides an illustration of the conceptual project site plan as well as the existing and proposed parking facilities.

Parking Calculation Per City of Arcadia Municipal Code

A calculation of the Code parking requirement was prepared in accordance with the City of Arcadia Municipal Code off-street parking requirements (Section 9103.07.060 Off-Street Parking for Non-Residential Uses). In accordance with the Municipal Code parking regulations, the parking requirements applicable to the proposed hotel use and other existing medical office/approved hotel land uses that share the on-site parking supply are as follows:

- Medical Office > than 10,000 sf 1.0 space for every 200 square feet of gross floor area
- Hotel 1.2 spaces for every guest room. Allowed uses within this parking ratio include banquet hall, or assembly places such as conference center are included, spas, and breakfast lounges serving only hotel guests.
- Restaurant, within Hotel/Motel 1.0 space for every 200 square feet of gross floor area
- Bars 1.0 space for every 100 square feet of gross floor area
- Outdoor Dining > 12 seats 1.0 space for every 6 seats

Source: City of Arcadia Municipal Code (Section 9103.07.060)

Based on application of the Zoning Code parking regulations, the calculated Code parking requirement associated with the proposed project along with the existing/approved uses for the medical office buildings and Hilton Hotel is summarized in **Table 1**. As summarized in *Table 1*, a total of 564 spaces would be required for the existing medical office, Hilton hotel, and proposed hotel uses based on direct application of the Zoning Code parking requirements.

When comparing the above Municipal Code parking requirement of 564 spaces to the proposed overall sitewide parking supply of 464 spaces, a theoretical deficit of 100 parking spaces is calculated. However, it is important to note that the City of Arcadia Municipal Code also contains provisions which allow for the joint use of parking spaces, dependent upon the land uses and nature of offset parking demands.

Existing Parking Demand

The actual current parking demand was measured at the adjacent parking structure in order to determine the adequacy of the existing parking supply to accommodate the peak parking demand generated by the existing occupied medical office buildings. Additionally, the parking demand data were used as a basis for forecasting future parking demand following the full occupancy of the approved Hilton Hotel and the proposed hotel project.

The existing parking demand was determined by conducting parking accumulation counts of the surface lot parking areas and parking structure. The parking accumulation counts were conducted by a subconsultant (The Traffic Solution) in 60-minute increments from 8:00 AM to 5:00 PM during three consecutive weekdays in October 2023. Summaries of the parking accumulation counts for the observation days are presented in *Tables 2(a), 2(b), and 2(c)* for each of the observation days.

Briefly, the highest peak hour demand during the three observation days occurred at 10:00 AM on Wednesday, October 4, 2023, when a total of 91 (21.9%) vehicles were observed parked at the parking structure. When compared with the existing site parking supply of 416 spaces, a total of 325 parking spaces was available during the highest peak hour of observed parking demand at the site. As noted in *Tables 2(a), 2(b), and 2(c)* and shown in *Figure 2*, the parking areas were disaggregated so as to gain a better understanding of parking demand and usage within the site. As can be expected, the areas of highest utilization are within the first two levels (i.e., Levels 1 and 2) of the parking structure, which are the most conveniently located spaces within the structure.

Parking Supply-Demand Analysis

Parking adequacy is the function of the parking supply to adequately accommodate parking demand. The demand for the medical office buildings which are both fully occupied by USC Keck Medicine was determined by the parking accumulation counts conducted during the three observation days at the site. The observed parking demand is compared with the actual parking supply (i.e., the actual number of parking spaces provided at the site). In summary, it can be concluded that the existing peak parking demand (i.e., 91 spaces) based on current occupancy and conditions at the medical office buildings is more than adequately satisfied by the existing parking supply (i.e., 416 spaces).

Shared Parking Concept and Analysis

The intent of the shared parking analysis contained herein is to determine if these changes to the tenancy could be accommodated by the future planned on-site parking supply given full occupancy of the site. Based on the parking demand principles outlined in the ULI *Shared Parking* manual, a weekday and weekend shared parking demand model has been developed. The model accounts for the full occupancy of the proposed hotel project and existing medical office buildings as well as the full occupancy of the Hilton Hotel and other ancillary uses within the hotel (i.e., restaurant and bar spaces) that are expected to be available to both hotel guests and non-hotel guests.

The concept of shared parking is widely recognized within the transportation planning industry and accounts for the changes in parking demand over time for different types of land uses within a project. This shared parking analysis incorporates the analysis procedures recommended in the *Shared Parking* manual and is consistent with the methodology often used by the City of Arcadia and other agencies in the review and approval of shared parking applications for other multi-use developments.

The *Shared Parking* manual provides recommendations with respect to the following characteristics of parking demand at multi-use developments:

- Hourly Parking Indices. The *Shared Parking* manual provides hourly parking indices for various land uses. For the proposed project as well as the existing and approved uses, the hourly parking indices for medical office, hotel, restaurant, and bar uses were utilized to provide a conservative analysis. Based on empirical data from the parking surveys conducted, the indices show, for example, that the hourly parking demand for a medical office use (which generates its peak parking demand during the weekday mid-morning and mid-afternoon) is different than the parking demand associated with a hotel use (which generates its peak parking demand concentrated in the late evening periods). For the proposed project, the hourly parking indices modeled for a leisure hotel were applied as it is generally higher than the hourly parking indices modeled for that of a business hotel and results in a more conservative forecast.
- Day of Week Parking Variations. The *Shared Parking* manual also provides recommendations for day of week parking factors. For example, medical uses typically experience their peak parking demands during weekdays but

experience minimal demand during weekend mornings only. While it is confirmed that the existing USC Keck Medicine buildings are closed on the weekends, the weekend morning parking demand was assumed to be similar to the weekday morning demand for a conservative analysis. As such, both a weekday and weekend shared parking analysis was conducted for the entire site.

In order to determine the forecast future peak parking demand assuming full occupancy of the site, the shared parking demand model was prepared for all of the existing uses (i.e., medical office buildings for USC Keck Medicine) and the approved use to be constructed (i.e., Hilton Hotel) as well as the proposed hotel project. Specifically, the shared parking model accounts for full occupancy of the existing medical office spaces based on empirical parking accumulation surveys conducted when the medical office buildings were fully occupied. The existing hourly parking demand also included an upward adjustment of 50 percent (50%) to account for any potential day-to-day variations. Additionally, the shared parking model includes hourly parking demand forecasts for the Hilton Hotel totaling 173 rooms, 3,238 square feet of restaurant space, 1,155 square feet of lounge bar, and 3,104 square feet (123 seats) of outdoor rooftop restaurant and bar. It is noted that this model assumes that the ancillary uses within the hotel (i.e., restaurant and bar spaces) are expected to be available for both hotel guests and non-hotel guests. Lastly, the proposed project consisting of the new 93-room limited-service hotel is included in the model. The Code parking ratios and the ULI hourly parking utilization profiles for the individual land use types assuming full occupancy were employed and added to the existing adjusted parking demand for the medical office buildings in order to determine the forecast shared parking demand for the overall site. As mentioned previously, the model for the proposed project was based on the ULI hourly parking utilization profile for a leisure type hotel as the hourly parking demand is generally higher than that forecasted for a business type hotel. The model is conservative as it does not account for any downward adjustments (i.e., typically ranging between 10 to 20 percent) due to captive market, internal capture, transit, and/or walk-in usage dependent on the land use types and locality.

The weekday and weekend parking demand analyses utilizing the *Shared Parking* methodology for the overall site at full occupancy (i.e., with the proposed new hotel, existing medical offices and approved hotel development) are summarized in **Tables 3(a)** and **3(b)**, respectively. The weekday and weekend hourly parking demand profiles for the individual project components are contained in **Attachment A**. Based on the shared parking analyses as shown in *Table 3(a)*, the calculated future peak weekday parking demand, assuming full occupancy of all of the uses combined, totals

397 spaces and occurs between 8:00 AM and 9:00 AM in the morning. When compared to the adjusted parking supply (i.e., at 90%) of 418 spaces, a parking surplus of 21 spaces could be expected during the peak weekday hour, with even greater surpluses expected during other weekday morning and afternoon periods.

Similarly, as shown in *Table 3(b)*, the future peak weekend parking demand is expected to be slightly more than the weekday peak parking demand, when a total of 400 spaces is forecast assuming full occupancy of the overall site (i.e., between 8:00 AM and 9:00 AM). When compared to the adjusted parking supply (i.e., at 90%) of 418 spaces, a surplus of 18 parking spaces is expected during the peak weekend period. This surplus is expected to be greater during other periods of a typical weekend day. Based on the anticipated peak weekday and weekend parking demands, the future on-site parking supply is expected to be sufficient to meet the weekday and weekend peak parking demands of the overall site. Based on the weekday and weekend parking demand forecasts, the peak shared parking demand is expected to be much lower than that through strict application of the City's Code requirement. It should also be noted that these forecasts are conservative as the medical office buildings are closed during the weekends and the medical office forecasts are based on site-specific parking demand with an upward adjustment factor of 50 percent (50%) to account for any potential day-to-day variations. As mentioned previously, while the existing USC Keck Medicine buildings are closed on the weekends, the weekend morning parking demand was assumed to be similar to the weekday morning demand for a conservative analysis. Furthermore, the proposed project was modeled utilizing the hourly parking indices of that for a leisure hotel which is generally more conservative/higher in its parking demand forecasts than that of a business hotel. As the cost to provide parking is expensive, it is important to "right-size" parking supplies.

Project Trip Generation

Traffic generation is expressed in vehicle trip ends, defined as one-way vehicular movements, either entering or exiting the generating land use. Trip generation rates provided in the ITE *Trip Generation Manual* publication were utilized to forecast project-related trips. The ITE document contains trip rates for a variety of land uses which have been derived based on traffic counts conducted at existing sites throughout California and the United States.

Traffic volumes expected to be generated by the proposed project were estimated for the weekday commuter AM and PM peak hours, as well as over a 24-hour daily

period, using trip generation rates published in the Institute of Transportation Engineers' (ITE) *Trip Generation Manual*². Additionally, the traffic volumes expected to be generated by the project were estimated for the Saturday PM peak hour as well as over a 24-hour Saturday daily period using the ITE trip generation rates. Traffic volumes expected to be generated by the proposed project were based upon rates per occupied rooms. As mentioned previously, the former restaurant building (i.e., the Original Peppers Mexican Grill & Cantina Restaurant) has been vacant and will be demolished to accommodate the proposed project construction. Therefore, for purposes of determining the project trip generation for the site, no existing use trip generation credit was applied. ITE Land Use Code 310 (Hotel) trip generation average rates were used to forecast the traffic volumes expected to be generated by the proposed project. The ITE Land Use Code 310 (Hotel) trip rates are applied to forecast the project trips as these trip rates are generally higher than those of ITE Land Use Code 312 (Business Hotel) and would result in a more conservative forecast of project trips.

The proposed project weekday trip generation rates and traffic volume forecasts are summarized in **Table 4**. As shown in *Table 4*, the proposed project is expected to generate 58 new vehicle trips (32 inbound trips and 26 outbound trips) during the weekday AM peak hour. During the weekday PM peak hour, the proposed project is expected to generate 68 new vehicle trips (33 inbound trips and 35 outbound trips). Over a 24-hour period, the proposed project is forecast to generate approximately 1,137 daily trip ends during a typical weekday.

The Saturday trip generation forecast for the proposed project is also summarized in *Table 4*. As shown in *Table 4*, the proposed project is expected to generate 73 vehicle trips (33 inbound trips and 40 outbound trips) during the Saturday peak hour. Over a 24-hour Saturday period, the proposed project is forecast to generate 935 vehicle trips.

Summary of Key Findings and Conclusions

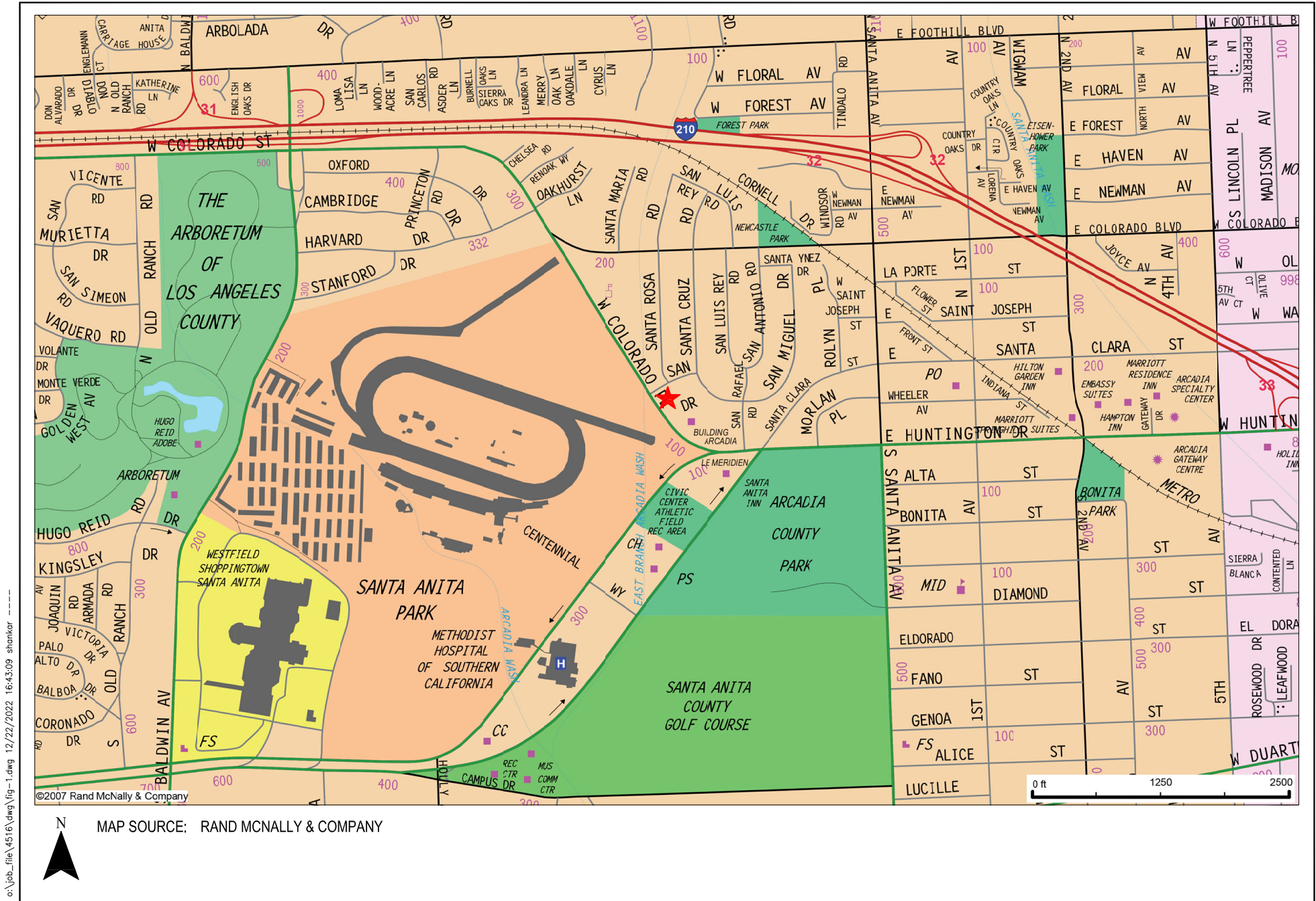
This shared parking demand analysis was prepared for the proposed hotel project in order to determine if sufficient on-site parking exists to adequately accommodate the future peak parking demand following full occupancy of the vacant spaces along with the proposed hotel project. Based on the shared parking analysis, the following conclusions are made:

² Institute of Transportation Engineers *Trip Generation Manual*, 11th Edition, 2021.

