

CITY OF ARCADIA

Planning Commission Regular Meeting Agenda



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

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

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

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

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

CALL TO ORDER

ROLL CALL

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. 2162** – Approving Multiple Family Architectural Design Review No. MFADR 24-03, Tentative Parcel Map No. TPM 24-01 (84605), and Protected Tree Encroachment No. TRE 24-14 for a detached two-unit Mediterranean style, multiple family residential development at 214 genoa Street
CEQA: Exempt
Recommendation: Adopt

Applicant: Sanyao Design Group Inc.

There is a ten day appeal period. Appeals are to be filed by 4:30 p.m. on Friday, December 20, 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 November 26, 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, January 14, 2025, at 7:00 p.m.

Welcome to the Arcadia Planning Commission Meeting!

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

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

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

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

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

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

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

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

欢迎来到阿卡迪亚规划委员会会议！

规划委员会鼓励公众参与并诚邀您分享对市政业务的看法。

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

公民参与：欢迎并邀请您参加规划委员会的所有会议。每次例会都为希望向规划委员会发表意见的听众预留时间。本市政要求向规划委员会发表意见的个人不得发表人身攻击、诽谤、褻渎或破坏性言论。当主持人邀请想要发言之人上台发言时，请说出自己的姓名和地址，以便记录。请向规划委员会提供您所在地址所使用的任何书面材料的副本，以及您希望分发给规划委员会的任何印刷材料的副本。

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

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

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

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

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



STAFF REPORT

Development Services Department

DATE: December 10, 2024

TO: Honorable Chair and Planning Commission

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

SUBJECT: RESOLUTION NO. 2162 - APPROVING MULTIPLE FAMILY ARCHITECTURAL DESIGN REVIEW NO. MFADR 24-03, TENTATIVE PARCEL MAP NO. TPM 24-01 (84605), AND PROTECTED TREE ENCROACHMENT NO. TRE 24-14 FOR A DETACHED TWO-UNIT MEDITERRANEAN STYLE, MULTIPLE FAMILY RESIDENTIAL DEVELOPMENT AT 214 GENOA STREET
CEQA: Exempt
Recommendation: Adopt

SUMMARY

The Applicant, Sanyao Design Group Inc., is requesting approval of Multiple Family Architectural Design Review No. MFADR 24-03, Tentative Parcel Map No. TPM 24-01 (84605), and Protected Tree Encroachment Permit No. TRE 24-14, for a proposed Mediterranean style, two-unit multiple family residential development at 214 Genoa Street. The proposed development and subdivision are consistent with the City's General Plan, Development Code, and Subdivision Code.

It is recommended that the Planning Commission adopt Resolution No. 2162 (Attachment No. 1) and find this project Categorically Exempt under the California Environmental Quality Act (CEQA) and approve MFADR 24-03, TPM 24-01 (84605), and TRE 24-14 subject to the conditions listed in this staff report.

BACKGROUND

The subject property is a 9,308 square foot interior lot located on the south side of Genoa Street, between Second and Third Avenue. The property is zoned R-2, Medium Density Multiple Family Residential with a General Plan Land Use Designation of Medium Density Residential, and is surrounded by other R-2 zoned properties. The project site is currently

developed with two single-story, single-family houses – refer to Attachment No. 2 for the site’s aerial image with zoning information, and Figure 1 below for the street view.



Figure 1 – Street View at 214 Genoa St.

A Certificate of Demolition (COD) was approved on September 23, 2024. Based on the evaluation by an Architectural Historian, the buildings on the property do not meet any of the minimum requirements for designation as a historical resource under the federal, state, and local criteria. The residences are not a good example of any architectural style and are not representative of or associated with any important historical events or people. The structures have not yet been demolished due to the City’s replacement policy for residential projects, which requires approval of a new project prior to demolition of the structures on the site.

PROPOSAL

The Applicant is proposing to demolish the two existing houses and construct two new detached, two-story, Mediterranean style multiple family residential condominium development – refer to Attachment No. 3 for the Tentative Parcel Map and Attachment No. 4 for the Architectural Plans. Both units will have four bedrooms and five bathrooms, and the first unit will be approximately 2,925 square feet, and the second unit will be approximately 2,755 square feet. The property will be accessed from Genoa Street and each of the units will have a two-car garage – refer to Figure 2 below. The development will have an overall building height of approximately 27’-8” which is below the maximum height limit of 30’-0” for R-2 zones. The development will also meet all the required setbacks, and in some areas will provide greater than the minimum requirement. The development will provide one guest parking space (one for every two units), as required by the Development Code, as well as adequate bicycle parking/storage on the west side

of the property. The project will provide 200 square feet of private open space areas for each unit, which exceeds the minimum requirement of 100 square feet per unit.

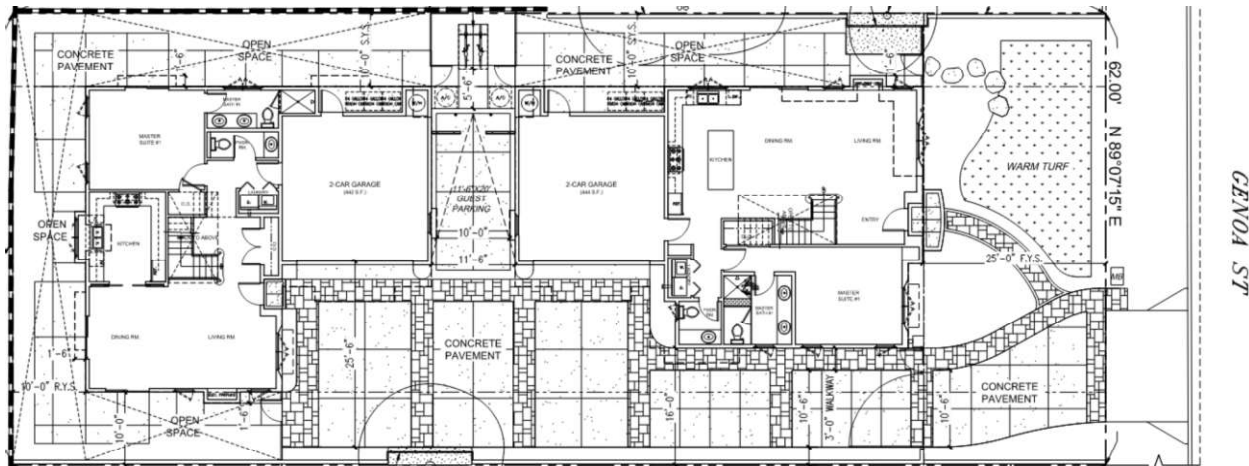


Figure 2 – Site Plan

The site also has a 12-inch Coast Live Oak tree located at the northerly side yard area of the site which will be preserved and protected. However, an encroachment permit is required since a portion of the first unit (Unit A) encroaches within 7'-7" of the 15 foot protected zone, as measured from the trunk of the tree. The protected zone is greater than the dripline of the tree.

ANALYSIS

The R-2 zone requires a minimum density of two units per lot, and a maximum density of one unit per 3,750 square feet of lot area. With the subject lot being approximately 9,308 square feet, this calculates to a minimum and maximum density of two (2) units. Therefore, the proposed two-unit development complies with the density requirement of the underlying R-2 zone. As noted, the project will comply with the development standards of the R-2 zone, including but not limited to setbacks, height, and parking.

Concurrently with the subdivision application, the Planning Commission is to approve, conditionally approve, or deny the architectural design of the proposed project. The buildings are representative of Mediterranean architecture, incorporating character defining features such as but not limited to blend of terracotta burgundy tile roofing, arched windows and doorways, stucco exterior, and decorative wrought iron balcony railings and gates - refer to Figure 3 below for a color rendering and Attachment No. 4 for the Architectural Plans.

The massing and scale of this project will be compatible with many other similar two-story, multi-family developments found within this immediate neighborhood, which consists of various architectural styles that include Mediterranean, Traditional, Spanish, and other simpler non-descript architecture. The development will have water efficient landscaping that will enhance the project site, as well as its neighborhood character. Additionally, the

proposed development and subdivision of condominiums will be consistent with the City's General Plan, Multiple-Family Residential Design Guidelines, the Development Code, and the State Subdivision Map Act.



