

CITY OF ARCADIA

Planning Commission Regular Meeting Agenda



Tuesday, January 14, 2025, 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.

Resolution No. 2164 – Approval of the “Arcadia Town Center” mixed-use development with 181 residential units and 13,130 square feet of commercial space along with a Mitigated Negative Declaration under the California Environmental Quality Act (“CEQA”), located at 5-19 W. Huntington Drive and 25-75 N. Santa Anita Avenue
Recommendation: Adopt

Applicant: New World International Investment, LLC

There is a ten day appeal period. Appeals are to be filed by 5:30 p.m. on Monday, January 27, 2025.

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 December 10, 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 28, 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: January 14, 2025

TO: Honorable Chair and Planning Commission

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

SUBJECT: RESOLUTION NO. 2164 – APPROVAL OF THE “ARCADIA TOWN CENTER” MIXED-USE DEVELOPMENT WITH 181 RESIDENTIAL UNITS AND 13,130 SQUARE FEET OF COMMERCIAL SPACE ALONG WITH A MITIGATED NEGATIVE DECLARATION UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (“CEQA”), LOCATED AT 5-19 W. HUNTINGTON DRIVE AND 25-75 N. SANTA ANITA AVENUE
Recommendation: Adopt

SUMMARY

The Applicant and Property Owner, New World International Investment, LLC, is requesting approval of Minor Use Permit No. MUP 19-11, Tentative Tract Map No. TTM 21-02 (83325), Architectural Design Review No. ADR 19-09, and Certificate of Demolition No. COD 22-25, to construct a new mixed-use development at 5-19 W. Huntington Drive and 25-75 N. Santa Anita Avenue. The proposal is to consolidate five legal lots into a single parcel to accommodate a new five-story mixed-use development known as “Arcadia Town Center.” Arcadia Town Center will consist of 181 residential units, 13,130 square feet of ground-floor commercial space, and 378 parking spaces (one level of subterranean parking and one level of ground level parking). The request also includes incidental outdoor dining for the restaurant uses on the ground level.

The proposed development is consistent with the City’s General Plan, Development Code, and Subdivision Code. It is recommended that the Planning Commission adopt Resolution No. 2164 (Attachment No. 1) adopting the Mitigated Negative Declaration (MND) under the California Environmental Quality Act (CEQA) and approving MUP 19-11, TTM 21-02 (83325), ADR 19-09, and COD 22-25 for the new Arcadia Town Center mixed-use development, subject to the conditions of approval and mitigation measures listed in this staff report.

BACKGROUND

The project site comprises of five legal lots totaling 2.27 acres that span the entire block from Huntington Drive to Morlan Place, extending along Santa Anita Avenue (refer to Figure No. 1 below). Currently, the site includes 11 commercial buildings and surface parking on each legal lot. All the commercial buildings are currently vacant. The only business that is still in operation is Monarch Donuts. The property is bordered to the north by a Mercedes Benz dealership (Mercedes Benz of Arcadia), to the east by commercial establishments (Denny's restaurant and a dermatologist office), and to the west by the Arcadia Elks Lodge. To the south, just across Huntington Drive, is Arcadia County Park.

Planning for the Arcadia Town Center has been underway since 2019, with several key revisions made throughout the process. One major change involved adding the corner parcel at 5 W. Huntington Drive, the former Jiffy Lube, located at the intersection of Huntington Drive and Santa Anita Avenue. The Applicant had paused the project until they successfully acquired the Jiffy Lube property in 2021. As a result, the entire project had to be redesigned to incorporate the corner parcel, which was crucial to achieving a cohesive and polished look from both the Huntington Drive and Santa Anita Avenue frontages.

The site is currently zoned Downtown Mixed Use (DMU) and has a corresponding Downtown Mixed Use designation in the General Plan. For more details, refer to Attachment No. 2, which includes an aerial photo with zoning information and images of the property. Previously, the site had a combination of DMU and Central Business District (CBD) zoning and General Plan land use designation, with a Downtown Overlay. In February 2024, both the zoning and General Plan land use designation were updated to ensure consistency across the entire site as part of the Housing Element Update to the General Plan, enabling the site to better accommodate housing development throughout the project.