- The proposed project consists of the demolition of a vacant restaurant building in order to allow for the construction of a limited-service hotel building with up to 93 rooms. Six (6) new surface parking spaces are planned as of the preparation of this parking assessment. The overall planned sitewide parking supply is expected to total 464 parking spaces (i.e., 66 surface parking spaces, 6 new surface parking spaces, and 392 structure spaces).
- Pursuant to the application of the City of Arcadia Municipal Code parking requirements to the future planned tenancies at the site, a total of 564 parking spaces is calculated to be required. When compared to the total future parking supply of 464 spaces, a theoretical deficit of 100 parking spaces is calculated without consideration of shared parking.
- The highest peak hour demand during the three observation days occurred at 10:00 AM on Wednesday, October 4, 2023, when a total of 91 (21.9%) vehicles were observed to be parked at the parking structure. When compared with the existing site parking supply of 416 spaces, a total of 325 parking spaces was available during the highest peak hour of observed parking demand at the site.
- Based on the shared parking analyses, the calculated forecast peak parking demand, assuming full occupancy of all of the uses combined, is expected to total 400 spaces during the weekend peak condition. When compared to the adjusted parking supply (i.e., at 90%) of 418 spaces, this results in a surplus of 18 parking spaces with greater surpluses throughout other time periods of a typical weekend day. The calculated future peak weekday parking demand, also assuming full occupancy of all uses, is only slightly less than the weekend period, and totals 397 spaces. When compared to the total parking adjusted parking supply of 418 spaces, a parking surplus of 21 spaces could be expected during the weekday peak hour, with even greater surpluses expected during other weekday morning and afternoon evening periods.
- Given the forecast peak weekday and weekend parking demands, the proposed parking supply is expected to be adequate to meet the weekday and weekend parking demands associated with the proposed Tempo by Hilton Hotel Project along with the existing parking demands of the adjacent USC Keck Medicine medical office buildings and future occupancy of the Hilton Hotel.

- The proposed project is expected to generate 58 new vehicle trips (32 inbound trips and 26 outbound trips) during the weekday AM peak hour and 68 new vehicle trips (33 inbound trips and 35 outbound trips) during the weekday PM peak hour. Over a 24-hour weekday period, the proposed project is forecast to generate approximately 1,137 daily trip ends. Over a 24-hour Saturday period, the proposed project is forecast to generate 935 vehicle trips. The proposed project is expected to generate 73 vehicle trips (33 inbound trips and 40 outbound trips) during the Saturday peak hour.

Please feel free to contact us at 626.796.2322 should you have any questions regarding this shared parking analysis conducted for the Tempo by Hilton Arcadia project.



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Project Site

Figure 1
 Site Vicinity Map

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-  Project Site
-  Existing Driveway

Figure 2
Aerial Photograph of Existing Site

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SAN JUAN DRIVE

PROPOSED TEMPO HOTEL

EXISTING PARKING STRUCTURE

EXISTING MEDICAL BUILDING

EXISTING MEDICAL BUILDING

COLORADO PLACE

MAP SOURCE: DESIGN CELL ARCHITECTURE



Not to Scale



Figure 3 Site Plan

Table 1
CODE PARKING ANALYSIS
181 Colorado Place, 161 Colorado Place and 125 W. Huntington Drive

Tenant Space	Existing/Proposed Use and Parking Classification	Size Gross Floor Area (GFA)/Rms	[1] Code Parking Ratio	Code Required Spaces
181 Colorado Place	Proposed Hotel [2]	93	1.2 / 1 rm	112
161 Colorado Place (USC Keck Medicine)	Medical Office [3]	39,076	1 / 200 sf	195
125 W. Huntington Drive (Hilton)	Hotel [4]	173	1.2 / 1 rm	208
125 W. Huntington Drive (Hilton)	Restaurant within Hotel [5]	3,238	1 / 200 sf	16
125 W. Huntington Drive (Hilton)	Bar within Hotel [5]	1,155	1 / 100 sf	12
125 W. Huntington Drive (Hilton)	Rooftop Restaurant & Bar [6]	123 seats	1 / 6 seats	21
Total Code Required Parking for Overall Site				564
Total On-Site Parking Supply [7]				464
Surplus/(Deficiency)				(100)

Notes:

- [1] City of Arcadia, Section 9103.07.060, Off-Street Parking for Non-Residential Uses.
- [2] The total number of hotel rooms (i.e., 93 rooms) consist of those anticipated for the proposed project development.
- [3] The total square footage of 39,076 square feet of gross floor area includes the existing medical office buildings (i.e., USC Keck Medicine).
- [4] The total number of hotel rooms (i.e., 173 rooms) consist of those approved for the Hilton Hotel.
- [5] The indoor dining within the Hilton Hotel consists of the lounge restaurant (3,238 sf) and lounge bar (1,155 sf).
- [6] The total number of seats (i.e., 123 seats) includes the outdoor dining area for the proposed rooftop restaurant and bar for the Hilton Hotel.
- [7] The total future parking supply of 464 spaces consists of the existing 458 spaces (i.e., surface parking lots [66 spaces] and parking structure [392 spaces]) plus the addition of six (6) new parking spaces planned adjacent to the proposed hotel building.

Table 2(a)
PARKING ACCUMULATION SURVEYS
125 W. HUNTINGTON DRIVE (PARKING STRUCTURE AND ADJACENT SURFACE PARKING LOT)
MONDAY, OCTOBER 2, 2023

PARKING LOCATION	[1] NO. OF SPACES	TIME OF DAY [2]																				
		8:00 AM		9:00 AM		10:00 AM		11:00 AM		12:00 PM		1:00 PM		2:00 PM		3:00 PM		4:00 PM		5:00 PM		
		OCC.	PERCENT	OCC.	PERCENT	OCC.	PERCENT	OCC.	PERCENT	OCC.	PERCENT	OCC.	PERCENT	OCC.	PERCENT	OCC.	PERCENT	OCC.	PERCENT	OCC.	PERCENT	
<i>Parking Structure</i>																						
Basement Level																						
Standard Spaces	99	0	0.0%	0	0.0%	0	0.0%	1	1.0%	0	0.0%	0	0.0%	1	1.0%	1	1.0%	1	1.0%	1	1.0%	
Clean Air Spaces	4	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	1	25.0%	1	25.0%	
Vanpool/Carpool Spaces	6	1	16.7%	1	16.7%	1	16.7%	1	16.7%	1	16.7%	1	16.7%	1	16.7%	0	0.0%	0	0.0%	0	0.0%	
Accessible Spaces	3	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	
Accessible Van Spaces	1	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	
Level 1																						
Standard Spaces	56	18	32.1%	22	39.3%	25	44.6%	21	37.5%	17	30.4%	20	35.7%	21	37.5%	18	32.1%	17	30.4%	11	19.6%	
Clean Air Spaces	12	2	16.7%	4	33.3%	3	25.0%	3	25.0%	2	16.7%	4	33.3%	5	41.7%	7	58.3%	7	58.3%	5	41.7%	
Vanpool/Carpool Spaces	6	4	66.7%	5	83.3%	5	83.3%	4	66.7%	4	66.7%	4	66.7%	4	66.7%	4	66.7%	4	66.7%	2	33.3%	
Accessible Spaces	7	3	42.9%	4	57.1%	4	57.1%	5	71.4%	3	42.9%	4	57.1%	4	57.1%	3	42.9%	2	28.6%	0	0.0%	
Accessible Van Spaces	7	0	0.0%	0	0.0%	2	28.6%	4	57.1%	3	42.9%	2	28.6%	3	42.9%	2	28.6%	1	14.3%	0	0.0%	
Level 2																						
Standard Spaces	87	22	25.3%	34	39.1%	34	39.1%	33	37.9%	35	40.2%	31	35.6%	30	34.5%	28	32.2%	25	28.7%	7	8.0%	
Level 3 (Roof)																						
Standard Spaces	104	4	3.8%	4	3.8%	3	2.9%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	1	1.0%	0	0.0%	
<i>Surface Parking Lot</i>																						
Standard Spaces	24	0	0.0%	0	0.0%	1	4.2%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	
<i>Total Parking Structure Parking</i>		392	54	13.8%	74	18.9%	77	19.6%	72	18.4%	65	16.6%	66	16.8%	69	17.6%	63	16.1%	59	15.1%	27	6.9%
<i>Total Structure & Surface Parking</i>		416	54	13.0%	74	17.8%	78	18.8%	72	17.3%	65	15.6%	66	15.9%	69	16.6%	63	15.1%	59	14.2%	27	6.5%

[1] Parking inventory confirmed by LLG Engineers in October 2023. Parking supply does not include existing surface parking lot east of the parking structure.

[2] The existing hourly parking demand was determined based on parking occupancy counts conducted at the parking structure and adjacent northerly surface parking lot by The Traffic Solution in October 2023.

Table 2(b)
PARKING ACCUMULATION SURVEYS
125 W. HUNTINGTON DRIVE (PARKING STRUCTURE AND ADJACENT SURFACE PARKING LOT)
TUESDAY, OCTOBER 3, 2023

PARKING LOCATION	[1] NO. OF SPACES	TIME OF DAY [2]																			
		8:00 AM		9:00 AM		10:00 AM		11:00 AM		12:00 PM		1:00 PM		2:00 PM		3:00 PM		4:00 PM		5:00 PM	
		OCC.	PERCENT	OCC.	PERCENT	OCC.	PERCENT	OCC.	PERCENT	OCC.	PERCENT	OCC.	PERCENT	OCC.	PERCENT	OCC.	PERCENT	OCC.	PERCENT	OCC.	PERCENT
Parking Structure																					
Basement Level																					
Standard Spaces	99	1	1.0%	1	1.0%	2	2.0%	1	1.0%	1	1.0%	1	1.0%	1	1.0%	0	0.0%	0	0.0%	0	0.0%
Clean Air Spaces	4	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%
Vanpool/Carpool Spaces	6	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%
Accessible Spaces	3	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%
Accessible Van Spaces	1	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%
Level 1																					
Standard Spaces	56	13	23.2%	26	46.4%	26	46.4%	22	39.3%	18	32.1%	20	35.7%	19	33.9%	13	23.2%	9	16.1%	7	12.5%
Clean Air Spaces	12	3	25.0%	5	41.7%	5	41.7%	3	25.0%	3	25.0%	3	25.0%	6	50.0%	4	33.3%	3	25.0%	0	0.0%
Vanpool/Carpool Spaces	6	5	83.3%	4	66.7%	4	66.7%	5	83.3%	4	66.7%	4	66.7%	5	83.3%	5	83.3%	5	83.3%	2	33.3%
Accessible Spaces	7	4	57.1%	5	71.4%	5	71.4%	5	71.4%	4	57.1%	4	57.1%	3	42.9%	2	28.6%	3	42.9%	2	28.6%
Accessible Van Spaces	7	0	0.0%	0	0.0%	2	28.6%	4	57.1%	4	57.1%	3	42.9%	2	28.6%	2	28.6%	2	28.6%	2	28.6%
Level 2																					
Standard Spaces	87	15	17.2%	22	25.3%	21	24.1%	22	25.3%	22	25.3%	24	27.6%	24	27.6%	21	24.1%	16	18.4%	8	9.2%
Level 3 (Roof)																					
Standard Spaces	104	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%
Surface Parking Lot																					
Standard Spaces	24	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%
Total Parking Structure Parking	392	41	10.5%	63	16.1%	65	16.6%	62	15.8%	56	14.3%	59	15.1%	60	15.3%	47	12.0%	38	9.7%	21	5.4%
Total Structure & Surface Parking	416	41	9.9%	63	15.1%	65	15.6%	62	14.9%	56	13.5%	59	14.2%	60	14.4%	47	11.3%	38	9.1%	21	5.0%

[1] Parking inventory confirmed by LLG Engineers in October 2023. Parking supply does not include existing surface parking lot east of the parking structure.

[2] The existing hourly parking demand was determined based on parking occupancy counts conducted at the parking structure and adjacent northerly surface parking lot by The Traffic Solution in January 2023.