Figure 3 – Color rendering

Protected Tree Encroachment

The site has two unprotected Tree of Heaven – Ailanthus Alrissima trees and one Coast Live Oak tree within the northerly side yard area of the lot. One of the unprotected trees will be removed to accommodate the proposed development, and a portion of Unit A will be located approximately 7'-7" from the Coast Live Oak tree, which is its protected zone. The protected zone is 15'-0" from the trunk of the tree. As a result, an Encroachment Permit is required to allow a portion of Unit A to be located within the protected zone, however, no portion of the unit will be located within the dripline of the tree. The Certified Arborist determined that with the recommended protection measures, the tree is expected to survive demolition and development activities, and minimal

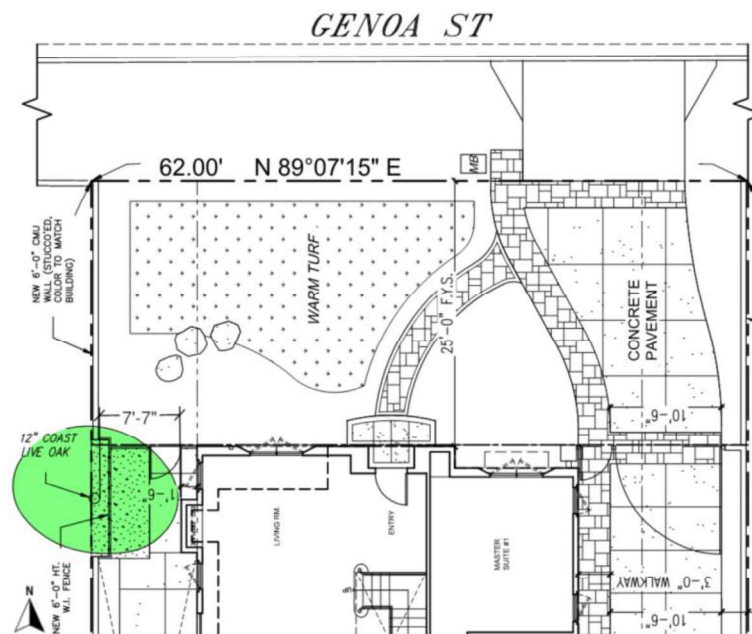


Figure 4 – Coast live oak tree location

The Certified Arborist determined that with the recommended protection measures, the tree is expected to survive demolition and development activities, and minimal

trimming will be required to provide clearance for the new building – refer to Attachment No. 5 for the Tree Report. Figure 4 shows the location of the protected Coast Live Oak. Upon completion of the project and prior to the issuance of the certificate of occupancy, a report from a certified arborist will be required to verify the condition of the protected Oak on site.

FINDINGS

Tentative Parcel Map

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

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

Facts to Support this Finding: The proposed tentative parcel map for a two-unit multi-family residential condominium development and subdivision of the airspace has been reviewed for compliance with the City's General Plan and Development Code, and the Subdivision Map Act. It has been determined that the proposed subdivision is consistent with the General Plan Medium Density Residential Land Use designation and the R-2, Medium Density Multiple Family Residential zoning designation. These designations are intended to accommodate medium density residential units such as condominiums.

The proposed tentative parcel map complies with the Subdivision Map Act and the City' regulations because the proposed two-unit condominium development is at the allowed density requirements of the underlying zone, and it complies with all the zoning requirements as well as the requirements to subdivide the airspace. The site is physically suitable for this type of development and the approval of the architectural design for the building is compatible with the scale and character of the existing neighborhood.

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

Land Use and Community Design Element

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

- Policy LU-4.1: Require that new multifamily residential development be visually and functionally integrated and consistent in scale, mass, and character with structures in the surrounding neighborhood.

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

Facts to Support this Finding: The R-2 Zone requires a minimum density of one dwelling unit per lot and a maximum density of one unit per 3,750 square feet of lot area. Based on the lot area of 9,308 square feet, a minimum and maximum of two (2) units may be developed at this site. Therefore, the proposed two-unit development complies with the density requirements of the underlying zone, as well as all other applicable zoning requirements including but not limited to parking, setbacks, height, and open space. The site is physically suitable for the proposed two-unit multi-family residential development.

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

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

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

Facts to Support this Finding: The proposed subdivision is to subdivide the airspace of two units for condominium purposes. The construction will be in compliance with all applicable Building and Fire Codes to ensure public health and safety. The proposed density would not exceed the sites limits since allowed for the R-2 zone and the City's existing infrastructure will adequately serve the new development. Therefore, the development will not cause any public health or safety problems.

5. The design of the subdivision or the type of improvements will not conflict with easements acquired by the public at large for access through or use of, property within the proposed subdivision.

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

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

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

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

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

Architectural Design Review

The proposed development is located within the Medium Density Residential (R-2) Zone, which is intended to provide a variety of attached or detached single and multiple family homes and duplexes. The proposed design of the two-unit condominium project is compatible with existing multi-family developments in the surrounding neighborhood in terms of design, massing, and scale. The proposed Mediterranean architectural design would be compatible and will fit well with other existing multi-family developments along Genoa Street. The neighborhood includes other such Mediterranean, Traditional, Spanish, and other generic non-descript architecture. The architectural elements incorporated in this design, such as terracotta tile roofing, arched windows and doorways, stucco exterior, and decorative wrought iron balcony railings and gates are indicative of the Mediterranean style and consistent with developments in the vicinity that have similar features. Additionally, the massing and scale of the new development will not be out of character with developments in the vicinity as it is two stories and under the maximum allowed height. The proposed buildings have ample articulation on all sides, providing visual interest and appropriate mass. The proposed design is therefore consistent with the City's Multifamily Residential Design Guidelines.

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

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

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

Facts to Support this Finding: The subject site is zoned R-2, Medium Density Residential Zone, which allows a maximum and minimum density of two (2) units for this lot. The proposed development will not change the use or density allowed in this zone and will meet all of the development standards and regulations required, including but not limited to setbacks, height, open space, parking, etc. Therefore, the new development will be in compliance with all the applicable standards and regulations in the Development Code, and the City's Multiple-Family Design Guidelines.

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

Facts to Support this Finding: The proposed development, in terms of the overall mass, height, and scale of the buildings, will be consistent with the built environment and the newer multi-family condominiums and with the City's Multiple-Family Residential Design Guidelines. The Mediterranean architectural style of this development fits well and complements the other single-story and two-story multi-family developments within the neighborhood that also includes Mediterranean, Spanish, Traditional and other less descriptive architecture. The proposed design provides ample vertical and horizontal articulation in addition to all the character defining features and elements appropriate for Mediterranean architecture. Therefore, the proposed development will be consistent with the objectives and standards of the Multiple-Family Design Guidelines.

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

Facts to Support this Finding: The proposed development would be compatible with the character of the neighborhood in terms of the architectural design and scale since the subject site is in a multi-family neighborhood that consists of other similar two-story buildings. The Mediterranean style buildings provide well-articulated design in terms of visual separation along its vertical and horizontal planes. Tile roofing, arched windows and doorways, including decorative wrought iron balcony railings and gates further enhance the site's and the neighborhood's aesthetic appearance. Additionally, newly designed landscaping throughout the entire site will provide an added aesthetic enhancement to the site. Therefore, this finding can be met.

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

Facts to Support this Finding: The proposed development will have one main driveway that will provide ingress and egress from Genoa Street for both units. The proposed development will comply with the minimum requirement for back-out, driveway widths, open space, guest parking, and required bicycle parking. The proposed landscaping will complement the architectural design, provide screening along the sides and rear property lines, and meet the intent of the City's Multiple Family Design Guidelines.

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

Facts to Support this Finding: The proposed development as evaluated complies with all the City's development standards in the R-2, Medium Density Residential zone. The project is in compliance with the City's Multiple-Family Residential Design Guidelines as the proposed development will have an appropriate mass, scale, and design that fits well with the other structures in the immediate vicinity. Extensive new landscaping throughout will complement the home and provide additional screening along both side and the rear property lines. The driveway for the site is appropriately designed to provide efficient and safe access for the residents and guests. No major impacts on or off-site are expected from this project. Therefore, the proposed residential development will be consistent with the City's Multiple Family Residential Design Guidelines and General Plan.

Protected Tree Encroachment

The following findings are required for the approval of a Protected Tree Encroachment Permit per Development Code Section 9110.01.070(A)

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

The request to allow a 12-inch Coast Live Oak tree to encroach within the protected zone is necessary to achieve the construction of two units, the minimum allowable density for this site. The proposed encroachment has been carefully planned to ensure the tree's health is preserved, eliminating the need for its removal. Additionally, an alternative design would not be more favorable, as the current proposal minimizes impact on the tree while meeting site requirements.

ENVIRONMENTAL ASSESSMENT

It has been determined that the project site is less than five (5) acres; the project site has no value as a habitat for endangered, rare or threatened species; the proposed project will not have any significant effects upon the environment, and the site can be adequately served by all the required utilities and public services. Therefore, the project is exempt under Class 32 (In-Fill Development Projects) pursuant to Section 15332 of the State California Environmental Quality Act (CEQA) Guidelines - refer to Attachment No. 6 for the Preliminary Exemption Assessment.

PUBLIC NOTICE/COMMENTS

A public hearing notice for this item was mailed to the property owners located within 300 feet of the subject property on November 27, 2024. Both structures on site are vacant therefore tenant noticing is not applicable. As of December 5, 2024, no comments were received regarding this project.

RECOMMENDATION

It is recommended that the Planning Commission approve Multiple Family Architectural Design Review No. MFADR 24-03, Tentative Parcel Map No. TPM 24-01 (84605), and Protected Tree Encroachment No. TRE 24-14, find the project Categorically Exempt from the California Environmental Quality Act (CEQA), and adopt Resolution No. 2162, subject to the following conditions of approval:

1. The project shall be developed and maintained by the Applicant/Property Owner in a manner that is consistent with the plans submitted and conditionally approved for MFADR 24-03, TPM 24-01 (84605), and TRE 24-14 subject to the approval of the Deputy Development Services Director, or designee.
2. Any required mechanical equipment, such as backflow devices, visible from the public right-of-way shall be screened from public view. Screening may include landscaping, solid walls or other methods deemed appropriate for the development. The placement and height of said screening shall be subject to review and approval by the Deputy Development Services Director, or designee.
3. Prior to demolition or grading activity, a 6'-0" tall freestanding or ground staked chain-link, or wire mesh fencing shall be installed at least 3'-0" around the Coast Live Oak tree on site. There shall be no storage of equipment or construction materials within the fenced area.
4. The Applicant/ Property Owner shall comply with all the required tree protection measures listed in the Tree Report, dated August 8, 2024. If the Certified Arborist determines that the tree will not survive at the time the follow-up report is prepared, then the Applicant shall plant a new 36-inch box Coast Live Oak tree on the subject

site prior to issuance of a Certificate of Occupancy. The location and type shall be approved by the Deputy Development Services Director or designee.