Figure No. 1 – Aerial of Subject Site

All of the existing structures on site will be demolished to accommodate the Arcadia Town Center. As part of the Mitigated Negative Declaration (MND) and City requirements, a Certificate of Demolition (COD) is necessary due to the age of the buildings. An evaluation by an Architectural Historian concluded that the structures do not meet the criteria for recognition as historical resources and are not eligible for listing on the California Register or designation as local landmarks. The existing commercial buildings are not considered significant examples of any specific architectural style, nor are they associated with any notable historical events or figures.

PROPOSAL

The Arcadia Town Center will feature a new, five-story building with a contemporary design, incorporating four floors of residential units (181 condominiums) above 13,130 square feet of ground-floor commercial space. The project will include parking for residents, guests, and customers, as well as a subterranean parking level dedicated to residents. The proposal also plans for seven separate outdoor dining areas adjacent to the commercial spaces on the ground floor, which will face Huntington Drive and Santa Anita Avenue. The commercial spaces will be located along Huntington Drive and Santa Anita Avenue, and they will be connected to four public plazas and the residential unit lobbies, fostering the creation of an active, engaging space within the development.

As part of the development, a Tentative Tract Map will be processed to subdivide the building's airspace for condominium purposes – refer to Attachment No. 3 for the Tentative Tract Map. The tract map process will also consolidate the five existing legal lots, totaling 2.27 acres, into a single parcel. After the right-of-way dedications to the City, the new lot area will be 2.19 acres. The right-of-way dedications include a dedication along Santa Anita Avenue, ranging from 2'-6" wide to 7'-0" wide, and a 1'-6" wide dedication along Huntington Drive for sidewalk purposes.

The Arcadia Town Center will feature a contemporary design (see Figure No. 2 below for renderings of the project). The street-level design is aimed at activating the commercial spaces by orienting all commercial units, public plazas, and building entrances towards the surrounding streetscapes. In addition to its commercial frontage, the project will incorporate significant horizontal and vertical articulation along all elevations, creating variations in mass to help break up the building's scale. This approach aligns with the Commercial Design Guidelines and the City Center Design Plan.



Figure No. 2 – Renderings of the Arcadia Town Center

The proposed building will have an overall maximum height of 60'-0" including the roof parapet. As such, the proposed height of the building will be in compliance with the maximum 60'-0" height limit within the DMU zone. The rooftop stairwell and elevator shafts will be approximately 65'-0". However, the Development Code permits rooftop appurtenances, including stairwell and elevator shafts to exceed the maximum height by up to 10'-0". Therefore, no portion of this project will exceed the maximum height limit.

The Arcadia Town Center will have a total density of 79.7 units per acre, which is within the allowable maximum density of 80 units per acre. The project will also have a Floor Area Ratio (FAR) of 0.13, well below the maximum allowed FAR of 1.0. In terms of setbacks within the DMU zone, the minimum front and street-adjacent setback is zero feet, with a maximum setback of up to 10'-0", and no setbacks are required for interior side or rear yards. The proposed development will propose a 3'-0" setback along Santa Anita Avenue, a 6-inch setback along Morlan Place, a 1'-6" setback along Huntington Drive, and a 2'-0" setback on the interior side of the lot. Therefore, the proposed setbacks comply with the Code (refer to Attachment No. 4 for the Architectural Plans and Figure No. 3 below of the site plan).



Figure No. 3 – Site Plan

The proposed residential condominium units will be sold separately for ownership, and there will be 41 one-bedroom units, 108 two-bedroom units, and 32 three-bedroom units.

These units will occupy the second through fifth floors of the building and will range in size from one-bedroom units starting at 709 square feet to three-bedroom units with the largest unit at 2,014 square feet (see Figure No. 4 below for a summary of the residential units). No affordable units are proposed.

ARCADIA TOWN CENTER		Arcadia, CA		RESUBMITTAL		#18158	
PROJECT SUMMARY							
RESIDENTIAL	#	NET SF*	deck	total NSF	Ave NSF	1-Nov Mix	
1-bedroom:							
A1	4	808	0	3,232			
A2	6	842	0	5,052			
A3	4	709	0	2,836			
A3-alt1	6	788	0	4,728			
A4	8	796	58	6,368			
A5	6	713	58	4,278			
A6	4	791	76	3,164			
A7	2	930	0	1,860			
A8	1	1,030	0	1,030			
Subtotal 1-bedroom	41			32,548	794		22.7%
2-bedroom:							
B1	2	1,108	58	2,216			
B1-alt1	6	1,207	58	7,242			
B1-alt2	8	1,236	58	9,888			
B1-alt3	8	1,170	36	9,360			
B1-alt4	8	999	58	7,992			
B2	50	1,128	58	56,400			
B3	4	1,180	61	4,720			
B4	16	1,157	58	18,512			
B5 TH1	2	1,398	267	2,796			
B6 TH1	4	1,529	188	6,116			
Subtotal 2-bedroom	108			125,242	1,160		59.7%
3-bedroom:							
C1	4	1,724	130	6,896			
C2	20	1,443	52	28,860			
C3	4	2,014	0	8,056			
C4	2	1,329	0	2,658			
C4-alt1	2	1,246	0	2,492			
Subtotal 3-bedroom	32			48,962	1,530		17.7%
Total	181		9,714	206,752	1,142		