Table 2(c)
PARKING ACCUMULATION SURVEYS
125 W. HUNTINGTON DRIVE (PARKING STRUCTURE AND ADJACENT SURFACE PARKING LOT)
WEDNESDAY, OCTOBER 4, 2023

PARKING LOCATION	[1] NO. OF SPACES	TIME OF DAY [2]																			
		8:00 AM		9:00 AM		10:00 AM		11:00 AM		12:00 PM		1:00 PM		2:00 PM		3:00 PM		4:00 PM		5:00 PM	
		OCC.	PERCENT	OCC.	PERCENT	OCC.	PERCENT	OCC.	PERCENT	OCC.	PERCENT	OCC.	PERCENT	OCC.	PERCENT	OCC.	PERCENT	OCC.	PERCENT	OCC.	PERCENT
Parking Structure																					
Basement Level																					
Standard Spaces	99	1	1.0%	2	2.0%	2	2.0%	4	4.0%	2	2.0%	3	3.0%	2	2.0%	1	1.0%	1	1.0%	0	0.0%
Clean Air Spaces	4	1	25.0%	1	25.0%	1	25.0%	1	25.0%	2	50.0%	1	25.0%	0	0.0%	0	0.0%	0	0.0%	1	25.0%
Vanpool/Carpool Spaces	6	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%
Accessible Spaces	3	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%
Accessible Van Spaces	1	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%
Level 1																					
Standard Spaces	56	17	30.4%	25	44.6%	31	55.4%	25	44.6%	16	28.6%	21	37.5%	25	44.6%	24	42.9%	14	25.0%	8	14.3%
Clean Air Spaces	12	5	41.7%	6	50.0%	10	83.3%	5	41.7%	5	41.7%	3	25.0%	7	58.3%	7	58.3%	6	50.0%	1	8.3%
Vanpool/Carpool Spaces	6	5	83.3%	5	83.3%	5	83.3%	5	83.3%	4	66.7%	4	66.7%	5	83.3%	5	83.3%	5	83.3%	1	16.7%
Accessible Spaces	7	5	71.4%	3	42.9%	3	42.9%	5	71.4%	3	42.9%	4	57.1%	3	42.9%	2	28.6%	2	28.6%	0	0.0%
Accessible Van Spaces	7	1	14.3%	1	14.3%	5	71.4%	4	57.1%	2	28.6%	3	42.9%	3	42.9%	2	28.6%	3	42.9%	1	14.3%
Level 2																					
Standard Spaces	87	23	26.4%	33	37.9%	33	37.9%	37	42.5%	32	36.8%	30	34.5%	38	43.7%	36	41.4%	34	39.1%	13	14.9%
Level 3 (Roof)																					
Standard Spaces	104	2	1.9%	2	1.9%	1	1.0%	1	1.0%	1	1.0%	1	1.0%	1	1.0%	1	1.0%	0	0.0%	0	0.0%
Surface Parking Lot																					
Standard Spaces	24	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	1	4.2%	0	0.0%	0	0.0%	0	0.0%
Total Parking Structure Parking	392	60	15.3%	78	19.9%	91	23.2%	87	22.2%	67	17.1%	70	17.9%	84	21.4%	78	19.9%	65	16.6%	25	6.4%
Total Structure & Surface Parking	416	60	14.4%	78	18.8%	91	21.9%	87	20.9%	67	16.1%	70	16.8%	85	20.4%	78	18.8%	65	15.6%	25	6.0%

[1] Parking inventory confirmed by LLG Engineers in October 2023. Parking supply does not include existing surface parking lot east of the parking structure.

[2] The existing hourly parking demand was determined based on parking occupancy counts conducted at the parking structure and adjacent northerly surface parking lot by The Traffic Solution in January 2023.

Table 3(a)
WEEKDAY SHARED PARKING DEMAND ANALYSIS [1]
181 Colorado Place, 161 Colorado Place, 125 W. Huntington Drive

Land Use	Existing Medical Office (USC Keck Medicine) [5]	Leisure Hotel (Hilton) [6]	Lounge Restaurant (Hilton) [7]	Lounge Bar (Hilton) [8]	Rooftop Bar/Restaurant (Hilton) [9]	Proposed Project (Tempo by Hilton Hotel) [10]	Shared Parking Demand	Comparison w/ Parking Supply (90%) [11] 418 Spaces Surplus (Deficiency)
Size	39,076 SF Occupied	173 Rms	3.2 KSF	1.2 KSF	123 Seats	93 Rms		
Peak Pkg Rate[2]		1.2 /Rm	5.0 /KSF	10.0 /KSF	1.0 /6 Sts	1.2 /Rm	300	118
Weekday Pkg Rate[3]	Observed Hourly Parking Demand	1.20 /Rm	4.4 /KSF	8.7 /KSF	0.9 /6 Sts	1.2 /Rm	397	21
Gross Spaces		208 Spc.	14 Spc.	10 Spc.	18 Spc.	112 Spc.		
Adjusted Gross Spaces[4]	Number of Spaces	208 Spc.	14 Spc.	10 Spc.	18 Spc.	112 Spc.	381	37
Time of Day		Number of Spaces	Number of Spaces	Number of Spaces	Number of Spaces	Number of Spaces		
6:00 AM	0	175	0	0	0	94	308	110
7:00 AM	18	180	1	1	3	97	315	103
8:00 AM	90	190	4	3	8	102	309	109
9:00 AM	117	172	1	1	5	93	308	110
10:00 AM	137	154	1	1	5	83	299	119
11:00 AM	131	154	1	1	4	83	296	122
12:00 PM	101	145	14	10	18	78	299	119
1:00 PM	105	145	14	10	18	78	292	126
2:00 PM	128	154	5	3	8	83		
3:00 PM	117	154	1	1	5	83		
4:00 PM	98	155	1	1	4	84		
5:00 PM	41	164	4	3	7	89		
6:00 PM	39	165	8	6	9	88		
7:00 PM	41	159	8	6	10	85		
8:00 PM	21	168	10	7	12	90		
9:00 PM	0	177	9	7	11	95		
10:00 PM	0	177	8	6	10	95		
11:00 PM	0	184	6	4	6	99		
12:00 AM	0	182	4	3	5	98		

Notes:

- [1] Source: "Shared Parking", Third Edition, Urban Land Institute, ICSC, and National Parking Association, 2020.
- [2] Peak parking rates based on the City of Arcadia Municipal Zoning Code Section 9103.07.060, Off-Street Parking for Non-Residential Uses.
- [3] The weekday and weekend parking rates are based on the Code parking ratio and the weekday vs. weekend parking variations as summarized in Figure 2-2 of the "Shared Parking" manual.
- [4] Gross spaces not adjusted to reflect parking demand reduction due to captive market, internal capture, transit, and/or walk-in reduction.
- [5] The total square footage of 39,076 square feet of gross floor area includes the two existing medical office buildings for USC Keck Medicine. The observed peak hourly parking demand was based on the parking accumulation surveys conducted when both buildings were fully occupied as summarized in Tables 2(a), 2(b), 2(c) with an upward adjustment of 50 percent of the maximum hourly parking demand observed in order to account for any day-to-day variations.
- [6] The total number of hotel rooms (i.e., 173 rooms) consist of those approved for the Hilton Hotel.
- [7] The total square footage of 3,238 square feet of gross floor area includes the lounge restaurant space within the Hilton Hotel.
- [8] The total square footage of 1,155 square feet of gross floor area includes the lounge bar space within the Hilton Hotel.
- [9] The total number of seats (i.e., 123 seats) includes the outdoor dining area for the proposed rooftop restaurant and bar for the Hilton Hotel.
- [10] The proposed hotel project consists of approximately 93 rooms.
- [11] While the total parking supply consists of the existing 464 spaces (i.e., surface parking lots and parking structure), it has been adjusted to assume 90 percent of the parking supply (i.e., 464 spaces x 0.90 = 418 spaces) for planning purposes.

Table 3(b)
WEEKEND SHARED PARKING DEMAND ANALYSIS [1]
181 Colorado Place, 161 Colorado Place, 125 W. Huntington Drive

Land Use	Existing Medical Office (USC Keck Medicine) [5]	Leisure Hotel (Hilton) [6]	Lounge Restaurant (Hilton) [7]	Lounge Bar (Hilton) [8]	Rooftop Bar/Restaurant (Hilton) [9]	Proposed Project (Tempo by Hilton Hotel) [10]	Shared Parking Demand	Comparison w/ Parking Supply (90%) [11] 418 Spaces Surplus (Deficiency)
Size	39,076 SF Occupied	173 Rms	3.2 KSF	1.2 KSF	123.0 KSF	93 Rms		
Peak Pkg Rate[2]		1.2 /Rm	5.0 /KSF	10.0 /KSF	1.0 /KSF	1.2 /Rm	301	117
Weekend Pkg Rate[3]	Observed Hourly Parking Demand	1.20 /Rm	5.0 /KSF	10.0 /KSF	1.0 /KSF	1.20 /Rm	400	18
Gross Spaces		208 Spc.	16 Spc.	12 Spc.	21 Spc.	112 Spc.		
Adjusted Gross Spaces[4]	Observed Hourly Parking Demand	208 Spc.	16 Spc.	12 Spc.	21 Spc.	112 Spc.	383	35
Time of Day		Number of Spaces	Number of Spaces	Number of Spaces	Number of Spaces	Number of Spaces		
6:00 AM	0	175	0	0	0	94	270	148
7:00 AM	18	180	2	1	3	97	270	148
8:00 AM	90	190	5	4	9	102	400	18
9:00 AM	117	172	2	1	6	93	391	27
10:00 AM	137	154	2	1	6	83	383	35
11:00 AM	131	154	1	1	5	83	375	43
12:00 PM	101	145	16	12	21	78	373	45
1:00 PM	0	145	16	12	21	78	272	146
2:00 PM	0	154	5	4	10	83	256	162
3:00 PM	0	154	2	1	6	83	246	172
4:00 PM	0	155	2	1	5	84	247	171
5:00 PM	0	164	5	4	8	89	270	148
6:00 PM	0	165	9	7	11	88	280	138
7:00 PM	0	159	10	7	11	85	272	146
8:00 PM	0	168	11	8	13	90	290	128
9:00 PM	0	177	11	8	12	95	303	115
10:00 PM	0	177	10	7	11	95	300	118
11:00 PM	0	184	6	5	7	99	301	117
12:00 AM	0	182	5	4	5	98	294	124

Notes:

- [1] Source: "Shared Parking", Third Edition, Urban Land Institute, ICSC, and National Parking Association, 2020.
- [2] Peak parking rates based on the City of Arcadia Municipal Zoning Code Section 9103.07.060, Off-Street Parking for Non-Residential Uses.
- [3] The weekday and weekend parking rates are based on the Code parking ratio and the weekday vs. weekend parking variations as summarized in Figure 2-2 of the "Shared Parking" manual.
- [4] Gross spaces not adjusted to reflect parking demand reduction due to captive market, internal capture, transit, and/or walk-in reduction.
- [5] The total square footage of 39,076 square feet of gross floor area includes the two existing medical office buildings for USC Keck Medicine. The observed peak hourly parking demand was based on the parking accumulation surveys conducted when both buildings were fully occupied as summarized in Tables 2(a), 2(b), 2(c) with an upward adjustment of 50 percent of the maximum hourly parking demand observed in order to account for any day-to-day variations.
- [6] The total number of hotel rooms (i.e., 173 rooms) consist of those approved for the Hilton Hotel.
- [7] The total square footage of 3,238 square feet of gross floor area includes the lounge restaurant space within the Hilton Hotel.
- [8] The total square footage of 1,155 square feet of gross floor area includes the lounge bar space within the Hilton Hotel.
- [9] The total number of seats (i.e., 123 seats) includes the outdoor dining area for the proposed rooftop restaurant and bar for the Hilton Hotel.
- [10] The proposed hotel project consists of approximately 93 rooms.
- [11] While the total parking supply consists of the existing 464 spaces (i.e., surface parking lots and parking structure), it has been adjusted to assume 90 percent of the parking supply (i.e., 464 spaces x 0.90 = 418 spaces) for planning purposes.

**Table 4
PROJECT TRIP GENERATION FORECAST**

TRIP GENERATION RATES [1]													
ITE LAND USE CATEGORY	ITE LAND USE CODE	VARIABLE	WEEKDAY DAILY	WEEKDAY AM PEAK HOUR			WEEKDAY PM PEAK HOUR			SATURDAY DAILY	SATURDAY PEAK HOUR OF GENERATOR		
				IN (%)	OUT (%)	TOTAL	IN (%)	OUT (%)	TOTAL		IN (%)	OUT (%)	TOTAL
Hotel [3]	310	Per Occupied Room	12.23	56%	44%	0.62	49%	51%	0.73	10.05	45%	55%	0.79

PROJECT TRIP GENERATION FORECAST													
LAND USE	ITE LAND USE CODE	SIZE	DAILY TRIP ENDS [2] VOLUMES	WEEKDAY CONDITION						SATURDAY CONDITION			
				AM PEAK HOUR VOLUMES [2]			PM PEAK HOUR VOLUMES [2]			DAILY TRIP ENDS [2] VOLUMES	SATURDAY PEAK HOUR VOLUMES [2]		
				IN	OUT	TOTAL	IN	OUT	TOTAL			IN	OUT
<i>Proposed Project</i>													
Hotel [3]	310	93 Occ. Rms	1,137	32	26	58	33	35	68	935	33	40	73
Total Project Trips			1,137	32	26	58	33	35	68	935	33	40	73

[1] Source: ITE *Trip Generation Manual*, 11th Edition, 2021.

[2] Trips are one-way traffic movements, entering or leaving.

[3] ITE Land Use Code 310 (Hotel) trip generation average rates for General Urban/Suburban area.