5. Prior to a Certificate of Occupancy, the following off-site improvements shall be completed:
 - a. The existing driveway shall be removed and replaced with a new driveway subject to the City of Arcadia Standards.
 - b. The existing sidewalk along the project site shall be removed and replaced with a new sidewalk in compliance with the Americans with Disabilities Act (ADA).
 - c. The existing curb and gutter along the project site shall be removed and replaced with two-inch slot cut from property line to property line.
 - d. Any improvement(s) in the right-of-way shall be subject to review, approval, and applicable permits by the Engineering Department.
 - e. All overhead utilities shall be relocated underground.
6. Prior to occupancy, the developer shall repair any damage caused by the development to the street frontages including but not limited to trench cuts and construction traffic, per the direction of the City Engineer.
7. 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
8. The project shall comply with Chapter 35A Multiple Family Construction Standards as amended in the Arcadia Municipal Code Section 8130.20.
9. A demolition permit shall be obtained from the Building and Safety Division prior to the removal and/or demolition of structures on site.
10. Separate water meters shall be installed for each unit. A common water meter may be used for each unit to supply both domestic water services and fire services.
11. The fire water service and domestic water service shall be separated with an approved back flow device.

12. A separate water service and meter shall be provided for common area irrigation uses. An approved back flow prevention device shall be installed.
13. Prior to building permit issuance, a Water Meter Permit Application shall be submitted to the Public Works Services Department.
14. A new water service shall be installed by the Developer 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 Division specifications.
15. An approved backwater valve shall be required if any drainage fixture elevation is lower than the elevation of the next upstream manhole cover.
16. Any electrical transformer recommended or required by the utility company shall be placed outside of the public right-of-way, and on private property.
17. All structures shall be provided with an automatic fire sprinkler system per the City of Arcadia Fire Department's Single & Multi-Family Dwelling Sprinkler Standard.
18. A Knox switch shall be provided for Fire Department access on all gates.
19. The Applicant/Property Owner shall comply with all City requirements regarding building safety, fire prevention, detection, suppression, emergency access, public right-of-way improvements, parking, water supply and water facilities, sewer facilities, trash reduction and recycling requirements, and National Pollutant Discharge Elimination System (NPDES) measures to the satisfaction of the Building Official, Fire Marshal, Public Works Services Director, and Deputy Development Services Director. Compliance with these requirements is to be determined by having fully detailed construction plans submitted for plan check review and approval by the foregoing City officials and employees.
20. To the maximum extent permitted by law, Applicant must defend, indemnify, and hold the City, any departments, agencies, divisions, boards, and/or commissions of the City, and its elected officials, officers, contractors serving as City officials, agents, employees, and attorneys of the City ("Indemnitees") harmless from liability for damages and/or claims, actions, or proceedings for damages for personal injuries, including death, and claims for property damage, and with respect to all other actions and liabilities for damages caused or alleged to have been caused by reason of the Applicant's activities in connection with this Multiple Family Architectural Design Review No. MFADR 24-03, Tentative Parcel Map No. TPM 24-01 (84605), and Protected Tree Encroachment No. TRE 24-14 ("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.

21. Approval of MFADR 24-03, TPM 24-01 (84605), and TRE 24-14, shall not be in effect unless the Property Owner and Applicant have executed and filed the Acceptance Form with the City on or before 30 calendar days after the Planning Commission has adopted the Resolution. The executed Acceptance Form submitted to the Development Services Department is to indicate awareness and acceptance of the conditions of approval.

PLANNING COMMISSION ACTION

Approval

If the Planning Commission intends to approve this project, the Commission should move to approve Multiple Family Architectural Design Review No. MFADR 24-03, Tentative Parcel Map No. TPM 24-01 (84605) and Protected Tree Encroachment No. TRE 24-14, state that the proposal satisfies the requisite findings, and adopt the attached Resolution

No. 2162 that incorporates the requisite environmental and subdivision findings, and the conditions of approval as presented in this staff report, or as modified by the Commission.

Denial

If the Planning Commission is to deny this project, the Commission should state the specific findings that the proposal does not satisfy based on the evidence presented with specific reasons for denial, and move to deny Multiple Family Architectural Design Review MFADR 24-03, Tentative Parcel Map No. TPM 24-01 (84605) and Protected Tree Encroachment No. TRE 24-14, 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 December 10, 2024, Planning Commission hearing, please contact Associate Planner, Gary Yesayan at (626) 574-5422, or by email at gyesayan@ArcadiaCA.gov

Approved:



Lisa L. Flores
Deputy Development Services Director

- Attachment No. 1: Resolution No. 2162
- Attachment No. 2: Aerial image with zoning information
- Attachment No. 3: Tentative Parcel Map No. TPM 24-01 (84605)
- Attachment No. 4: Architectural Plans
- Attachment No. 5: Arborist Report dated August 8, 2024
- Attachment No. 6: Preliminary Exemption Assessment

Attachment No. 1

Resolution No. 2162

RESOLUTION NO. 2162

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ARCADIA, CALIFORNIA, APPROVING MULTIPLE FAMILY ARCHITECTURAL DESIGN REVIEW NO. MFADR 24-03, TENTATIVE PARCEL MAP NO. TPM 24-01 (84605), AND PROTECTED TREE ENCROACHMENT NO. TRE 24-14 FOR A DETACHED TWO-UNIT MEDITERRANEAN STYLE, MULTIPLE FAMILY RESIDENTIAL DEVELOPMENT AT 214 GENOA STREET

WHEREAS, applications for Multiple Family Architectural Design Review No. MFADR 24-03, Tentative Parcel Map No. TPM 24-01 (84605), and Protected Tree Encroachment Permit No. TRE 24-14 were filed by Sanyao Design Group Inc., for a two-unit multiple family residential condominium development, a tentative parcel map for the subdivision of the airspace, and protected tree encroachment at 214 Genoa Street (collectively, "Project"); and

WHEREAS, on October 26, 2024, Planning Services completed an environmental assessment for the Project in accordance with the California Environmental Quality Act ("CEQA"), and recommended that the Planning Commission determine the Project is exempt under CEQA per Section 15332 of the CEQA Guidelines because the Project is considered an in-fill development project; and

WHEREAS, on December 10, 2024, a duly-noticed public hearing was held before the Planning Commission on said Project, at which time all interested persons were given full opportunity to be heard and to present evidence.

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

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

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

Tentative Parcel Map

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

FACT: The proposed tentative parcel map for a two-unit multi-family residential condominium development and subdivision of the airspace has been reviewed for compliance with the City's General Plan and Development Code, and the Subdivision Map Act. It has been determined that the proposed subdivision is consistent with the General Plan Medium Density Residential Land Use designation and the R-2, Medium Density Multiple Family Residential zoning designation, respectively. These designations are intended to accommodate high density residential units such as condominiums.

The proposed tentative parcel map complies with the Subdivision Map Act and the City's regulations because the proposed two-unit condominium development is at the allowed density requirements of the underlying zone, and it complies with all the zoning requirements as well as the requirements to subdivide the airspace. The site is physically suitable for this type of development and the approval of the architectural design for the building is compatible with the scale and character of the existing neighborhood.

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

Land Use and Community Design Element

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

- Policy LU-4.1: Require that new multifamily residential development be visually and functionally integrated and consistent in scale, mass, and character with structures in the surrounding neighborhood.

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

FACT: The R-2 Zone requires a minimum density of one dwelling unit per lot and a maximum density of one unit per 3,750 square feet of lot area. Based on the lot area of 9,308 square feet, a minimum and maximum of two (2) units may be developed at this site. Therefore, the proposed two-unit development complies with the density requirements of the underlying zone, as well as all other applicable zoning requirements including but not limited to parking, setbacks, height, and open space. The site is physically suitable for the proposed two-unit multi-family residential development.

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

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

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

FACT: The proposed subdivision is to subdivide the airspace of two-units for condominium purposes. The construction will be in compliance with all applicable Building and Fire Codes to ensure public health and safety. The proposed density would not

exceed the sites limits since allowed for the R-2 zone and the City's existing infrastructure will adequately serve the new development. Therefore, the development will not cause any public health or safety problems.

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

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

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

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

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

FACT: The proposed design of the multi-family development is in conformance with the City's Development Code, as all development standards are being met and all

improvements required for the site and each unit would comply with the regulations in the City's Development Code. No public agency that has jurisdiction by law has found that the proposed development does not conform to any of their regulations.

Architectural Design Review

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

FACT: The subject site is zoned R-2, Medium Density Residential Zone, which allows a maximum and minimum density of two (2) units for this lot. The proposed development will not change the use or density allowed in this zone and will meet all of the development standards and regulations required, including but not limited to setbacks, height, open space, parking, etc. Therefore, the new development will be in compliance with all the applicable standards and regulations in the Development Code, and the City's Multiple-Family Design Guidelines.

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

FACT: The proposed development, in terms of the overall mass, height, and scale of the buildings, will be consistent with the built environment and the newer multi-family condominiums and with the City's Multiple-Family Residential Design Guidelines. The Mediterranean architectural style of this development fits well and complements the other single-story and two-story multi-family developments within the neighborhood that also includes Mediterranean, Spanish, Traditional and other less descriptive architecture. The proposed design provides ample vertical and horizontal articulation in addition to all the character defining features and elements appropriate for Mediterranean architecture.