Figure No. 4 – Table Summary of Residential Units

The commercial component of the Arcadia Town Center will feature 10 units, ranging in size from 450 square feet to 2,100 square feet. These commercial units will be located along the street frontages of the three surrounding streets and near the building's residential entrances and public plazas, promoting an active commercial environment with convenient access for residents. The Applicant has submitted Letters of Intent (LOI) to the City for eight of the 10 units, with intended uses including a music studio and office, a beauty salon, and six restaurants. The Arcadia Town Center's location, with three street frontages, allows for maximized street-level retail space, providing commercial visibility along two of the city's major thoroughfares, Huntington Drive and Santa Anita Avenue. Restaurant spaces, featuring outdoor dining areas that face the Arcadia County Park, will offer a visually appealing setting while fostering a pedestrian-friendly atmosphere.

Additionally, access to parking and the outdoor public plazas will create an inviting environment for customers.

The Arcadia Town Center will offer significant open space for residents and guests, including communal areas, decks, and private balconies for some units. Approximately 6,211 square feet of open space will be provided across four public plazas on the ground level, adjacent to the streets. These plazas will feature ornamental landscaping, tables, and seating (see Figures No. 5-7 for renderings of the public plazas). The plazas will be open to the public, with access from the public right-of-way, and will be monitored by private security.



Figure No. 5 – Public Plaza on the corner of Huntington Drive and Santa Anita Avenue



Figure No. 6 – Center Plaza along Santa Anita Avenue



Figure No. 7 – Public Plaza on the corner of Santa Anita Avenue and Morlan Place and Entry Plaza adjacent to parking access off of Morlan Place

The second level of the Arcadia Town Center will offer 21,825 square feet of shared open space for residents, distributed across various courtyards. These courtyards will feature amenities such as seating areas with lounge chairs, a swimming pool, spa, barbecue grills, and landscaped surroundings (see Figure No. 8 below for the second-level floor plan). Additional open space will be available on the fourth and fifth floors, with access to common deck areas. In total, 38,713 square feet of open space is being proposed, significantly exceeding the 18,100 square feet required by Code (more than double the minimum requirement). In addition to the open space, the Applicant also plans to include a recreation center, fitness center, and two clubhouses for residents.



Figure No. 8 – Second Level Floor Plan showing open space areas

Arcadia Town Center will provide a total of 378 parking spaces consisting of 273 residential spaces within the basement level and ground level, 59 guest parking spaces on the ground level, and 46 commercial spaces on the ground level – as later discussed under the Analysis section of the staff report.

ANALYSIS

The subject site is zoned DMU, which allows for the development of the Arcadia Town Center as a mixed-use project, including incidental outdoor dining, as permitted by Development

Code Section 9102.05.020, with the approval of a Minor Use Permit. Residential uses in this zone are allowed only in conjunction with commercial uses and must be located above ground-floor commercial spaces or adjacent to commercial development. The Arcadia Town Center offers a well-balanced mix of residential unit sizes and is designed to effectively extend the commercial presence of Downtown Arcadia across Santa Anita Avenue, while introducing a new residential population that will support the area's commercial viability. The proposed outdoor dining areas comply with the incidental outdoor dining regulations in Development Code Section 9104.02.240 and are fully contained within the project site, ensuring no disruption to pedestrian or vehicular traffic. These outdoor dining spaces will enhance the curb appeal of the Arcadia Town Center and contribute to the activation of the surrounding commercial area.

Properties in the DMU zone allow a maximum building height of 60'-0". The Arcadia Town Center will comply with this limit, as it will feature five stories with a maximum height of 60'-0". The Development Code mandates a minimum open space requirement of 100 square feet per unit, totaling 18,100 square feet for the project. The Arcadia Town Center will provide 38,713 square feet of open space across both common and private open areas, exceeding the minimum requirement. Additionally, the development will meet all other Code requirements, including density, floor area ratio, setbacks, and parking. The proposed tentative tract map also complies with the subdivision regulations of the Arcadia Municipal Code, the State Subdivision Map Act, and all requirements set forth by the California Regional Water Quality Control Board.