ATTACHMENT A
SHARED PARKING DATA

Appendix Table A-1

LEISURE HOTEL
WEEKDAY SHARED PARKING DEMAND ANALYSIS [1]

Land Use	Leisure Hotel				Restaurant/Lounge		Bar/Lounge		Conference Center/Banquet		Convention Center		Shared Parking Demand
Size	173 Rooms				3.2 KSF		1.2 KSF		0.0 KSF		0.0 KSF		
Peak Pkg Rate[2]	1.20 /Room				5.0 /KSF		10.0 /KSF		30.0 /KSF		20.0 /KSF		
Weekday Pkg Rate[3]	1.20 /Room				4.4 /KSF		8.7 /KSF		30.0 /KSF		20.0 /KSF		
Gross Spaces	208 Spaces				14 Spaces		10 Spaces		0 Spaces		0 Spaces		
Adjusted Gross Spaces[4]	1.00 208 Spaces				1.00		1.00		1.00		1.00		
	181 Guest Spc.		27 Emp. Spc.		14 Spc.		10 Spc.		0 Spc.		0 Spc.		
Time of Day	% Of Peak	# Of Spaces	% Of Peak	# Of Spaces	% Of Peak	# Of Spaces	% Of Peak	# Of Spaces	% Of Peak	# Of Spaces	% Of Peak	# Of Spaces	
6:00 AM	95%	172	10%	3	0%	0	0%	0	0%	0	0%	0	175
7:00 AM	95%	172	30%	8	10%	1	10%	1	0%	0	0%	0	182
8:00 AM	90%	163	100%	27	30%	4	30%	3	30%	0	50%	0	197
9:00 AM	80%	145	100%	27	10%	1	10%	1	60%	0	100%	0	174
10:00 AM	70%	127	100%	27	10%	1	10%	1	60%	0	100%	0	156
11:00 AM	70%	127	100%	27	5%	1	5%	1	60%	0	100%	0	156
12:00 PM	65%	118	100%	27	100%	14	100%	10	65%	0	100%	0	169
1:00 PM	65%	118	100%	27	100%	14	100%	10	65%	0	100%	0	169
2:00 PM	70%	127	100%	27	33%	5	33%	3	65%	0	100%	0	162
3:00 PM	70%	127	100%	27	10%	1	10%	1	65%	0	100%	0	156
4:00 PM	75%	136	70%	19	10%	1	10%	1	65%	0	100%	0	157
5:00 PM	80%	145	70%	19	30%	4	30%	3	100%	0	100%	0	171
6:00 PM	85%	154	40%	11	55%	8	55%	6	100%	0	50%	0	179
7:00 PM	85%	154	20%	5	60%	8	60%	6	100%	0	30%	0	173
8:00 PM	90%	163	20%	5	70%	10	70%	7	100%	0	30%	0	185
9:00 PM	95%	172	20%	5	67%	9	67%	7	100%	0	10%	0	193
10:00 PM	95%	172	20%	5	60%	8	60%	6	50%	0	0%	0	191
11:00 PM	100%	181	10%	3	40%	6	40%	4	0%	0	0%	0	194
12:00 AM	100%	181	5%	1	30%	4	30%	3	0%	0	0%	0	189

Notes:

[1] Source: "Shared Parking", Third Edition, Urban Land Institute, ICSC, and National Parking Association, 2020.

[2] Peak parking rates based the City of Arcadia's Municipal Zoning Code off-street parking requirements for hotel uses (i.e., 1.2 spaces/guest room), restaurant use within a hotel/motel (i.e., 1.0 space/200 square feet of gross floor area), and bar use (i.e., 1.0 space/100 square feet of gross floor area).

[3] The weekday and weekend parking rates are based on the Code parking ratio and the weekday vs. weekend parking variations as summarized in Figure 2-2 of the "Shared Parking" manual.

[4] Gross spaces for the hotel dining uses (i.e., lounge restaurant and bar) not adjusted to reflect parking demand reduction due to captive market, internal capture, transit, and/or walk-in reduction.

Appendix Table A-1

LEISURE HOTEL
WEEKEND SHARED PARKING DEMAND ANALYSIS [1]

Land Use	Leisure Hotel				Restaurant/Lounge		Bar/Lounge		Conference Center/Banquet		Convention Center		Shared Parking Demand
Size	173 Rooms				3.2 KSF		1.2 KSF		0.0 KSF		0.0 KSF		
Peak Pkg Rate[2]	1.20 /Room				5.0 /KSF		10.0 /KSF		30.0 /KSF		20.0 /KSF		
Weekend Pkg Rate[3]	1.20 /Room				5.0 /KSF		10.0 /KSF		30.0 /KSF		10.0 /KSF		
Gross Spaces	208 Spaces				16 Spaces		12 Spaces		0 Spaces		0 Spaces		
Adjusted Gross Spaces[4]	1.00 208 Spaces				1.00		1.00		1.00		1.00		
	181 Guest Spc.		27 Emp. Spc.		16 Spc.		12 Spc.		0 Spc.		0 Spc.		
Time of Day	% Of Peak	# Of Spaces	% Of Peak	# Of Spaces	% Of Peak	# Of Spaces	% Of Peak	# Of Spaces	% Of Peak	# Of Spaces	% Of Peak	# Of Spaces	
6:00 AM	95%	172	10%	3	0%	0	0%	0	0%	0	0%	0	175
7:00 AM	95%	172	30%	8	10%	2	10%	1	0%	0	0%	0	183
8:00 AM	90%	163	100%	27	30%	5	30%	4	30%	0	50%	0	199
9:00 AM	80%	145	100%	27	10%	2	10%	1	60%	0	100%	0	175
10:00 AM	70%	127	100%	27	10%	2	10%	1	60%	0	100%	0	157
11:00 AM	70%	127	100%	27	5%	1	5%	1	60%	0	100%	0	156
12:00 PM	65%	118	100%	27	100%	16	100%	12	65%	0	100%	0	173
1:00 PM	65%	118	100%	27	100%	16	100%	12	65%	0	100%	0	173
2:00 PM	70%	127	100%	27	33%	5	33%	4	65%	0	100%	0	163
3:00 PM	70%	127	100%	27	10%	2	10%	1	65%	0	100%	0	157
4:00 PM	75%	136	70%	19	10%	2	10%	1	65%	0	100%	0	158
5:00 PM	80%	145	70%	19	30%	5	30%	4	100%	0	100%	0	173
6:00 PM	85%	154	40%	11	55%	9	55%	7	100%	0	50%	0	181
7:00 PM	85%	154	20%	5	60%	10	60%	7	100%	0	30%	0	176
8:00 PM	90%	163	20%	5	70%	11	70%	8	100%	0	30%	0	187
9:00 PM	95%	172	20%	5	67%	11	67%	8	100%	0	10%	0	196
10:00 PM	95%	172	20%	5	60%	10	60%	7	50%	0	0%	0	194
11:00 PM	100%	181	10%	3	40%	6	40%	5	0%	0	0%	0	195
12:00 AM	100%	181	5%	1	30%	5	30%	4	0%	0	0%	0	191

Notes:

[1] Source: "Shared Parking", Third Edition, Urban Land Institute, ICSC, and National Parking Association, 2020.

[2] Peak parking rates based the City of Arcadia's Municipal Zoning Code off-street parking requirements for hotel uses (i.e., 1.2 spaces/guest room), restaurant use within a hotel/motel (i.e., 1.0 space/200 square feet of gross floor area), and bar use (i.e., 1.0 space/100 square feet of gross floor area).

[3] The weekday and weekend parking rates are based on the Code parking ratio and the weekday vs. weekend parking variations as summarized in Figure 2-2 of the "Shared Parking" manual.

[4] Gross spaces for the hotel dining uses (i.e., lounge restaurant and bar) not adjusted to reflect parking demand reduction due to captive market, internal capture, transit, and/or walk-in reduction.

Attachment Table A-2

ROOFTOP BAR AND RESTAURANT
WEEKDAY SHARED PARKING DEMAND ANALYSIS [1]

Land Use	ROOFTOP RESTAURANT/BAR				
Size	123 Seats				Shared Parking Demand
Peak Pkg Rate[2]	1.0 /6 Seats				
Weekday Pkg Rate[3]	0.9 /6 Seats				
Gross Spaces	18 Spaces				
Adjusted Gross Spaces[4]	1.00 18 Spaces				
	15 Guest Spc.		3 Emp. Spc.		
Time of Day	% Of Peak	# Of Spaces	% Of Peak	# Of Spaces	
6:00 AM	0%	0	10%	0	0
7:00 AM	10%	2	30%	1	3
8:00 AM	30%	5	100%	3	8
9:00 AM	10%	2	100%	3	5
10:00 AM	10%	2	100%	3	5
11:00 AM	5%	1	100%	3	4
12:00 PM	100%	15	100%	3	18
1:00 PM	100%	15	100%	3	18
2:00 PM	33%	5	100%	3	8
3:00 PM	10%	2	100%	3	5
4:00 PM	10%	2	70%	2	4
5:00 PM	30%	5	70%	2	7
6:00 PM	55%	8	40%	1	9
7:00 PM	60%	9	20%	1	10
8:00 PM	70%	11	20%	1	12
9:00 PM	67%	10	20%	1	11
10:00 PM	60%	9	20%	1	10
11:00 PM	40%	6	10%	0	6
12:00 AM	30%	5	5%	0	5

Notes:

[1] Source: "Shared Parking", Third Edition, Urban Land Institute, ICSC, and National Parking Association, 2020.

[2] Peak parking rates based the City of Arcadia's Municipal Zoning Code off-street parking requirements for outdoor dining (i.e., 1 space/6 seats).

[3] The weekday and weekend parking rates are based on the Code parking ratio and the weekday vs. weekend parking variations as summarized in Figure 2-2 of the "Shared Parking" manual.

[4] Gross spaces for the hotel dining uses (i.e., rooftop restaurant and bar) not adjusted to reflect parking demand reduction due to captive market, internal capture, transit, and/or walk-in reduction.

Attachment Table A-2

**ROOFTOP BAR AND RESTAURANT
WEEKEND SHARED PARKING DEMAND ANALYSIS [1]**

Land Use	ROOFTOP RESTAURANT/BAR				
Size	123 Seats				Shared Parking Demand
Peak Pkg Rate[2]	1.0 /6 Seats				
Weekend Pkg Rate[3]	1.0 /6 Seats				
Gross Spaces	21 Spaces				
Adjusted Gross Spaces[4]	1.00		21 Spaces		
	17 Guest Spc.		4 Emp. Spc.		
Time of Day	% Of Peak	# Of Spaces	% Of Peak	# Of Spaces	
6:00 AM	0%	0	10%	0	0
7:00 AM	10%	2	30%	1	3
8:00 AM	30%	5	100%	4	9
9:00 AM	10%	2	100%	4	6
10:00 AM	10%	2	100%	4	6
11:00 AM	5%	1	100%	4	5
12:00 PM	100%	17	100%	4	21
1:00 PM	100%	17	100%	4	21
2:00 PM	33%	6	100%	4	10
3:00 PM	10%	2	100%	4	6
4:00 PM	10%	2	70%	3	5
5:00 PM	30%	5	70%	3	8
6:00 PM	55%	9	40%	2	11
7:00 PM	60%	10	20%	1	11
8:00 PM	70%	12	20%	1	13
9:00 PM	67%	11	20%	1	12
10:00 PM	60%	10	20%	1	11
11:00 PM	40%	7	10%	0	7
12:00 AM	30%	5	5%	0	5

Notes:

[1] Source: "Shared Parking", Third Edition, Urban Land Institute, ICSC, and National Parking Association, 2020.

[2] Peak parking rates based the City of Arcadia's Municipal Zoning Code off-street parking requirements for outdoor dining (i.e., 1 space/6 seats).

[3] The weekday and weekend parking rates are based on the Code parking ratio and the weekday vs. weekend parking variations as summarized in Figure 2-2 of the "Shared Parking" manual.

[4] Gross spaces for the hotel dining uses (i.e., rooftop restaurant and bar) not adjusted to reflect parking demand reduction due to captive market, internal capture, transit, and/or walk-in reduction.

Appendix Table A-3

PROPOSED LEISURE HOTEL
WEEKDAY SHARED PARKING DEMAND ANALYSIS [1]

Land Use	Leisure Hotel				Restaurant/Lounge		Conference Center/Banquet		Convention Center		Shared Parking Demand
Size	93 Rooms				0.0 KSF		0.0 KSF		0.0 KSF		
Peak Pkg Rate[2]	1.20 /Room				5.0 /KSF		30.0 /KSF		20.0 /KSF		
Weekday Pkg Rate[3]	1.20 /Room				4.4 /KSF		30.0 /KSF		20.0 /KSF		
Gross Spaces	112 Spaces				0 Spaces		0 Spaces		0 Spaces		
Adjusted Gross Spaces[4]	1.00 112 Spaces				1.00 0 Spc.		1.00 0 Spc.		1.00 0 Spc.		
	97 Guest Spc.		15 Emp. Spc.								
Time of Day	% Of Peak	# Of Spaces	% Of Peak	# Of Spaces	% Of Peak	# Of Spaces	% Of Peak	# Of Spaces	% Of Peak	# Of Spaces	
6:00 AM	95%	92	10%	2	0%	0	0%	0	0%	0	94
7:00 AM	95%	92	30%	5	10%	0	0%	0	0%	0	97
8:00 AM	90%	87	100%	15	30%	0	30%	0	50%	0	102
9:00 AM	80%	78	100%	15	10%	0	60%	0	100%	0	93
10:00 AM	70%	68	100%	15	10%	0	60%	0	100%	0	83
11:00 AM	70%	68	100%	15	5%	0	60%	0	100%	0	83
12:00 PM	65%	63	100%	15	100%	0	65%	0	100%	0	78
1:00 PM	65%	63	100%	15	100%	0	65%	0	100%	0	78
2:00 PM	70%	68	100%	15	33%	0	65%	0	100%	0	83
3:00 PM	70%	68	100%	15	10%	0	65%	0	100%	0	83
4:00 PM	75%	73	70%	11	10%	0	65%	0	100%	0	84
5:00 PM	80%	78	70%	11	30%	0	100%	0	100%	0	89
6:00 PM	85%	82	40%	6	55%	0	100%	0	50%	0	88
7:00 PM	85%	82	20%	3	60%	0	100%	0	30%	0	85
8:00 PM	90%	87	20%	3	70%	0	100%	0	30%	0	90
9:00 PM	95%	92	20%	3	67%	0	100%	0	10%	0	95
10:00 PM	95%	92	20%	3	60%	0	50%	0	0%	0	95
11:00 PM	100%	97	10%	2	40%	0	0%	0	0%	0	99
12:00 AM	100%	97	5%	1	30%	0	0%	0	0%	0	98

Notes:

[1] Source: "Shared Parking", Third Edition, Urban Land Institute, ICSC, and National Parking Association, 2020.