Therefore, the proposed development will be consistent with the objectives and standards of the Multiple-Family Design Guidelines.

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

FACT: The proposed development would be compatible with the character of the neighborhood in terms of the architectural design and scale since the subject site is in a multi-family neighborhood that consists of other similar two-story buildings. The Mediterranean style buildings provide well-articulated design in terms of visual separation along its vertical and horizontal planes. Tile roofing, arched windows and doorways, including decorative wrought iron balcony railings and gates further enhance the site's and the neighborhood's aesthetic appearance. Additionally, newly designed landscaping throughout the entire site will provide an added aesthetic enhancement to the site. Therefore, this finding can be met.

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

FACT: The proposed development will have one main driveway that will provide ingress and egress from Genoa Street for both units. The proposed development will comply with the minimum requirement for back-out, driveway widths, open space, guest parking, and required bicycle parking. The proposed landscaping will complement the architectural design, provide screening along the sides and rear property lines, and meet the intent of the City's Multiple Family Design Guidelines.

12. The proposed development will be in compliance with all of the applicable criteria identified in Subparagraph 9107.19.040.C.5 for compliance with the Development

Code and all other applicable City regulations and policies, the General Plan and any applicable specific plan, the Design Guidelines, policies and standards, and efficient site and layout design.

FACT: The proposed development as evaluated complies with all the City's development standards in the R-2, Medium Density Residential zone. The project is in compliance with the City's Multiple-Family Residential Design Guidelines as the proposed development will have an appropriate mass, scale, and design that fits well with the other structures in the immediate vicinity. Extensive new landscaping throughout will complement the home and provide additional screening along both side and the rear property lines. The driveway for the site is appropriately designed to provide efficient and safe access for the residents and guests. No major impacts on or off-site are expected from this project. Therefore, the proposed residential development will be consistent with the City's Multiple Family Residential Design Guidelines and General Plan.

Protected Tree Encroachment

FACT: The request to allow a 12-inch Coast Live Oak tree to encroach within the protected zone is necessary to achieve the construction of two units, the minimum allowable density for this site. The proposed encroachment has been carefully planned to ensure the tree's health is preserved, eliminating the need for its removal. Additionally, an alternative design would not be more favorable, as the current proposal minimizes impact on the tree while meeting site requirements.

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

SECTION 4. For the foregoing reasons the Planning Commission determines that the Project is Categorically Exempt under the California Environmental Quality Act (“CEQA”) Section 15332 , Class 32, and approves Multiple Family Architectural Design Review No. MFADR 24-03, Tentative Parcel Map No. TPM 24-01 (84605), and Protected Tree Encroachment Permit No. TRE 24-14, for a two-unit multiple family residential condominium development at 214 Genoa Street, subject to the conditions of approval attached hereto.

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

[SIGNATURES ON THE NEXT PAGE]

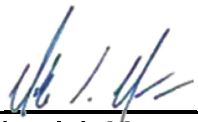
Passed, approved and adopted this 10th day of December, 2024.

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. 2162

Conditions of Approval

1. The project shall be developed and maintained by the Applicant/Property Owner in a manner that is consistent with the plans submitted and conditionally approved for MFADR 24-03, TPM 24-01 (84605), and TRE 24-14 subject to the approval of the Deputy Development Services Director, or designee.
2. Any required mechanical equipment, such as backflow devices, visible from the public right-of-way shall be screened from public view. Screening may include landscaping, solid walls or other methods deemed appropriate for the development. The placement and height of said screening shall be subject to review and approval by the Deputy Development Services Director, or designee.
3. Prior to demolition or grading activity, a 6'-0" tall freestanding or ground staked chain-link, or wire mesh fencing shall be installed at least 3'-0" around the Coast Live Oak tree on site. There shall be no storage of equipment or construction materials within the fenced area.
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 - c. The existing curb and gutter along the project site shall be removed and replaced with 2-inch slot cut from property line to property line.
 - d. Any improvement(s) in the right-of-way shall be subject to review, approval, and applicable permits by the Engineering Department.
 - e. All overhead utilities shall be relocated underground.
6. Prior to occupancy, the developer shall repair any damage caused by the development to the street frontages including but not limited to trench cuts and construction traffic, per the direction of the City Engineer.
7. The project shall comply with the latest adopted edition of the following codes as applicable:

- a. California Building Code
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 - c. California Mechanical Code
 - d. California Plumbing Code
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8. The project shall comply with Chapter 35A Multiple Family Construction Standards as amended in the Arcadia Municipal Code Section 8130.20.
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 16. Any electrical transformer recommended or required by the utility company shall be placed outside of the public right-of-way, and on private property.
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 18. A Knox switch shall be provided for Fire Department access on all gates.

19. The Applicant/Property Owner shall comply with all City requirements regarding building safety, fire prevention, detection, suppression, emergency access, public right-of-way improvements, parking, water supply and water facilities, sewer facilities, trash reduction and recycling requirements, and National Pollutant Discharge Elimination System (NPDES) measures to the satisfaction of the Building Official, Fire Marshal, Public Works Services Director, and Deputy Development Services Director. Compliance with these requirements is to be determined by having fully detailed construction plans submitted for plan check review and approval by the foregoing City officials and employees.
20. To the maximum extent permitted by law, Applicant must defend, indemnify, and hold the City, any departments, agencies, divisions, boards, and/or commissions of the City, and its elected officials, officers, contractors serving as City officials, agents, employees, and attorneys of the City ("Indemnitees") harmless from liability for damages and/or claims, actions, or proceedings for damages for personal injuries, including death, and claims for property damage, and with respect to all other actions and liabilities for damages caused or alleged to have been caused by reason of the Applicant's activities in connection with this Multiple Family Architectural Design Review No. MFADR 24-03, Tentative Parcel Map No. TPM 24-01 (84605), and Protected Tree Encroachment No. TRE 24-14 ("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.

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Attachment No. 2

Aerial Image with Zoning Information

Site Address: **214 GENOA ST**

Property Owner(s): Property Owner



Property Characteristics	
Zoning:	R-2
General Plan:	MDR
Lot Area (sq ft):	
Main Structure / Unit (sq. ft.):	1,140
Year Built:	1962
Number of Units:	2
Overlays	
Architectural Design Overlay:	N/A
Downtown Overlay:	N/A
Downtown Parking Overlay:	N/A
Parking Overlay:	N/A
Racetrack Event Overlay:	N/A
Residential Flex Overlay:	N/A
Special Height Overlay:	N/A

Selected parcel highlighted



Parcel location within City of Arcadia

Attachment No. 3

Tentative Parcel Map No. TPM 24-01
(84605)

TENTATIVE PARCEL MAP NO. 84605

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

BEING A SUBDIVISION OF A PORTION OF LOTS 14 AND 15, BLOCK 61 OF A PART OF ARCADIA SANTA ANITA TRACT,
AS SHOWN IN BOOK 16 PAGE 58 OF MISCELLANEOUS RECORDS,
IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

FOR CONDOMINIUM PURPOSES



SCALE: 1"=10'



OWNER:
EDDIE KUO CORPORATION
255 E. GARVEY AVE.
MONTEREY PARK, CA 91755
PH: 626-475-7732

EARTHWORK:
DIT 50 CY
FILL 50 CY

SPECIAL NOTE:
THE QUANTITIES SHOWN HEREON ARE FOR PERMIT AND BIDDING PURPOSES ONLY. THE CONTRACTOR SHALL VERIFY QUANTITIES PRIOR TO START OF GRADING.

PREPARED BY:
HANK JONG, PE
EGL ASSOCIATES, INC.
11819 GOLDRING ROAD, UNIT A
ARCADIA, CA 91006
PH: 626-265-3588

BENCHMARK:

BM #368
ELEV = 447.88'

NOTES:
ALL OAK TREES ON SITE TO BE PROTECTED.
ALL PUBLIC UTILITIES SHOULD BE FIELD VERIFIED.

SECOND AVE & GENOA ST
NORTHWEST CURB RETURN, 5' WEST
SURVEY WAS PROVIDED BY ALFRED J. THELWELL LS 6999 ON JULY 11, 2024
MANAGED BY HANK JONG

PROJECT INFORMATION:

ZONE: R-2 (PRESENT)
ZONE: R-2 (PROPOSED)
NO. OF EX. LOTS: 1
NO. OF PROP. LOTS: 1
NO. OF EX. UNIT: 2
NO. OF PROP. UNIT: 2
APN: 5779-018-013
AREA OF LOT: 9,300 SF (0.21 AC)
NO. OF PARKING PROVIDED: 5 TOTAL (2 CAR GARAGE AND 1 GUEST PARKING)
SEWERAGE DISPOSAL: BY GRAVITY SEWER PIPES TO STREET MAIN.