[2] Peak parking rates based the City of Arcadia's Municipal Zoning Code off-street parking requirements for hotel uses (i.e., 1.2 spaces/guest room).

[3] The weekday and weekend parking rates are based on the Code parking ratio and the weekday vs. weekend parking variations as summarized in Figure 2-2 of the "Shared Parking" manual.

[4] Gross spaces not adjusted to reflect parking demand reduction due to captive market, internal capture, transit, and/or walk-in reduction.

Appendix Table A-3

PROPOSED LEISURE HOTEL
WEEKEND SHARED PARKING DEMAND ANALYSIS [1]

Land Use	Leisure Hotel				Restaurant/Lounge		Conference Center/Banquet		Convention Center		Shared Parking Demand
Size	93 Rooms				0.0 KSF		0.0 KSF		0.0 KSF		
Peak Pkg Rate[2]	1.20 /Room				5.0 /KSF		30.0 /KSF		20.0 /KSF		
Weekend Pkg Rate[3]	1.20 /Room				5.0 /KSF		30.0 /KSF		10.0 /KSF		
Gross Spaces	112 Spaces				0 Spaces		0 Spaces		0 Spaces		
Adjusted Gross Spaces[4]	1.00 112 Spaces				1.00		1.00		1.00		
	97 Guest Spc.		15 Emp. Spc.		0 Spc.		0 Spc.		0 Spc.		
Time of Day	% Of Peak	# Of Spaces	% Of Peak	# Of Spaces	% Of Peak	# Of Spaces	% Of Peak	# Of Spaces	% Of Peak	# Of Spaces	
6:00 AM	95%	92	10%	2	0%	0	0%	0	0%	0	94
7:00 AM	95%	92	30%	5	10%	0	0%	0	0%	0	97
8:00 AM	90%	87	100%	15	30%	0	30%	0	50%	0	102
9:00 AM	80%	78	100%	15	10%	0	60%	0	100%	0	93
10:00 AM	70%	68	100%	15	10%	0	60%	0	100%	0	83
11:00 AM	70%	68	100%	15	5%	0	60%	0	100%	0	83
12:00 PM	65%	63	100%	15	100%	0	65%	0	100%	0	78
1:00 PM	65%	63	100%	15	100%	0	65%	0	100%	0	78
2:00 PM	70%	68	100%	15	33%	0	65%	0	100%	0	83
3:00 PM	70%	68	100%	15	10%	0	65%	0	100%	0	83
4:00 PM	75%	73	70%	11	10%	0	65%	0	100%	0	84
5:00 PM	80%	78	70%	11	30%	0	100%	0	100%	0	89
6:00 PM	85%	82	40%	6	55%	0	100%	0	50%	0	88
7:00 PM	85%	82	20%	3	60%	0	100%	0	30%	0	85
8:00 PM	90%	87	20%	3	70%	0	100%	0	30%	0	90
9:00 PM	95%	92	20%	3	67%	0	100%	0	10%	0	95
10:00 PM	95%	92	20%	3	60%	0	50%	0	0%	0	95
11:00 PM	100%	97	10%	2	40%	0	0%	0	0%	0	99
12:00 AM	100%	97	5%	1	30%	0	0%	0	0%	0	98

Notes:

[1] Source: "Shared Parking", Third Edition, Urban Land Institute, ICSC, and National Parking Association, 2020.

[2] Peak parking rates based the City of Arcadia's Municipal Zoning Code off-street parking requirements for hotel uses (i.e., 1.2 spaces/guest room).

[3] The weekday and weekend parking rates are based on the Code parking ratio and the weekday vs. weekend parking variations as summarized in Figure 2-2 of the "Shared Parking" manual.

[4] Gross spaces not adjusted to reflect parking demand reduction due to captive market, internal capture, transit, and/or walk-in reduction.

Attachment No. 5

Arborist Report

April 19, 2024

Protected Tree Report: Tree Survey, Encroachment, Protection and Mitigation

181 Colorado Place
Arcadia, CA 91006

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April 2024

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SUMMARY OF DATA

Total number of healthy Protected Trees on property including street trees located in the adjacent public right-of-way area	5
Total number of off-site Protected Trees with canopies (driplines) encroaching onto the property	1
Total number of diseased/hazardous Protected Trees on site proposed for removal	0
Total number of healthy Protected Trees (on and off site) to be preserved	5
Total number of healthy Protected Trees to be removed	1
Total number of Protected Trees that will be preserved, which will be impacted by construction within dripline (encroached)	3
Total number of Protected Trees with no significant dripline encroachments	2
Total number of proposed mitigation trees to be planted on site	1

BACKGROUND & PURPOSE

I was retained by Lillian Chuang of 181 Colorado LLC, to be the consulting arborist for the planned redevelopment of the property located at 181 Colorado Place. There are Protected Trees located on the property; in the right-of-way area connected to the property; and off-site with portions of their driplines extending over the property. The proposed construction will encroach these trees and this report will serve to both notify the City of Arcadia Planning Division of the extent of the anticipated impacts as well as to inform the builder of the proper protection measures which must be taken in order to preserve the trees. As part of my preparation for this report I made a site visit to the property on April 19, 2024. I was provided with a full-scale Site Plan for my analysis.

PROJECT DESCRIPTION & TREE ORDINANCE



This aerial view (courtesy of Apple Maps) has been illustrated to show the approximate boundary lines (orange).

The property is the longtime location of Pepper's restaurant. The property will be redeveloped into a hotel.

The landscape consists of a haphazard arrangement of palms, small shrubs, citrus trees, and woody perennials that decorated the former restaurant's patios and perimeter. None of these plants are Protected, and all will be removed. Protected Trees are located along the street and in the east parking lot area that is shared with the medical offices that neighbor on the south. The designs have been made to accommodate as many of these trees as possible.

City of Arcadia Tree Ordinance

Oaks, Sycamore, and many other tree species are Protected under the various tree ordinances. Here is a summary of the tree protection laws.

On January 21, 1992 the City Council adopted Ordinance No. 1962 recognizing oak trees as significant aesthetic and ecological resources and establishing criteria for the preservation of oak trees. The regulations (Chapter 7 of the Arcadia Municipal Code) provide that the following oak trees shall not be removed, relocated, damaged, or have their protected zones encroached upon unless an Oak Tree Permit is granted:

- Engelmann Oaks (*Quercus engelmannii*) or Coast Live Oak, California Live Oak (*Quercus agrifolia*) which have a trunk diameter larger than four (4) inches measured at a point four and one half (4 ½) feet above the crown root, or, two (2) or more trunks measuring three (3) inches each or greater in diameter, measured at a point four and one half (4 ½) feet above the crown root.
- Any other living oak tree with a trunk diameter larger than twelve (12) inches measured at a point four and one half (4 ½) feet above the crown root, or, two (2) or more trunks measuring ten (10) inches each or greater in diameter measured at a point four and one half (4 ½) feet above the crown root.

On March 3, 2015, the City Council adopted Ordinance No. 2323 amending the code to add Sycamore trees to the list of City's Tree Preservation Regulations. The protected trees are Oak and Sycamore trees. Protected Sycamore trees are defined as:

- *Plantanus racemosa* (Sycamore) with a trunk diameter larger than six (6) inches measured at a point four and one-half (4½) feet above the root crown, or two (2) or more trunks measuring four (4) inches each or greater in diameter, measured at a point four and one-half (4½) feet above the root crown.

On August 2, 2016, The City Council adopted Ordinance No. 2338 to add additional protected trees and unprotected trees to the City's tree preservation regulations. In September, the City began protecting mature trees that are located within a required front, side, street-side, or rear yard setback area that are either larger than 12 inches in diameter or two or more trunks larger than 10 inches in diameter if there are multiple trunks.

Below is a list of the unprotected trees:

1. Fruit trees
2. *Fraxinus uhdei* (Shamel Ash)
3. Ficuses – Exception: *Ficus macrophylla* (Moreton Bay Fig)
4. Eucalyptus
5. *Ailanthus altissima* (Tree of Heaven)
6. Arecaceae (Palm Tree)
7. *Schinus terebinthifolius* (Brazilian Pepper)
8. *Ceratonia siliqua* (Carob)
9. *Betula pendula* (European White Birch)
10. *Grevillea robusta* (Silk Oak)
11. *Morus* (Mulberry)
12. *Acer saccharinum* (Silver Maple)
13. *Cupressus sempervirens* (Italian cypress)
14. *Populus Fremontii* (Western Cottonwood)
15. *Alnus rhombifolia* (White Alder)
16. *Populus trichocarpa* (Black Cottonwood)
17. *Populus* 'Highland' hybrid
18. *Salix lasiolepis* (Arroyo Willow)
19. Liquidambar (Sweet Gum)

TREE SURVEY

This table lists all trees with trunk diameters measuring four inches or greater located on the property, as well as all other trees with trunk diameters measuring six inches or greater located on or encroaching onto the property. Off-site trees are indicated with an “os” next to their tree numbers. Multi-trunked specimens are indicated next to the trunk diameter with an “m” and the diameters of the two largest trunks are listed. A determination is then provided for the protected status of each tree based on criteria of species, size and location. All street trees or trees in public areas are Protected regardless of species or size and these trees are marked with an asterisk in the Location column. Tree numbers correspond to the tree locations plotted on the Site Plan included in this report and to all references to each tree in this report. Only Protected Trees non-street trees have numbered tags affixed to their trunks.

Tree Survey for 181 Colorado Place, Arcadia

Tree Identification				Protected Status			
Tree #	Botanical Name	Common Name	Trunk Diameter	Protected Species	Minimum Required Size	Located in Protected Area	PROTECTED TREE
1	Quercus agrifolia	Coast Live Oak	24"	Yes	Yes	Yes	Yes
2	Platanus racemosa	Sycamore	7"	Yes	Yes	Yes	Yes
3	Platanus racemosa	Sycamore	12"	Yes	Yes	Yes	Yes
4	Syagrus romanzoffiana	Queen Palm	n/a	No	n/a	Yes	No
5	Syagrus romanzoffiana	Queen Palm	n/a	No	n/a	Yes	No
6	Syagrus romanzoffiana	Queen Palm	n/a	No	n/a	Yes	No
7	Syagrus romanzoffiana	Queen Palm	n/a	No	n/a	Yes	No
8	Syagrus romanzoffiana	Queen Palm	n/a	No	n/a	Yes	No
9	Syagrus romanzoffiana	Queen Palm	n/a	No	n/a	Yes	No
10	Lagerstroemia indica	Crepe Myrtle	M3 2, 2, 1	Yes	No	Yes	No
11	Syagrus romanzoffiana	Queen Palm	n/a	No	n/a	Yes	No
12	Lagerstroemia indica	Crepe Myrtle	M5 2, 2, 2, 2	Yes	No	Yes	No
13	Lagerstroemia indica	Crepe Myrtle	M8 2, 2, 2, 2	Yes	No	Yes	No

Tree Survey for 181 Colorado Place, Arcadia

Tree Identification				Protected Status			
Tree #	Botanical Name	Common Name	Trunk Diameter	Protected Species	Minimum Required Size	Located in Protected Area	PROTECTED TREE
14	Lagerstroemia indica	Crepe Myrtle	M10 1,1,1,1	Yes	No	Yes	No
15	Lagerstroemia indica	Crepe Myrtle	M12 1,1,1,1	Yes	No	Yes	No
16	Syagrus romanzoffiana	Queen Palm	n/a	No	n/a	Yes	No
17	Ficus microcarpus	Indian Laurel	M2 5, 4	No	No	Yes	No
18	Cedrus deodara	Deodar Cedar	25"	Yes	Yes	Yes	Yes
19	Citrus aurantifolia	Mexican Lime	8"	No	No	Yes	No
20	Citrus aurantifolia	Mexican Lime	6"	No	No	Yes	No
21	Pinus canariensis	Canary Island Pine	9"	Yes	No	Yes	No
22	Pinus canariensis	Canary Island Pine	10"	Yes	No	Yes	No
23	Pinus canariensis	Canary Island Pine	12"	Yes	Yes	Yes	Yes
24	Syagrus romanzoffiana	Queen Palm	n/a	No	n/a	Yes	No
25	Podocarpus macrophyllus	Yew Pine	4"	Yes	No	Yes	No
26	Phoenix roebelenii	Pygmy Date Palm	n/a	No	n/a	Yes	No
27	Ficus benjamina	Weeping Fig	5"	No	No	Yes	No
28	Ficus benjamina	Weeping Fig	8"	No	No	Yes	No
29	Pinus canariensis	Canary Island Pine	8"	Yes	No	Yes	No
30	Brachychiton sp.	Flame bottle	4"	Yes	No	Yes	No
31	Brachychiton sp.	Flame bottle	4"	Yes	No	Yes	No
32os	Quercus agrifolia	Coast Live Oak	12"	Yes	Yes	Yes	Yes

This chart includes all Protected Trees that are either located or encroaching on the property. It provides physical data collected from field observations. The trees have been surveyed and numbers correspond to the Schematic Landscape Plan included in this report. Tree numbers with an “os” indicate that the specimen is located off-site and a portion of the canopy extends over the subject property. Trunk diameters of multi-trunked specimens are listed with their two largest trunk diameters.

PROTECTED TREE CHARACTERISTICS & HEALTH MATRIX

CHARACTERISTICS												HEALTH											
TREE NUMBER	SPECIES	SIZE			FORM		CROWN CLASS			AGE CLASS			FOLIAGE DENSITY			SHOOT GROWTH			WOUND DEFENSE			VIGOR CLASS	
		TRUNK DIAMETER (INCHES)	APPROXIMATE HEIGHT (FEET)	AVERAGE SPREAD (FEET)	SYMMETRIC	ASYMMETRIC	DOMINANT	CO-DOMINANT	SUPPRESSED	YOUNG	MATURE	OVERMATURE	NORMAL	SPARSE	DISEASE / INSECT	AVERAGE	POOR	TWIG DIEBACK	NORMAL	POOR	WOOD DECAY	GOOD	POOR
1	Quercus agrifolia	24	30	40	X		X			X		X			X			X			X		
2	Platanus racemosa	7	25	20	X		X			X		X			X			X			X		
3	Platanus racemosa	12	40	30	X		X			X		X			X			X			X		
18	Cedrus deodara	25	60	20	X		X				X		X			X		X				X	
23	Pinus canariensis	12	30	15	X		X			X		X			X			X			X		
32os	Quercus agrifolia	12	20	20	X			X		X		X			X			X			X		

This chart includes all Protected Trees that are located on the property and any off-site Protected Trees extending over the property. It provides data collected from the analysis of construction plans. The tree has been surveyed and numbers correspond to the Schematic Landscape Plan included in this report. Tree numbers with an “os” indicate that the specimen is located off-site and a portion of the canopy extends over the subject property. For rootzone impacts, the required excavation is considered only for unbuffered areas. Areas that excavation will occur where existing similar infrastructure exists, e.g. overexcavation and compaction in the footprint of existing home foundation, grading for driveway in the footprint of existing driveway, are considered non-significant encroachments.

CONSTRUCTION IMPACTS MATRIX

TREE NUMBER	TREE SPECIES	SIZE & CONDITION		ROOTZONE IMPACTS							REQUIRED PRUNING OF LIVE CROWN					
		TRUNK DIAMETER (DBH)	CONDITION	Sides of tree where excavation (six inches or deeper) will occur	Sides where excavation impacts are buffered by existing infrastructure	Excavation will remain a distance of at least 10 X DBH from trunk	Excavation will remain a distance of at least 5 X DBH from trunk	Excavation will remain a distance of at least 3 X DBH from the trunk	Removal or Relocation	Additional light grading less than 6" deep to occur within dripline	Estimated % of total root mass to be removed or severed	No Pruning Required	Pruning not to exceed 10%	Pruning not to exceed 30%	Number of cuts larger than 3" in diameter required	Diameter of cuts for branch removals
	Protected Trees: <ul style="list-style-type: none"> Quercus agrifolia, engelmannii, and any other species of Quercus genus larger than 12" Platanus racemosa Any tree located in the public right-of-way All other species 12" or larger that are not on the exemption list 															
1	Quercus agrifolia	24	Good	None	-					Yes	<10				0	N/A
2	Platanus racemosa	7	Good	All	-					-	-	-	-	-	-	-
3	Platanus racemosa	12	Good	None	-					Yes	<10				0	N/A
18	Cedrus deodara	25	Poor	None	-					Yes	<10				0	N/A
23	Pinus canariensis	12	Good	None	-					Yes	<10				0	N/A
32os	Quercus agrifolia	12	Good	None	-					Yes	<10				0	N/A

DESIGN ANALYSIS OF PROTECTED TREE ENCROACHMENTS

Refer to Site Plan / Schematic Landscape Plan located in pocket at back of this report, and Photos in Appendix A, page 16.

Analysis regarding rootzone impacts are based on the type of impact, e.g, soil compaction, grading, and excavation; as well as the distance from the trunk that the impacts will occur. It is commonly accepted among professional arborists that a distance equal to three times a trunk's diameter contains the structural roots responsible for keeping the tree upright. This critical rootzone area is defined as the root plate. Beyond the root plate the roots typically taper off into smaller, less significant sizes. These smaller roots are usually two inches in diameter or smaller and make up the rootmass responsible for water and nutrient uptake. Although roots of these sizes can be cut without significantly impacting health and stability it is advised that no more than 30 percent of the rootmass within the dripline is severed. The bulk of the rootmass is located within the top three feet of soil and root growth slows or halts when soil bulk density exceeds 1.60 g/cm³ for most soils. More information regarding rootzone impacts is provided in the Excavation and Root Pruning section of the Construction Impact Guidelines, Appendix D.

Tree #1– Coast Live Oak: Located in a planter area at the northeast corner of the property. The existing parking lot entry located in the west portion of the dripline will be replaced in the same footprint. No extensive excavation or grading will be required to accomplish the work; only demolition of the existing hardscape. The planter will be renovated with the proper cultural requirement for the native oak and the tree will likely be pruned for crown shaping.

Tree #2– Western Sycamore Located in a planter at the existing entrance to the parking lot off of San Juan Dr. The trash enclosure will be constructed where the tree is located. It is planned for removal and replacement.

Tree #3– Western Sycamore: Located in a planter at the existing entrance to the parking lot off of San Juan Dr. The parking lot will be modified within the dripline to add electric vehicle charging stations. The work will be done within the paved surface of the existing parking lot and trenching for the conduit will remain clear of the critical rootzone area. The planter will remain and will be unaltered.

Tree #18 - Deodar Cedar: Located in a tree well within the sidewalk along Colorado Pl. The tree well is at the north edge of the existing parking lot entry. The entry will remain, and the pavement will be replaced. No modifications to the dimensions or layout of the entry will occur within the dripline.

The tree is overmature and has a live crown ratio of approximately 30% (amount of live branches and foliage relative to the overall height). A 30% live crown ration is at the threshold where a conifer begins to lack vigor and decline becomes irreversible.

Tree #23 – Canary Island Pine: Well isolated in a planter along the south property line between the block wall that defines the parking lot and the exterior wall of the existing parking structure. No significant excavation or grading will encroach and no pruning is required to complete the project.

Tree #32 – Coast Live Oak: Located off-site on the property to the east, and beyond the block wall that defines the parking lot. The wall will remain, and the parking lot will be resurfaced. No significant excavation or grading will encroach and no pruning is required to complete the project.

FINDINGS

- Tree #2, a Western Sycamore, located in the east parking lot, will be removed to accommodate the trash enclosure.
- The other two trees located in the east parking lot (Tree's #1 and #3) will not be significantly encroached by construction. The dimensions of their existing planters will not be altered, and the parking lot will be resurfaced.
- The one street tree (Tree #18), a Deodar Cedar, will be preserved in place. The nearby parking lot entry will be resurfaced but not widened. The tree well will remain, and the sidewalk will also likely remain unchanged.
- Tree #23, a Canary Island Pine, will not be impacted by construction. Its location behind a concrete block wall restricts access and minimizes and root zone encroachment.
- Some pruning of Tree #1, a Coast Live Oak, for crown raising and shaping may be done to improve the aesthetic appearance, but pruning is not required to complete the project.

MITIGATION

Tree #2, a Western Sycamore with a seven-inch trunk diameter will be removed. It can be replaced to parity with a 60" nursery box size tree, which typically have trunk diameters measuring five to seven inches in diameter.

RECOMMENDATIONS

As with many construction projects, soil compaction is the most preventable impact that will need to be monitored in order to provide reliable protection and long-term preservation of the trees. To prevent unnecessary soil compaction a Tree Protection Zones must be established around the Protected Trees before any demolition occurs. The goal is to enclose the largest possible amount of space underneath the tree so that the heavy equipment required for demolition and construction can be routed away from root zones. The recommended Protection Zones are drawn in dashed lines on the Site Plan of this report.

- Prior to demolition the contractor and consulting arborist shall meet on site to make sure Tree Protection Zones are established and to review the goals for the tree protection plan. **The locations and areas of the Protection Zones are drawn with an orange line on the Site Plan included in this report.** Protection zones will not need to be established for Tree #18, 23 or the off-site Tree #31. The workzone fence and existing property line walls function well for that purpose.

- Tree Protection Zone fences shall be at least four feet tall and constructed of chain link fencing secured on metal posts. Where fences are not feasible, e.g., in haul routes or areas where workers will need frequent access, soil and root protection material can be installed. Examples of these are provided in Appendix B.
- Maintain the fences and/or soil protection material throughout the completion of the project. No staging of materials or equipment or washing-out is to occur within the fenced protected zones.
- Refer to the Construction Impact Guidelines in Appendix C for important general preservation measures concerning the different elements of this project.
- Tree #1, the Coast Live Oak, will not need any supplemental watering. The other trees should be irrigated throughout the year. A deep watering that provides good soil moisture to a depth of 16 inches is optimal. The trees should be deeply watered once every 21-28 days during the summer and fall seasons when rain is unlikely.
- The arborist shall monitor a few critical phases of the project: Pre-demolition to direct the installation of the protective fences and soil protection materials; Grading and excavation; any utility or drainage trenching that is required within a Tree Protection Zone; and a final evaluation during the landscape installation phase.

APPENDIX A – Photos



ABOVE: Looking south at Tree #1 from San Juan Dr. The parking lot entry will be resurfaced but the dimensions of the planter will be unchanged.
BELOW: Looking north at Tree #2. The trash enclosure will be built where the tree is located and it is planned for removal.





ABOVE: Looking south at Tree #3 from San Juan Dr. The parking lot entry will be resurfaced but the dimensions of the plater will remain unchanged. BELOW: Looking East at Tree #18 from Colorado Pl. The entry on the right (south) side of the tree will be resurfaced. The sidewalk around the tree well will likely be unaltered.





ABOVE: Looking south at Tree #23. This and the other two Pine trees will remain in place and will not be impacted by construction. BELOW: Looking east at the off-site Tree #32. The wall will remain and the tree will not be impacted by construction.

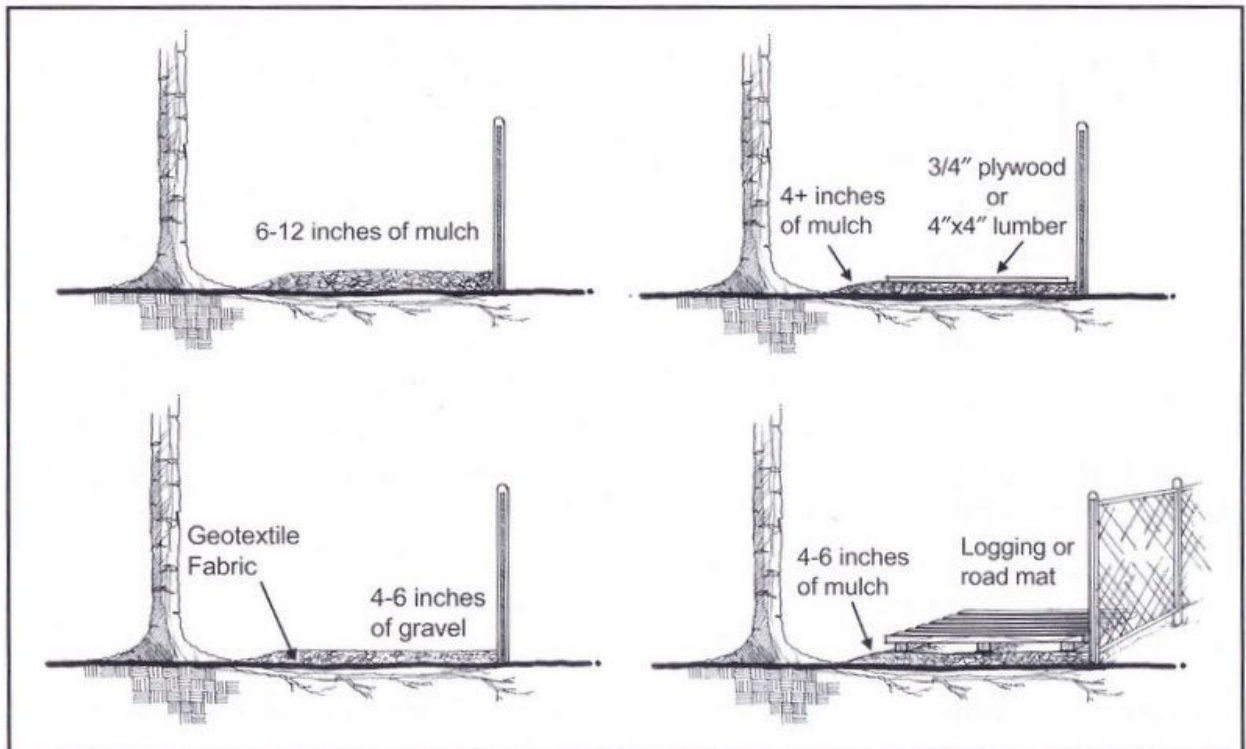


APPENDIX B - Soil and Root Protection Within the Tree Protection Zone

If traffic cannot be kept outside of the Tree Protection Zone for the entire duration of construction, actions can be taken to disperse the vehicular load and protect the roots, minimizing soil compaction and mechanical root damage. These include:

- 1) Applying 6 to 12 inches of wood chip mulch to the area.
- 2) Laying $\frac{3}{4}$ -inch thick plywood or 4x4 inch wood beams over a 4+ inch thick layer of wood chip mulch.
- 2) Applying 4 to 6 inches of gravel over a taut, staked geotextile fabric.
- 4) Placing commercial logging or road mats on top of a mulch layer.

Stone, geotextile, and mulch exceeding 4 inches thick will need to be removed from the TPZ once the threat of soil or root damage has passed.



APPENDIX C - Protected Tree Construction Impact Guidelines

Size and Distribution of Tree Roots – Taken from Arboriculture, Integrated Management of Landscape Trees Shrubs and Vines. Harris, R.W., Clark, J.W., Matheny N.P. Prentice Hall 2004.

Roots of most plants, including large trees, grow primarily in the top meter (3 ft) of soil (see figure below). Most plants concentrate the majority of their small absorbing roots in the upper 150 mm (6 in.) of soil if the surface is protected by a mulch or forest litter. In the absence of a protective mulch, exposed bare soil can become so hot near the surface that roots do not grow in the upper 200 to 250 mm (8 to 10 in.). Under forest and many landscape situations, however, soil near the surface is most favorable for root growth. In addition, roots tend to grow at about the same soil depth regardless of the slope of the soil surface.

Although root growth is greatly influenced by soil conditions, individual roots seem to have an inherent guidance mechanism. Large roots with vigorous tips usually grow horizontally. Similar roots lateral to the large roots grow at many angles to the vertical, and some grow up into the surface soil. However, few roots in a root system actually grow down.