LEGEND:

(184.00).....EXISTING ELEVATION	IPBOTTOM OF PITWATER METER
184.00.....PROPOSED ELEVATION	EXEXISTINGGAS METER
(185).....EXISTING CONTOUR	TITOP GRADECATCH BASIN
.....DRAINAGE PATTERN	IN.....INVERT ELEVATION	
.....PROPOSED STRUCTURE	FSFINISH SURFACE	
.....BOUNDARY LINE	FL.....FLOOR LINE	
.....PROPOSED WALL	FF.....FINISH GRADE	
.....EXISTING FENCE	FF.....FINISH FLOOR	
	HF.....HIGH POINT	
	TC.....TOP OF CURB	
	EXISTING BUILDING

UTILITY SERVICES:

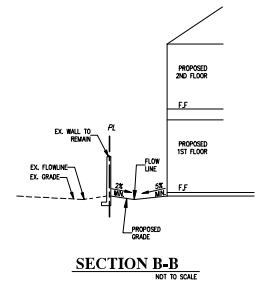
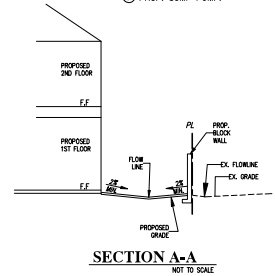
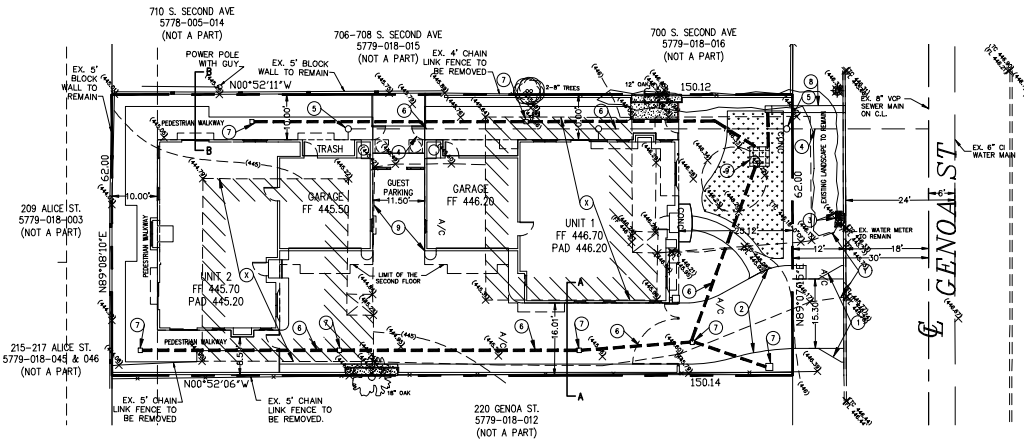
WATER	- CITY OF ARCADIA
SEWER	- CITY OF ARCADIA & COUNTY SANITATION DISTRICT
GAS	- SOUTHERN CALIFORNIA GAS CO.
ELECTRICITY	- SOUTHERN CALIFORNIA EDISON CO.
TELEPHONE	- AT&T
SCHOOL	- ARCADIA UNIFIED SCHOOL DISTRICT
FIRE	- CITY OF ARCADIA FIRE DEPARTMENT
POLICE	- CITY OF ARCADIA POLICE DEPARTMENT

DEMOLITION NOTES

- ⊗ REMOVE EXISTING STRUCTURE.
- ⊗ REMOVE EXISTING DRIVEWAY APPROACH

CONSTRUCTION NOTES

- ① PROP. NEW DRIVEWAY APPROACH
- ② PROP. NEW DRIVEWAY
- ③ PROP. NEW WATER METER
- ④ PROP. NEW SEWER LATERAL
- ⑤ PROP. SEWER CLEANOUT.
- ⑥ PROP. DRAINAGE PIPE.
- ⑦ PROP. CATCH BASIN.
- ⑧ PROP. PARKWAY DRAIN
- ⑨ PROP. SUMP PUMP.



PROJECT LOCATION
2-UNITS CONDOMINIUM
214 GENOA ST.,
ARCADIA, CA 91006

REVISIONS
NO. DATE BY

PREPARED BY
K & K DEVELOPMENT
255 E. GARVEY AVE.,
MONTEREY PARK, CA 91755

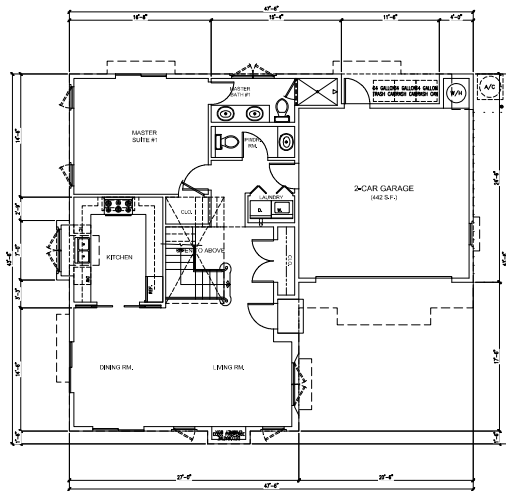


EGL Associates, Inc.
11819 GOLDRING ROAD, UNIT A
ARCADIA, CA 91006
TEL: 626-265-3588
FAX: 626-265-3589
WWW.EGLASSOCIATES.COM

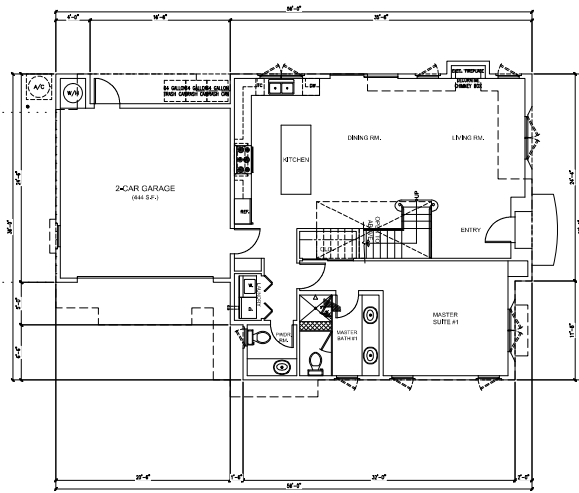
DRAWING T-1

Attachment No. 4

Architectural Plans



FIRST FLOOR PLAN (UNIT B)
SCALE: 3/16" = 1'-0" 1,144 SQ. FT.



FIRST FLOOR PLAN (UNIT A)
SCALE: 3/16" = 1'-0" 1,236 SQ. FT.



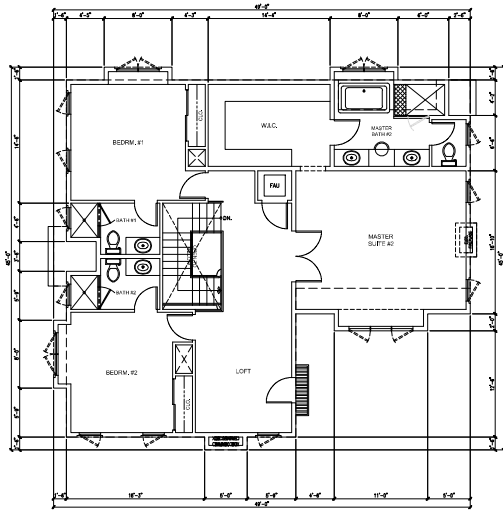
REVISIONS	NO	DATE
	1	

SANYAO DESIGN GROUP, INC.
 ● Residential Planning & Design ●
 255 E. Santa Clara St., 2000, Arcadia, CA 91706, U.S.A.
 TEL: (626) 448-8888 FAX: (626) 448-9999

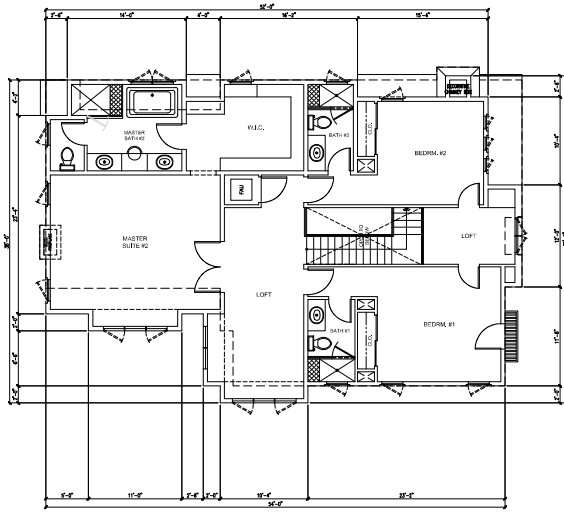
2-UNIT CONDOMINIUM
214 GENOA ST.
ARCADIA, CA

Drawn: 05-14-2024
 Scale: SEE PLAN
 Date: E.T.
 Job: 2024-02
 Sheet: A-1

A-1



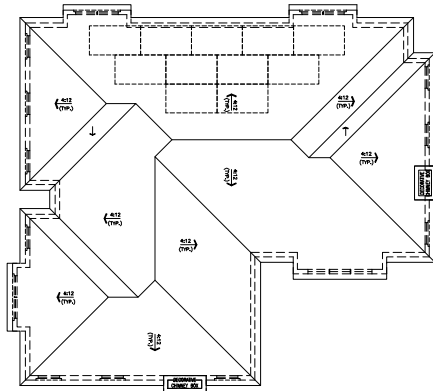
SECOND FLOOR PLAN (UNIT B)
SCALE: 3/16" = 1'-0" 1,611 sq. ft.



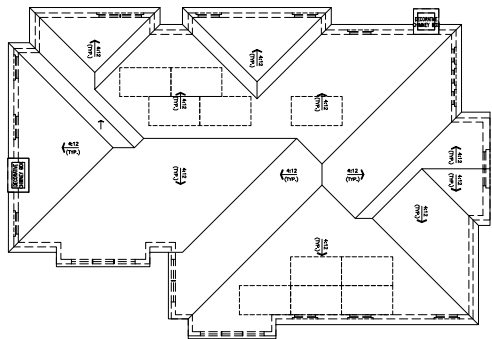
SECOND FLOOR PLAN (UNIT A)
SCALE: 3/16" = 1'-0" 1,689 sq. ft.