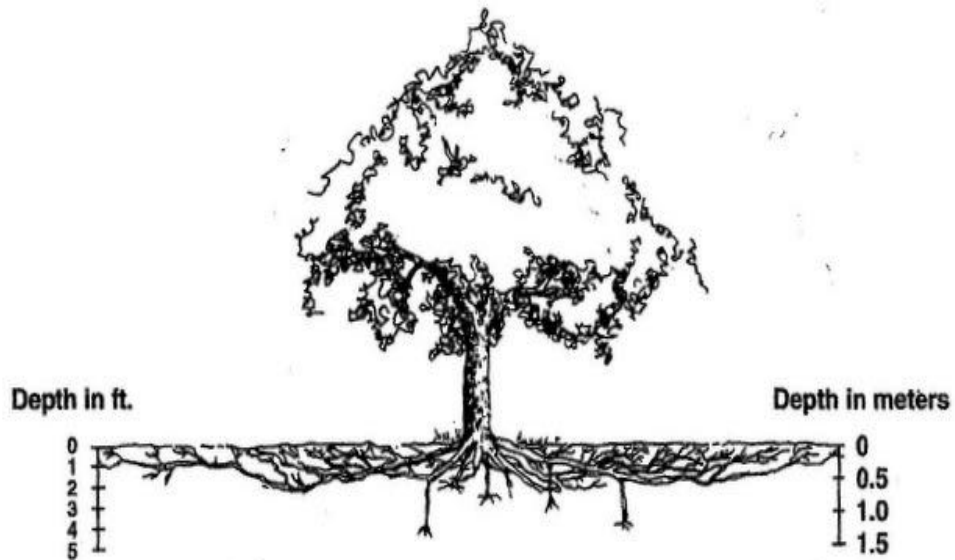


FIGURE In mature trees, the taproot is either lost or reduced in size. The vast majority of the root system is composed of horizontally oriented lateral roots.

The importance of soil

Soil supports and anchors tree roots and provides water, minerals and oxygen. Furthermore, soil is a habitat for soil microorganisms that enhance root function. A soil's ability to sustain tree growth is largely determined by its texture, structure (bulk density), organic matter, water and mineral content, salinity, aeration, and soil-microbe abundance and diversity.

Soil physical properties

Soil texture – the relative proportion of sand, silt and clay, is important because it affects water – and nutrient-holding capacity, drainage and aeration (gaseous diffusion). Soil structure is the arrangement of individual soil particles into clumps (aggregates). The net result is the formulation of larger voids between the aggregates which serve as channels for gaseous diffusion, movement of water and root penetration. Unfortunately, soil aggregates are readily destroyed by activities that compact the soil (increase bulk density). When this occurs, gaseous exchange, permeability, drainage and root growth are restricted.

The influence of the organic matter content of soil properties is quite significant. Its decomposition by soil organisms releases substances that bind soil particles into larger granules, which improves both soil aeration, and drainage. In essence, the breakdown of organic matter improves water – and nutrient-holding capacity and reduces bulk density. Furthermore, it is the primary source of nitrogen and a major source of nitrogen and a major source of phosphorus and sulfur. Without organic matter soil organisms could not survive and most biochemical processes in the soil would cease.

Soil aeration, the movement and the availability of oxygen, is determined by both soil texture and structure. In general, compacted and finer soils, due to a higher proportion of small pore spaces (micropores), tend to drain slowly and hold less air than coarser, sandy, or well-structured fine soils. Water retained in the small pores displaces oxygen and inhibits gaseous diffusion.

The availability of soil water is largely determined by the size of the pore spaces between the soil particles and the larger aggregates in which water is held. Most of the water in the larger pore spaces drains readily due to gravitational forces. A relatively thin film of water, which is readily available to plant roots, remains following drainage. Much of water held within the smaller pore spaces resists uptake by plant roots because it is held tightly on the soil surfaces.

Plant roots require an adequate supply of oxygen for development. Injury or dysfunction results when oxygen availability drops below a critical level. Root respiration is the first process to be restricted, followed by disruptions in growth, metabolism, nutrient and water uptake, and photosynthesis. Furthermore, the accumulation of high levels of

carbon dioxide, produced by the roots during respiration can also impair root function. Reduced soil aeration resulting from soil compaction, flooding, excess irrigation, or

impervious pavement favors the development of crown rot (*Phytophthora* root disease). It also inhibits mycorrhizal fungi that enhance water and nutrient uptake and resist root pathogens.

The forest floor under a canopy in most undeveloped forests and woodland settings is typically covered by a layer of fallen leaves and other woody debris. It is usually cool, shady, well-aerated, and relatively moist – conditions that favor normal root growth. When the natural leaf litter is removed and when a tree's lower canopy is pruned up to provide clearance, the absorbing roots in the upper few inches of the soil experience higher soil temperatures and increased desiccation due to direct exposure to sunlight.

Minimizing the Effects of Construction and Development on Tree Root Systems

Activities that injure roots or adversely affect the root zone should be avoided or kept as far from the trunk as possible. Design changes or alternative building practices that avoid or minimize construction-related impacts should be considered and proposed when applicable.

Soil Compaction

Soils are intentionally compacted under structures, sidewalks, roads, parking areas, and load-bearing fill to prevent subsidence, and to prevent soil movement on slopes. Although unintentional, soil within the root zone of trees is often compacted by unrestricted foot traffic, parking of vehicles, operation of heavy equipment, and during installation of fill. Compaction destroys the soil's natural porosity by eliminating much of the air space contained within it. It leaves the soil hard and impenetrable and largely unfavorable for root growth. The soil's natural porosity, which allows for water movement and storage, gaseous exchange, and root penetration, is greatly reduced. Consequently, root growth and tree health suffer. Soil compaction is best managed by preventing it.

Bulk density is used to describe a soil's porosity, or the amount of space between soil particles and aggregates. High bulk densities indicate a low percentage of total pore space.

Pavement

Paving over the root systems of trees is another serious problem because it reduces the gaseous diffusion and soil moisture. Most paving materials are relatively impervious to water penetration and typically divert water away from a tree's root zone. Cracks and expansion joints do, though, allow for some water infiltration into the soil below. Of greater concern, is the loss of roots from excavation to achieve the required grade, and the necessary compaction to prevent subsidence. Once the soil surface is compacted, a

base material is then added and compacted as well. With that done, the surface can then be paved. Thus, pavement within the root zones of trees can damage roots and create

unfavorable soil conditions. One alternative to minimize pavement impacts is to consider placing the pavement on the natural grade over a layer of minimally compacted base material. To reduce sub-grade compaction, consider using reinforced concrete or asphalt over a geotextile blanket to help stabilize the soil. On-grade patios or paving that covers more than one-third of the tree protection zone (TPZ) should be constructed using permeable materials that allow aeration and water penetration. Soil under permeable surfaces should not be compacted to more than 80 percent.

Excavation and root pruning

Excavation within the root zones of trees should be avoided as much as possible. The extent of root pruning (selective) or cutting (non-selective) should be based on the species growth characteristics and adaptive traits, environmental conditions, age, health, crown size, density, live crown ration and structural condition of the tree. The timing of the root pruning or cutting is another important consideration. Moderate to severe root loss during droughts or particularly hot periods can cause serious water-deficit injury or death.

When root pruning/ cutting is unavoidable, roots should be pruned or cut as far from the trunk as possible. Cutting roots on more than one side of a tree should also be avoided. Root cutting extending more than half-way around a tree should generally be no closer than about 10 times the trunk diameter. Recommended distances range from as little as 6 times trunk diameter (DBH) for young trees to 12 times trunk diameter for mature trees. The size of the TPZ should, however, be increased for over mature and declining trees and species that are sensitive to root loss.

The minimum distance from the trunk that roots can be cut on one side of the tree without destabilizing it, is a distance equal to about three times the diameter (DBH) of the trunk. Roots severed within that distance provide little or no structural support. Root pruning or cutting distances from the trunk should be greater for trees that lean and/ or those growing on shallow or wet soil.

In cases where the proposed grading will adversely affect trees designated for retention, special attention should be given to proper root pruning and post-construction care for injured trees. Where structural footings are required for foundations, retaining walls, etc., and roots larger than 2 inches in diameter will be impacted, consider design changes or alternative building methods.

When excavation within 5 times trunk diameter is unavoidable, roots greater than 1 ½ inches in diameter should be located prior to excavation and then pruned to avoid unnecessary damage. Hand-digging or use of a hydraulic or pneumatic soil excavation tool is the least disruptive way to locate roots for pruning. Although mechanical root pruners make clean cuts, they are non-selective. A backhoe bucket, dozer blade or

trencher will typically pull, rip or shatter the larger root, causing additional damage toward the tree. Once the roots that interfere with the structure being built, e.g.,

foundations, footings, retaining wall, curbs, etc., are exposed, they should then be cut perpendicular to their long axis using a hand-saw, 'carbide-tipped chainsaw' or sharp ax, depending on size. Roots that are pruned in this manner typically regenerate new roots from near the cut. Roots exposed by excavation should be protected from exposure to sun and desiccation. Exposed roots that can not be covered with soil by the end of the day should be covered with moistened burlap or similar material.

Roots can generally be cut in a non-selective manner when excavating near or beyond the dripline. Ripped, splintered or fractured portions of roots however, should be re-cut. The damaged portion should be removed using sharp tools. The cut should be flat across the root with the adjacent bark intact. Wound dressings should not be applied to pruned or damaged roots except when recommended for disease, insect or sprout control.

The best approach to avoid water-deficit injury following root loss during the growing season is to provide ample irrigation. Irrigation should be considered prior to, during, and after root pruning. Watering schedules should also consider local soil conditions, climate, topography, time of year, species adaptability, extent of root pruning and tree health. If possible, irrigate the tree 7 to 10 days prior to excavation so that there is an adequate reservoir of soil water. Water can be delivered to large construction sites via water-tank trucks and applied directly to affected trees or stored nearby in plastic tanks. On relatively flat terrain, a 6 to 8 inch soil berm at the tree's dripline should be constructed to act as a watering basin. On steep terrain, soaker hoses should be used. They can be placed across the slope or spirally around the trunk, from about six feet away to the dripline. In addition, a two to four inch layer of wood chip mulch should be applied to as much of the root zone as possible to retard soil water loss.

Pruning foliage to compensate for root loss is not supported by scientific research and likely to result in slower recovery. Fertilization to stimulate root growth is generally unwarranted and may be counterproductive.

Trenching within the Tree Protection Zone

Trenching for underground utilities should be routed around the TPZ. When this is unavoidable, trenching within the TPZ should be done by 'hand' or using a pneumatic or hydraulic soil excavation tool, carefully working around larger roots. Roots larger than 1 ½ inches in diameter should not be cut. Dig below these roots to route utilities or install drains. A combination of tools can also produce satisfactory results, for example, a skillful backhoe operator under the arborist's supervision can dig down several inches at a time and detect larger roots by 'feel' (resistance). At that point, an assistant can expose the root and dig around it. In this manner, the backhoe can then continue extending the trench through the TPZ. Tunneling (boring) through the TPZ is the preferable alternative. For most large trees, tunneling depth should be at least 36 inches. Tunneling should begin at the edge of the TPZ, but no closer than a distance equal to one

foot of clearance for each inch of tree DBH. Tunnels should also be offset to either side of the trunk. For trenching that extends only part way into TPZ, consider trenching radially to the tree trunk, as this is less harmful than tangential trenching. All trenches

made within the TPZ should be backfilled as quickly as possible to prevent root and soil desiccation.

Managing Root Injured Trees

Root-pruned trees should be monitored for symptoms of water-deficit injury for a specified period following root pruning. Irrigation should be considered prior to, during, and after root pruning. Irrigation schedules should consider local soil conditions, climate, topography, time of year, species tolerance, extent of root pruning and tree health.

Grade Change: Fill Soil

Fill soil placed within the root zones of trees can have an adverse effect, particularly if the soil is compacted to support a structure or pavement. Soil compaction reduces aeration and water infiltration. Fill soil, due to textural changes, can also prevent water from penetrating the original soil layer below where the roots are. Furthermore, soil placed against the root crown and lower trunk can lead to root disease problems, especially if the soil near the trunk remains moist during the summer from irrigation. Alternatives to placing fills over roots zones shall be considered and proposed as appropriate.

AUTHOR'S CREDENTIALS



CERTIFICATION OF PERFORMANCE

I, Michael Crane, certify that:

- I have personally inspected the tree(s) and the property referred to in this report and have stated my findings accurately.
- I have no current or prospective interest in the vegetation or the property that is the subject of this report and have no personal interest or bias with respect to the parties involved.
- The analysis, opinions, and conclusions stated herein are my own and are based on current scientific procedures and facts.
- My analysis, opinions, and conclusions were developed and this report has been prepared according to commonly accepted arboricultural practices.
- No one provided significant professional assistance to me, except as indicated within the report.
- My compensation is not contingent upon the reporting of a predetermined conclusion that favors the cause of the client or any other party not upon the results of the assessment, the attainment of stipulated results, or the occurrence of any subsequent events.

I further certify that I am a member in good standing of the American Society of Consulting Arborists and the International Society of Arboriculture. I have been involved in the field of Horticulture in a full-time capacity for a period of more than 25 years.

Signed:  _____

Registered Consulting Arborist #440; American Society of Consulting Arborist
Board Certified Master Arborist #WE 6643B; International Society of Arboriculture
Licensed California Agricultural Pest Control Adviser #AA08269

Date: April 30, 2024





SITE PLAN
1" = 20'-0"

TEMPO BY HILTON

SAN JUAN DRIVE & COLORADO PLACE, ARCADIA, CA 91007

SITE SUMMARY

DESCRIPTION	INFORMATION / REQUIREMENT	COMPLIANCE
APN	5775-015-011	
ADDRESS	181 COLORADO PLACE	
JURISDICTION	CITY OF ARCADIA, CA	
PLANNED LAND USE	C-G	
ZONING CLASSIFICATION	C-G (GENERAL COMMERCIAL)	Y
HOTEL USE ALLOWED	WITH CUP	Y
MAX BUILDING HEIGHT	48 FT. PERMITTED / 48 FT. PROVIDED	Y
FIRE ACCESS REQUIRED	0 FT. REQUIRED / 11.5 FT. PROVIDED	Y
FRONT SETBACK	5 FT. REQUIRED / 6 FT. PROVIDED	Y
SIDE SETBACK	5 FT. REQUIRED / 6 FT. PROVIDED	Y
REAR SETBACK	20 FT. REQUIRED / 72 FT. PROVIDED	Y
PAR.		