REVISIONS	
DATE	NO.
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	4
	5
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<p>SANYAO DESIGN GROUP, INC. ● Residential Planning & Design ● 258 E. Santa Clara St., 9000 Arcadia, CA 91006, U.S.A. TEL: (626) 444-8888 FAX: (626) 444-1999</p>	
<p>2-UNIT CONDOMINIUM 214 GENOA ST. ARCADIA, CA</p>	
<p>Date: 05-14-2024 Scale: SEE PLAN Drawn: E.T. Year: 2024-02 Sheet:</p>	<p>A-2</p>



ROOF PLAN (UNIT B)
SCALE: 3/16"=1'-0"



ROOF PLAN (UNIT A)
SCALE: 3/16"=1'-0"

SOLAR ZONE LEGEND

POSSIBLE PLACEMENTS OF PHOTOVOLTAIC MODULES.

NOTE: NUMBER OF MODULES AND PV SYSTEM TO BE DESIGNED BY OTHER UNDER SEPARATE SYSTEM. MAINTAIN ACCESS CLEARANCE AND SOLAR ZONE PER CURRENT FIRE CODE & SOLAR PHOTOVOLTAIC INSTALLATION GUIDELINE.

WHEN FINES ARE INSTALLED THE BUILDING HEIGHT SHALL NOT EXCEED THE MAX. ALLOWED HEIGHT OF 35'-0".

REVISIONS	
DATE	NO.
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<p>SANYAO DESIGN GROUP, INC. ● Residential Planning & Design ● 258 E. Santa Clara St., 9000 Arcadia, CA 91006, U.S.A. TEL: (626) 444-8888 FAX: (626) 444-1999</p>	
<p>2-UNIT CONDOMINIUM 214 GENOA ST. ARCADIA, CA</p>	
<p>Date: 09-25-2024 Draft: SEE PLAN Drawn: E.T. Job: 2024-02 Sheet:</p>	<p>A-3</p>

Attachment No. 5

Arborist Report

214 Genoa St Arcadia, CA 91006

Prepared for:
Robert Tong
August 8, 2024

Prepared by:

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

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



Table of contents

Summary & Background and Assignment ----- pg. 3

Site conditions & Google Earth Image ----- pg. 4

List Inventory ----- pg. 5

Site Plan With Trees----- pg. 6

Tree Pictures ----- pg. 7 thru 11

Protection Guidelines ----- pg. 12 thru 14

Certificate of performance ----- pg. 15

Arborist Signature Page ----- Pg. 16

Summary

Mr. Tong,

You have retained my consulting arborist services to provide a tree inventory and protection plan for the property described as 214 Genoa St Arcadia, CA 91006. You are in the planning process of demolishing the existing single-family home and redeveloping the property with a new two story-single-family home.

There is one protected Coast live Oak tree and two unprotected trees on-site. One protected Coast live oak tree and one unprotected off-site trees will be inventoried and protected due to their proximity to the property line. All protected trees are expected to survive in their existing condition.

Background and assignment

Ms. Tong has requested that I provide the following arboricultural services.

- 1) Identify all trees on the property and label them on the architectural drawings as provided to the arborist by Mr. Robert Tong.
- 2) Evaluate the current health of any protected trees.
- 3) Provide a tree protection plan that will help ensure the short- and long-term health of the trees that will remain during and after construction activities are completed.

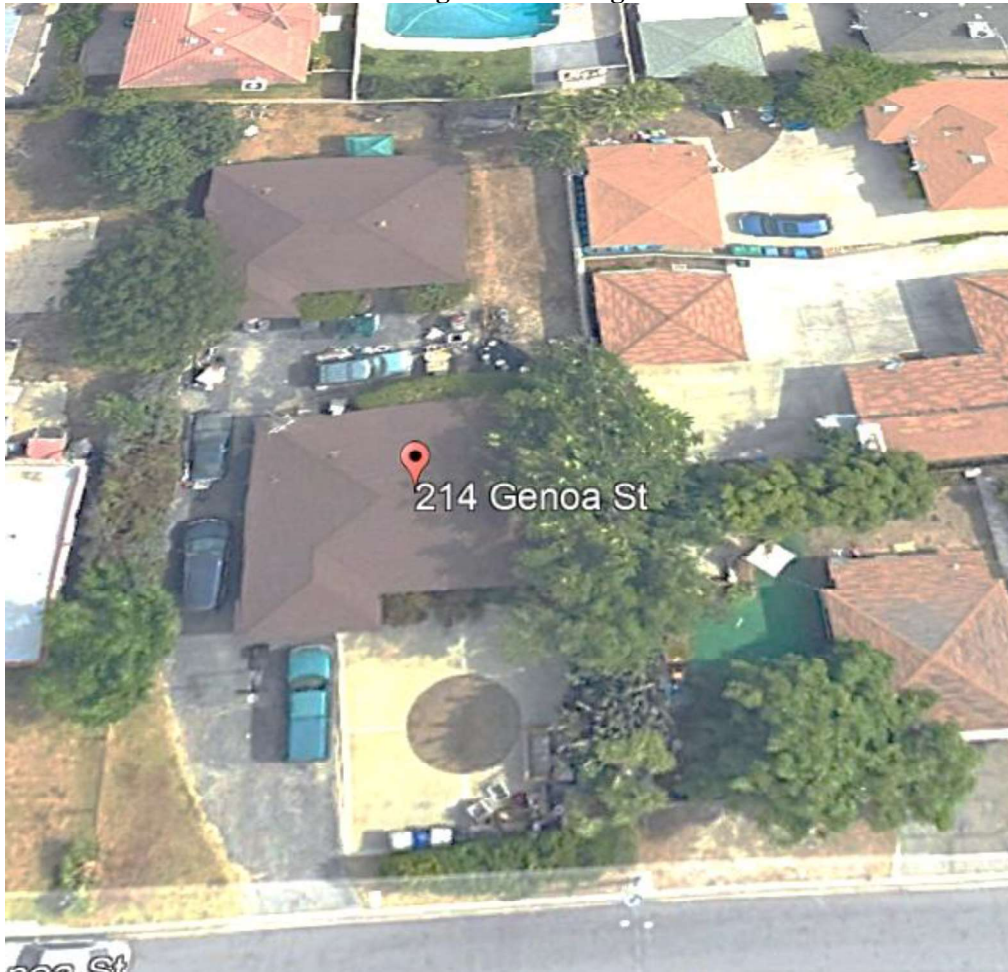
The following report is based on my site visit on August 3, 2024, and my analysis of the trees, site plan, and surrounding landscape. For the purpose of this report, I will address these trees as **Trees (# 1 thru 5)**.

Site conditions

A one-story single-family home currently exists on this property located 214 Genoa St Arcadia, CA 91006.

- 1) There are **(3)** total trees on this lot of which one qualifies for protection from the City of Arcadia Tree Protection Ordinance. Two off-site tree will be inventoried and protected.

Google Earth Image

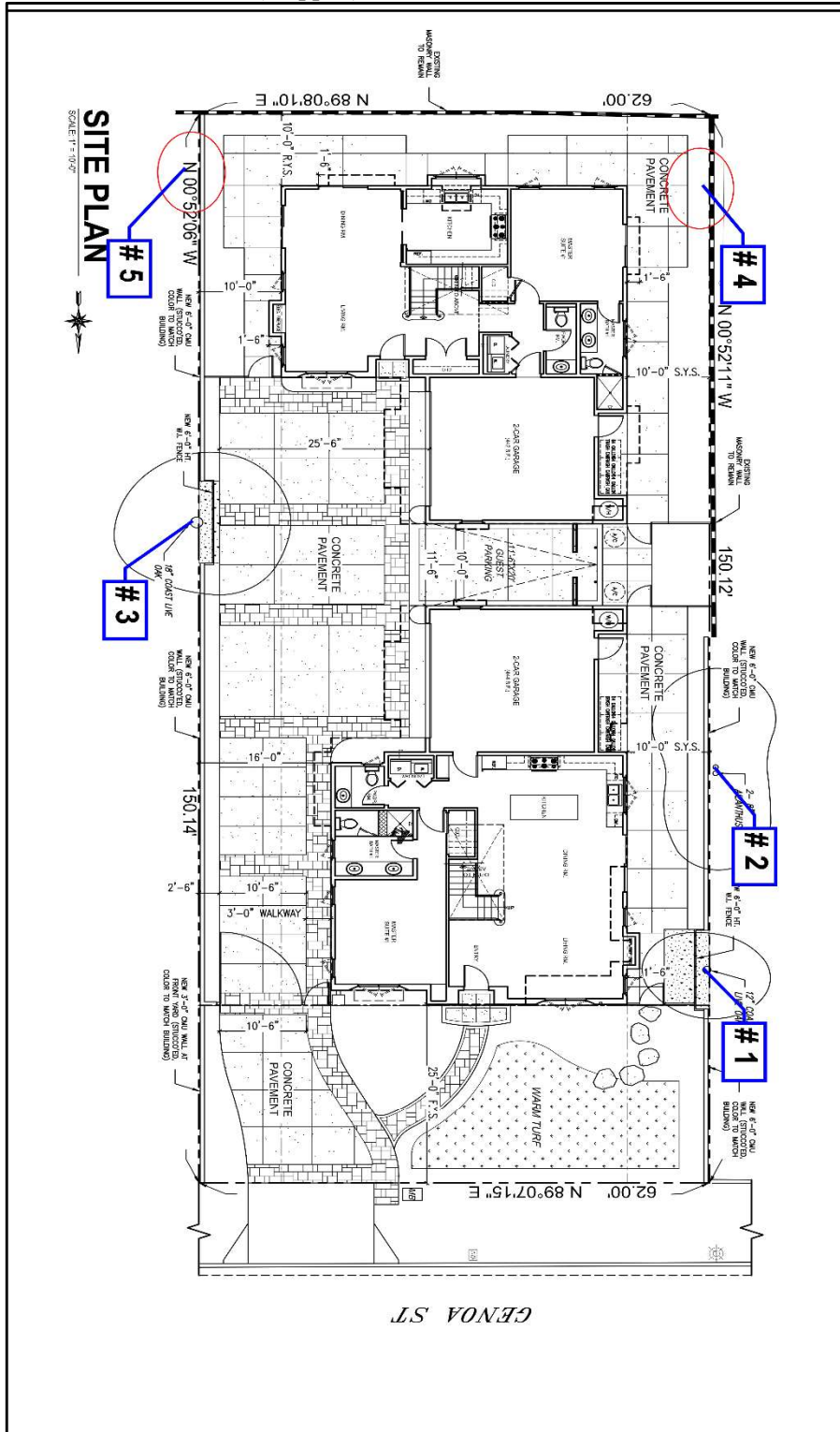


- A) - Healthy, vigorous tree, reasonably free of disease, with good structure and form typical of the species.
- B) - A tree with slight decline in vigor, small amount of twig dieback, minor structural defects that could be corrected.
- C) - A tree with moderate vigor, moderate twig and small branch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

List Inventory pg. 1

Tree #	Common name	Botanical name	Diameter at 4.5 feet in inches	Height (in feet)	Spread (in feet)	Health condition rating	Protection status	REMOVE or Preserve	Comments
1	Coast live oak	<i>Quercus agrifolia</i>	12	30	26	B-	Yes	PRESERVE	Trunk covered in Ivy
2	Tree of heaven	<i>Ailanthus alrissima</i>	8+8	50	24	B-	No	PRESERVE	
3	Coast live oak Off-Site	<i>Quercus agrifolia</i>	17	31	24	B-	Yes	PRESERVE	Trunk slightly girdled by chain link fence Significant trunk lean
4	Tree of heaven	<i>Ailanthus alrissima</i>	3+3+3+4+6	32	15	B-	No	REMOVE	
5	Fig edible Off-Site	<i>Ficus carica</i>	not accessible	18	18	A	No	PRESERVE	

Site Plan With Trees (cropped)



Tree # 1 (facing southwest)



Tree # 2 (facing west)



Tree # 3 OFF-SITE (facing southeast)



Tree # 4 (facing south)



Tree # 5 Off-Site (facing east)



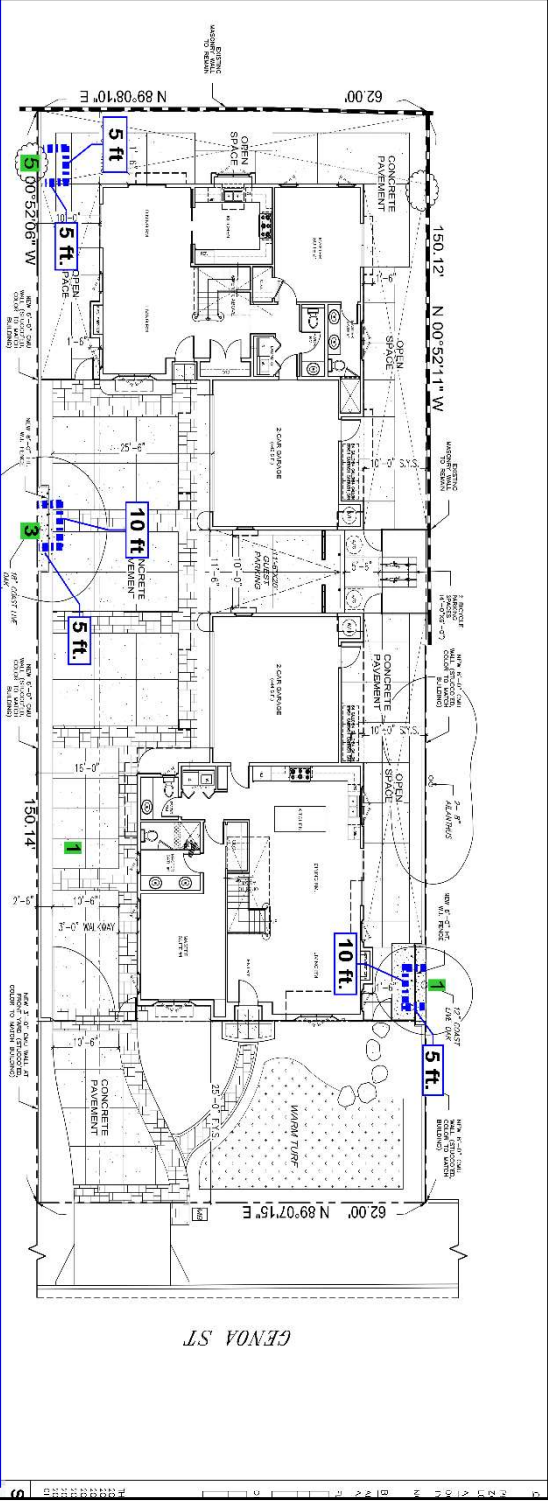
General Tree Protection Guidelines

- 1) **Avoid damaging the roots, stem, and branches** with mechanical and manual equipment. No roots shall be severed within the Tree Protection Zone “TPZ” which is the same as the area within the Tree Protection Fencing “TPF.” Roots greater than two inches in diameter outside of the TPZ shall be cleanly severed with a sharp tool such as a hand saw or manual pruners.
- 2) **Avoid soil compaction** by prohibiting the use of heavy equipment such as backhoes and bobcats under the tree drip line. If access within the TPZ is required during the construction process, the route shall be covered in a 6 inch layer of mulch in the TPZ and the area shall be aerated and fertilized at the conclusion of construction.
- 3) **Do not store or park tools**, equipment, vehicles, or chemicals under the tree drip line. No equipment or debris of any kind shall be placed within the TPZ. No fuel, paint, solvent oil, thinner, asphalt, cement, grout, or any other construction chemical shall be stored or allowed in any manner to enter within the TPZ.
- 4) **Avoid washing of equipment** and tools such as wheel barrels, shovels, and mechanical motors under the tree drip line.
- 5) **Prevent flooding and pooling** of service water under the drip line. Grade changes that will flood the TPZ are prohibited unless a drainage plan is implemented. No grade changes within the TPZ shall be allowed.
- 6) **Avoid cutting tree roots whenever possible.** This can sometimes be accomplished by bridging roots, tunneling, or radial trenching. If roots must be cut use a sharp tool that will make a clean flush cut and not tear the roots. If possible, all digging under the tree drip line should be done manually to avoid tearing out of roots. Roots outside of the TPZ may be cleanly severed vertically with a sharp garden tool.
- 7) **Do not raise or lower the grade** within the tree protection zone of any protected trees unless approved by the project arborist. Roots greater than 1 inch in diameter that are exposed or damaged shall be cut with a sharp tool such as a hand saw, pruners, or loppers and covered with soil in conformance to industry standards. If any work is required within the TPZ the Arborist shall be consulted previous to beginning. The Arborist shall be contacted as soon as possible to arrange for a timely inspection and prevent delays.

- 8) **Place a protective barrier** or temporary fencing as directed by the consulting arborist in the diagram below. **The protection fencing shall be in place before demolition begins and shall only be removed or reduced when all heavy equipment such as back-hoes, bobcats, loaders, and other heavy equipment with tires and tracks will not be required.** Fencing can be adjusted, or sections reduced or removed as the project advances into the landscaping phases of the project. The consulting arborist shall be contacted if there are doubts about the placement or removal of fencing.
- 9) **Landscape preparation & excavation within the TPZ** shall be limited to the use of hand tools and small hand-held power tools and shall not be of a depth that could cause root damage. No attachments or wires other than those of a protective or non-damaging method shall be attached to a protected tree.
- 10) **Construction personnel should be briefed** on the importance of the guidelines before construction begins and reminded of it during tailgate meetings and as necessary. A printed copy should be posted where employees can be reminded of it.
- 11) **All protected trees shall be watered** before, during, and after construction as needed to prevent drought stress and tree death until sprinklers have been installed and are functional.

Site Plan With Protection Fencing

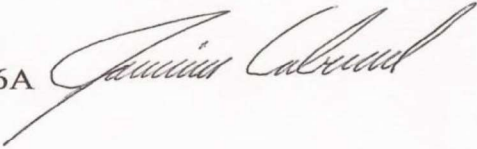
Blue dashed line = "Tree Protection Fencing" which shall be the same as "Tree Protection Zone" unless otherwise stated by the Consulting Arborist. TPF shall also be the limit of grading unless otherwise approved by the arborist and shall consist of 6 ft. high freestanding or ground staked chain-link or wire mesh fencing with minimal and locked entry gates. "TPF" shall be in place before any work begins including demolition and grading and only removed or adjusted when no heavy equipment will be used within the "TPZ", and landscaping work is to begin. New paving shall be installed after removal of the TPF if possible. The "TPF" illustrated is not to scale but shall be a minimum distance of three times the diameter of each tree. When possible, it should be increased to five times the diameter or more. No heavy equipment wheels or tracks shall be allowed within the "TPZ" at any time and demolition within the "TPZ" shall be done from outside the perimeter of the "TPZ" unless it is done manually with handheld manual tools and handheld power tools. If there are any doubts about the "TPZ" the consulting arborist shall be contacted as soon as possible to schedule a site inspection.