PARKING REQUIREMENTS

REFERENCE HOTEL PROJECT PARKING DEMAND ANALYSIS

GROSS BUILDING AREA: TEMPO ONLY

LEVEL 1:	11,000 SF
LEVEL 2:	11,990 SF
LEVEL 3:	12,800 SF
LEVEL 4:	12,000 SF
STAIRS:	2,187 SF
FIRE RISER:	519 SF
ELECTRICAL/DATA ROOMS:	319 SF
ELEVATORS:	1,424 SF
SHAFTS:	64 SF
TOTAL GBA ABOVE GRADE:	47,140 SF
BASEMENT LEVEL:	10,650 SF

TOTAL FAR GBA ALL BUILDING ON SITE CALCULATION:
 BUILDING A (MEDICAL OFFICE) + BUILDING B (MEDICAL OFFICE) + BUILDING C (HILTON HOTEL) + BUILDING D (HILTON HOTEL) + TEMPO HOTEL = 19,845 + 19,231 + 68,447 + 69,396 + 47,140 = 225,019 SF
 TOTAL FAR GBA ALL BUILDING ON SITE: 225,019 SF
 TOTAL SITE SF: 226,579 SF
 TOTAL SITE FAR: 0.993

VICINITY MAP



Attachment No. 6

Letters in support of the Project

From: Medhat Bechay <[REDACTED]@gmail.com>

Sent: Thursday, October 31, 2024 11:38 PM

Cc: Donna Choi <[REDACTED]@cityofarcadia.com>; Medhat Bechay <[REDACTED]@gmail.com>;
Griselda Garcia <[REDACTED]@gmail.com>

Subject: New Tempo Hotel

Hello Honorable City of Arcadia Planning Commission Chair Wilander, Vice Chair Tallerico, Commissioner Arvizu, Commissioner Hui, and Commissioner Tsoi,

I am writing to express my sincere support for the new VG Properties project, Tempo Hotel, at 181 Colorado Pl., Arcadia, CA 91007. This project promises significant benefits for the City of Arcadia, including increased revenue through various channels:

1. Transient Occupancy Tax (TOTS) – 12% overall, with 10% going directly to the City of Arcadia and 2% to the County of Los Angeles which equals \$4M in TOTS over the next 5 years
2. Sales Tax – 10.25% overall, with 1% benefitting the City of Arcadia and 9.25% allocated to the State of California.
3. Measure A/Property Tax – 0.75% (equivalent to 9.6 cents for every dollar in property taxes).
4. Estimated number of full-time employees – 30-35.
5. Number of visitor nights – 33,000 - 38,000 annually, these visitors will spend their discretionary income in the City of Arcadia and its surrounds.

The hotel offers valuable amenities, including a café, long-term accommodations, and a beautiful new structure that revitalizes a long-vacant site. Neighborhood safety will also be enhanced by incorporating Design Out Crime features such as modern lighting, active site usage, and on-site 24/7 staffing.

I respectfully urge you to approve this exceptional new hotel, which will enrich the community and provide much-needed revenue for the City of Arcadia.

Thank you for your consideration.

Best regards,
Medhat Bechay
Denny's Restaurant Owner

10/31/24

From: Diana Bacero <[REDACTED]>

Sent: Wednesday, November 6, 2024 8:13 AM

Subject: Letter of Support for the Tempo Hotel

Dear Honorable City of Arcadia Planning Commission Chair Wilander, Vice Chair Tallerico, Commissioner Arvizu, Commissioner Hui, and Commissioner Tsoi,

I am writing to express my strong support for the new VG Properties project, Tempo Hotel, located at 181 Colorado Pl., Arcadia, CA 91007. This development has the potential to significantly benefit the City of Arcadia in a number of ways:

- **Transient Occupancy Tax (TOTS):** 12% overall, with 10% going directly to the City of Arcadia and 2% to the County of Los Angeles which equals \$4M in TOTS over the next 5 years.
- **Sales Tax:** 10.25% overall, with 1% benefiting the City of Arcadia and 9.25% allocated to the State of California.
- **Measure A/Property Tax:** 0.75% (equivalent to 9.6 cents for every dollar in property taxes).
- **Attracting Visitors:** 33,000 - 38,000 annually, these visitors will contribute to the local economy by making expenditures in the City of Arcadia and its neighboring communities.
- **Job Creation:** An estimated 30-35 full time positions; the project will create numerous jobs boosting local employment opportunities.

Revitalizing a long-vacant site, the hotel offers valuable amenities and long-term accommodations, along with a beautiful new structure. To enhance neighborhood safety, the project incorporates Design Out Crime features such as modern lighting, active site usage, and 24/7 on-site staffing.

I urge you to consider the positive impact this project will have on our community. By approving this project, we can create a brighter future for the City of Arcadia.

Thank you for your time and consideration.

Sincerely,

Diana Bacero, CCSM II

Director of Customer Success | **Solver, Inc.**



November 8, 2024

City of Arcadia Planning Commission:
Chair Wilander, Vice Chair Tallerico, and Commissioners Arvizu, Hui, and Tsoi
City of Arcadia Planning Commission
240 W. Huntington Dr.
Arcadia, CA 91006

Dear Honorable City of Arcadia Planning Commission Chair Wilander, Vice Chair Tallerico, Commissioner Arvizu, Commissioner Hui, and Commissioner Tsoi:

I am writing to express my sincere support for the new VG Properties project, Tempo Hotel, at 181 Colorado Pl., Arcadia, CA 91007. This project promises significant benefits for the City of Arcadia, including increased revenue through various taxes, spending by hotel guests in the area and new jobs in Arcadia.

And in speaking for the racetrack itself, our racing patrons will find this hotel option more convenient than those further from Santa Anita Park. It will help attract our patrons to major race events such as the Santa Anita Derby, Santa Anita Handicap, California Crown and the Breeders' Cup.

The hotel offers valuable amenities, including a café, long-term accommodations, and a beautiful new structure that revitalizes a long-vacant site. Neighborhood safety will also be enhanced by incorporating Design Out Crime features such as modern lighting, active site usage, and on-site 24/7 staffing.

I respectfully urge you to approve this exceptional new hotel, which will enrich the community and provide much-needed revenue for the City of Arcadia.

Best regards,

Pete Siberell
Director of Community Service & Special Projects
Santa Anita Park



**ARCADIA PLANNING COMMISSION
REGULAR MEETING MINUTES
TUESDAY, OCTOBER 8, 2024**

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

ROLL CALL

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

ABSENT: Chair Wilander

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

Without objection, the motion was approved.

SUPPLEMENTAL INFORMATION FROM STAFF REGARDING AGENDA ITEMS

There were none.

PUBLIC COMMENTS (5 minute time limit per person)

There were none.

PUBLIC HEARING

- 1. Resolution No. 2157**– Approving Conditional Use Permit No. CUP 24-07 to allow a tutoring center with up to 80 students at the Arcadia Community Church at 121 Alice Street
CEQA: Except
Recommendation: Adopt

Applicant: Dr. Wendy Hsiao

MOTION - PUBLIC HEARING

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

Commissioner Tsoi asked why the TECC Learning Center was previously permitted to use 116 parking spaces at the Church's parking lot if their use only requires 16 parking spaces.

Mr. Arreola said that when TECC was located across the street at 806 S. First Avenue they had an agreement with the Arcadia Community Church to use their parking lot, and they were allocated 116 parking spaces.

Commissioner Tsoi asked if the current business at 806 S. First Avenue uses the church's parking lot or if their use meets the parking requirements.

Mr. Arreola said they do not use the church's parking lot.

Commissioner Hui asked if all classrooms would have windows installed?

Mr. Arreola stated that the classroom doors are currently kept open when in use, but windows are required as a condition of approval.

Commissioner Hui asked if the younger aged students will be allowed in the classrooms on the second floor.

Mr. Arreola said no, the younger students are not allowed in the second-floor classrooms because it is against the Fire Department's requirements. He informed Ms. Hui that it is a condition of approval that the classrooms on the first floor are to be reserved for the younger students.

Commissioner Arvizu asked for clarification about the location the Arcadia Unified School District buses will drop off and pick up students at Arcadia Community Church.

Mr. Arreola said that it has not been decided but that the intension is for students to be dropped off in the north parking lot so that children do not cross the street.

Commissioner Arvizu asked where students will be dropped off if not by the AUSD buses but by their parents.

Mr. Arreola stated that some parents park on Alice Street and drop off their children in front of the fellowship hall but that the school also encourages parents to drop off students on the church premises and not on the street.

Ms. Flores added that condition no. 7 will restrict all drop-offs and pick-ups to be onsite.

Vice Chair Tallerico asked if there are any other known issues or concerns about the drop-off and pick-up process.

Mr. Arreola said he was not aware of any issues or safety concerns except for one letter received by staff in opposition to the project, citing concerns with the drop-off and pick up of students.

Commissioner Hui asked what AUSD's bus services will consist of.

Mr. Arreola said AUSD will provide bus services from their schools to the various educational centers at Arcadia Community Church.

The public hearing was opened.

Carmen introduced herself and spoke on behalf of the TECC Learning Center. Carmen provided some history about the learning center and the services they offer to the students in the community.

The parent of two TECC students introduced himself and spoke in favor of the learning center. He informed the Commission that he is also a neighbor in the area and only experiences very light traffic during school hours.

A second parent introduced herself as a neighbor in the area and is a parent of two TECC students. This parent stated that she picks up her children from their school and drops them off at the TECC Learning Center and experiences very light traffic in the area. She said she supports

the buses parking in the church's parking lot to pick-up and drop-off students because it is usually empty and is safe for the students.

Erin Cruz introduced herself as the Director of Administration and Facilities of the Arcadia Community Church. Ms. Cruz said she was happy to have the TECC Learning Center on the church's campus because it is convenient for parents who also have children in preschool or the Conservatory of Music. Ms. Cruz said she believed that the buses parked on Alice Street slow down the traffic through the street. Ms. Cruz added that the church fully supports relocating the AUSD buses to park in the church's parking lot.

No one else spoke in favor of the proposal.

No one spoke in opposition to the proposal.

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

Without objection, the motion was approved.

DISCUSSION

Commissioner Tsoi said that the AUSD buses unloading students in the parking lot is a very straight forward solution and was in favor of it.

Commissioner Arvizu expressed concern for the children who cross Alice Street to get to the church property. He inquired whether a crosswalk could be installed to enhance safety and prevent potential accidents.

City Engineer Kevin Merrill said that he can conduct a pedestrian survey, but the City has discontinued the installation of mid-block crosswalks.

Commissioner Arvizu asked Mr. Merrill why the City no longer allows mid-crosswalks.

Mr. Merrill explained that mid-crosswalks are being evaluated on a case-by-case basis, and that a traffic firm has conducted a study to provide City staff with data. He further noted that if pedestrian enhancements were considered for the area, they would likely focus on the intersection of First Avenue and Alice Street. He recommended that the Applicant maximizes the available parking spaces and to encourage parents to park in the north parking lot to avoid crossing Alice Street.

Vice Chair Tallerico asked Mr. Merrill if there have been any accidents on Alice Street.

Mr. Merrill said that they had been collecting accident data, but he was not aware of any accidents on Alice Street.

Commissioner Hui stated that she does not have any safety concerns and supports approving the conditional use permit for the learning center.

Commissioner Arvizu reiterated that he would like the TECC Learning Center to strongly encourage parents to park inside the north parking lot.

It was moved by Commissioner Hui to reopen the public hearing and seconded by Commissioner Tsoi.

Carmen stated that the TECC Learning Center already encourages parents to pick up students from the north parking lot, where staff directly hand off students to their parents before and after classes. She also emphasized that TECC is open to implementing additional safety measures to further ensure the children's safety.

It was moved by Commissioner Tsoi to close the public hearing and seconded by Commissioner Hui.

Commissioner Tsoi pointed out that there was a typo in condition no. one (1) where it stated that "middle aged students" instead of "middle school aged students".

MOTION

It was moved by Commissioner Tallerico, seconded by Commissioner Hui to adopt Resolution No. 2157 approving Conditional Use Permit No. CUP 24-07 to allow a tutoring center with up to 80 students at the Arcadia Community Church at 121 Alice Street in which the findings were made and is CEQA exempt.

ROLL CALL

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

The motion was approved.

There is a ten (10) day appeal period. Appeals are to be filed by 5:30 p.m. on Monday, October 21, 2024.

CONSENT CALENDAR

1. Minutes of the September 10, 2024, Regular Meeting of the Planning Commission

Recommendation: Approve

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

ROLL CALL

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

The motion was approved.

MATTERS FROM CITY COUNCIL LIAISON

City Council Member Wang had nothing to report.

MATTERS FROM THE PLANNING COMMISSONERS

Commissioner Hui asked about Inclusionary Housing.

Ms. Flores explained that the City Council recently held a study session to provide staff with directions on their priorities for the City. She added that the next step will be a Study Session with the Planning Commission, followed by staff preparing a draft and conducting public outreach. Afterward, the proposal will proceed through the public hearing process.

MATTERS FROM ASSISTANT CITY ATTORNEY

Mr. Martz had nothing to report.

MATTERS FROM STAFF INCLUDING UPCOMING AGENDA ITEMS

Ms. Flores reported the October 22 meeting will be cancelled, and there are three items on the agenda for the November 12 meeting including: the Tempo Hotel, the Environmental Justice/Safety Element, and a Text Amendment.

Ms. Flores informed the Commission that a study session on Inclusionary Housing will be scheduled in the near future.

Ms. Flores reported that the Arcadia Town Center Mixed-Use Development will be tentatively scheduled for the Commission either in December or early January.

Commissioner Tsoi asked to be excused from the November 12, 2024, meeting.

Ms. Flores informed the Commission that Sphinx Mart appealed the Business Permit and License Review Board’s decision for their business license revocation, and it will be before the City Council on October 15.

ADJOURNMENT

The Planning Commission adjourned the meeting at 7:56 p.m., to Tuesday, October 22, 2024, at 7:00 p.m. in the City Council Chamber.

Chair Wilander, Planning Commission

ATTEST: _____
Lisa L. Flores
Secretary, Planning Commission