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

Yours truly,

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



Certificate of Performance & Arborists Disclosure Statement

I Javier Cabral certify the following:

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

Attachment No. 6

Preliminary Exemption Assessment



CITY OF
ARCADIA

PRELIMINARY EXEMPTION ASSESSMENT

1. Name or description of project:	Multiple Family Architectural Design Review No. MFADR 24-03, Tentative Parcel Map No. TPM 24-01 (84605) and Protected Tree Encroachment No. TRE 24-14 - A tentative parcel map and design review for a two-unit residential condominium development with a Categorical Exemption under the California Environmental Quality Act ("CEQA")	
2. Project Location	214 Genoa Street (between 2nd and 3rd Avenue)	
3. Entity or person undertaking project:	A.	
	B. Other (Private)	
	(1) Name	Sanyao Design Group Inc.
	(2) Address	255 E. Santa Clara St. #200 Arcadia, CA 91006
4. Staff Determination:	<p>The Lead Agency's Staff, having undertaken and completed a preliminary review of this project in accordance with the Lead Agency's "Local Guidelines for Implementing the California Environmental Quality Act (CEQA)" has concluded that this project does not require further environmental assessment because:</p>	
a. <input type="checkbox"/>	The proposed action does not constitute a project under CEQA.	
b. <input type="checkbox"/>	The project is a Ministerial Project.	
c. <input type="checkbox"/>	The project is an Emergency Project.	
d. <input type="checkbox"/>	The project constitutes a feasibility or planning study.	
e. <input checked="" type="checkbox"/>	The project is categorically exempt.	
	Applicable Exemption Class:	15332 – Class 32 (Infill Development)
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 26, 2024

Staff: Gary Yesayan, Associate Planner



**ARCADIA PLANNING COMMISSION
REGULAR MEETING MINUTES
TUESDAY, NOVEMBER 26, 2024**

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

ROLL CALL

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

ABSENT: None

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. 2161**– A General Plan Amendment to update the Safety Element and adopt a new Environmental Justice Element

CEQA: Negative Declaration

Recommendation: Recommend Approval to the City Council

Applicant: City of Arcadia – Development Services

MOTION - PUBLIC HEARING

Chair Wilander introduced the item and Planning Services Manager Fiona Graham presented the staff report and informed the Commission that Henry Eckhold from Dudek, who helped prepare the Elements was present, as well as Battalion Chief Devlin from the City's Fire Department.

Commissioner Tsoi asked if the Safety Element was an existing Element in the General Plan.

Ms. Graham confirmed that it was.

Commissioner Tsoi asked if the Environmental Justice Element was a new element.

Ms. Graham stated that it was a new element required by State law when two or more Elements are updated.

Commissioner Arvizu asked if the repairs at Wilderness Park will be completed by the end of 2024.

Ms. Graham stated that six (6) weeks prior to the meeting, she confirmed with the County of Los Angeles that they were on track for completion. She added that she would reach out again before the City Council meeting to request an update.

Commissioner Arvizu referred to the map that showed all the hazardous materials on page 58 of the agenda packet and asked why only one out of 11 large generators were shown on the map (Figure S-9).

Henry Eckhold realized the map was not up to date, but it will be updated.

Commissioner Arvizu asked if the reference “horse racetrack” meant the Santa Anita Park.

Ms. Graham confirmed that it was referring to Santa Anita Park.

Commissioner Arvizu suggested that the map should be updated to also include that one of the hazardous material generators is located at Santa Anita Park.

Mr. Eckhold said that the map will be updated to also include that information.

Commissioner Arvizu asked about the four (4) leaking underground storage tanks indicated on Figure S-9 and what was being done to fix the problem.

Ms. Fiona stated that she would look into the matter, and the text and map will be updated.

Vice Chair Tallerico informed Commissioner Arvizu that there was more information about the leaking underground storage tanks further down in the second paragraph.

Commissioner Arvizu referred to the “Fire Prevention and Emergency Services Programs” on page 65 and felt the membership fees should be listed.

Ms. Graham explained that we normally do not include the fees since the fees are updated on a regular basis and this Safety Element would not be updated for another eight years and we do not want the information to be outdated soon after it is adopted.

Commissioner Arvizu referred to page 69 and asked if the language “volunteer programs” can include what those programs are for public information.

Ms. Graham said she took note of the issue and would look into it.

Commissioner Arvizu referred to page 70 and asked if the training facility had been built.

Deputy Development Services Director Lisa Flores informed him that it had not been built.

Commissioner Arvizu referred to page 74 and the last sentence of the first paragraph after the chart and asked if the word “informed” was meant to be used or if it was an error.

Mr. Eckhold informed him that “informed” was the correct word.

Commissioner Arvizu referred to page 99 and questioned the rationale behind the proposal to replace natural turf with synthetic turf in the City parks.

Mr. Eckhold explained that this was one of the residents’ priorities identified through feedback gathered during a community outreach meeting held in 2017 for the Parks and Recreation Master Plan.

Commissioner Arvizu referenced the Home Rehabilitation Program on page 126 and pointed out that both words, loan and grant, are used throughout. Furthermore, he asked how the program is funded and if loan and grant are the same thing.

Assistant City Manager and Development Services Director Jason Kruckeberg said that the Home Rehabilitation Program is a grant program for eligible residents who wish to make home improvements, and it is funded by the Community Development Block Grant (CDBG). However, if the property owner sells the house and moves within 3-5 years, the grant funds must be paid back to the City.

Commissioner Arvizu asked if the use of the term “grant” or “loan” should be consistent within this section.

Mr. Kruckeberg agreed that the terminology should be consistent.

Commissioner Arvizu referenced Section 5-10 of the Implementation Plan on page 131, which addresses second dwelling units, and inquired whether the State permits the City to amend the General Plan to eliminate covenants and authorize accessory living units.

Ms. Graham stated that the State had eliminated certain requirements, such as the need for a covenant on Accessory Dwelling Units, prompting the City to amend the Development Code.

Assistant City Attorney, Kellan Martz further stated that the Development Code will be updated to bring the regulations into compliance with State laws.

Commissioner Arvizu referred to page 132 and asked if transitional housing is a State requirement.

Mr. Martz confirmed it is a State and Federal requirement.

Commissioner Hui inquired about e-waste and suggested increasing public outreach efforts to educate residents, particularly those who do not speak English.

Ms. Flores explained that Development Services Department does not manage e-waste. She added that the education programs mentioned in these Elements are designed to inform residents about protecting themselves during weather-related or natural disaster emergencies.

Commissioner Hui asked if the educational information could be included in the City’s calendar.

Ms. Graham stated that the Planning Services Division did not oversee the City’s calendar but that she would pass her suggestion along to the City Manager’s Office.

Commissioner Arvizu asked how many residents attended the virtual Environmental Justice Element community meeting that took place on October 11, 2023.

Ms. Flores informed the Commission that about four (4) residents attended that meeting.

The public hearing was opened.

No one else spoke in favor of the proposal.

No one spoke in opposition to the proposal.

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

Without objection, the motion was approved.

DISCUSSION

Vice Chair Tallerico stated that he did not have any questions because they had already been answered by Ms. Flores prior to the meeting. He also had no further comments.

Chair Wilander said the staff report was very informative and that she learned a lot from it. Ms. Wilander also thanked staff and the consultant for their hard work putting together the staff report and the environmental documents.

MOTION

It was moved by Vice Chair Tallerico, seconded by Commissioner Hui to adopt Resolution No. 2161 recommending City Council approval of a General Plan Amendment to update the Safety Element and adopt a new Environmental Declaration

ROLL CALL

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

The motion was approved.

CONSENT CALENDAR

1. Minutes of the November 12, 2024, Regular Meeting of the Planning Commission

Recommendation: Approve

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

ROLL CALL

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

Commissioner Tsoi abstained since he was not present at the November 12, 2024, meeting.

The motion was approved.

MATTERS FROM CITY COUNCIL LIAISON

City Council Member Wang had nothing to report.

MATTERS FROM THE PLANNING COMMISSONERS

Vice Chair Tallerico thanked staff for their work on the Safety Element Update and Environmental Justice Element.

Commissioner Arvizu agreed with Vice Chair Tallerico and said he learned a lot from the documents.

Commissioner Tsoi concurred with the Commission and said that the report was very informative. Mr. Tsoi added that this information was important for residents to be aware of.

MATTERS FROM ASSISTANT CITY ATTORNEY

Mr. Martz had nothing to report.

MATTERS FROM STAFF INCLUDING UPCOMING AGENDA ITEMS

Ms. Flores reported that there will be one item on the December 10 agenda.

Ms. Flores informed the Commission that a labor union appealed the Planning Commission’s decision of the Hilton Tempo Hotel and it will be before the City Council in January.

ADJOURNMENT

The Planning Commission adjourned the meeting at 7:42 p.m., to Tuesday, December 10, 2024, at 7:00 p.m. in the City Council Chamber.

Chair Wilander, Planning Commission

ATTEST: _____
Lisa L. Flores
Secretary, Planning Commission