Architectural Design

The Applicant's Architects carefully considered the City's Design Guidelines and City Center Design Plan when designing the site to ensure the project aligned with the City's vision and complemented the existing commercial streetscape of Downtown Arcadia. Several key iterations of the project were developed during the planning process, including a reduction in the amount of commercial space to enhance the project's commercial viability. Ultimately, all commercial units were positioned along the street frontages, creating new commercial opportunities along the City's main thoroughfares—Huntington Drive and Santa Anita Avenue—supporting the City's broader goal for Downtown Arcadia. The incorporation of public plazas, along with outdoor seating and dining areas, will activate the Arcadia Town Center, fostering connectivity between the residential units, commercial spaces, and the broader Downtown Arcadia area.

The Arcadia Town Center will be a contemporary-style building featuring a color palette of cool, neutral tones such as grey, tan, and off-white. The design incorporates a variety of materials, including sand-finished plaster walls, stamped concrete, crown molding, fiber cement veneer panels, metal awnings and railings, and bronze-framed vinyl windows. The two corner towers—one at the intersection of Huntington Drive and Santa Anita Avenue, and the other at Santa Anita Avenue and Morlan Place—will serve as key focal points for travelers along the City's major thoroughfares.

The corner at Huntington Drive and Santa Anita Avenue will feature a sleek, glazed glass façade that can be internally illuminated, creating a striking visual element at one of the city's busiest intersections. This corner design, with its modern curved glass, provides visual interest to both elevations and highlights the commercial spaces. On the opposite corner at Santa Anita Avenue and Morlan Place, a vertical anodized aluminum feature with silhouettes of peacock feathers rising upwards will create a distinctive and artistic element. This design also serves as a screening mechanism for a roof deck located on the fifth floor.

Each corner feature is intentionally designed to be different, offering a sense of segmentation while maintaining a cohesive overall design. Both corners will also include public plazas on the ground floor, enhancing the street-level experience and providing entrances to the residential lobbies. These corner elements will add both aesthetic value and functionality, contributing to the vibrancy of the surrounding area (see Figure No. 9 below for renderings of each corner feature and the commercial units.)



Figure No. 9 – Renderings showing corner features and commercial units on ground floor

The contemporary design for the Arcadia Town Center fits in with other contemporary/modern designed buildings in the area such as the adjacent Mercedes-

Benz of Arcadia building (101 N. Santa Anita Avenue), the IMS Executive Suites building (150 N. Santa Anita Avenue), and the recently approved Alexan Mixed-Use development that is currently under construction. The Arcadia Town Center will be comparable in height to the Mercedes Benz of Arcadia building just north of the site which has a total height of 52 feet. Additionally, this development will be lower in height compared to the Alexan Mixed-Use, which was approved at 85 feet in height and the IMS Executive Suites building, which is taller than the Alexan.

The design of the project creates a clear distinction between the residential levels and the ground-floor commercial spaces. The ground-floor commercial units feature aluminum and glass storefronts, complemented by a stamped concrete band above the units, visually separating them from the residential floors above. The use of varying materials and colors, along with horizontal and vertical articulation, helps to break up the building's mass. Overall, the proposed design aligns with the City's Design Guidelines and is compatible with the surrounding area.

The design of the Arcadia Town Center complies with the City Center Design Plan, which aims to enhance pedestrian activity, promote street interaction, and ensure that buildings step back to respect the character of existing single-story developments in Downtown Arcadia. The Arcadia Town Center has been thoughtfully designed to incorporate public spaces and dining areas for both residents and visitors, with generous setbacks from the street to create inviting outdoor areas. Public plazas along the street frontage will have setbacks of over 22'-9", while portions along Huntington Drive will feature an 8'-6" setback to accommodate outdoor dining in front of the restaurant spaces. Additionally, the second and third levels of the building will step back to provide open space for the residential areas, with vertical articulation that adds visual interest. The fourth and fifth levels will step back even further, enhancing the building's scale and relationship to the surrounding area (see Figure No. 10 for an oblique view of the Arcadia Town Center).



Figure No. 10 – Aerial Perspective of the Arcadia Town Center

Parking

Arcadia Town Center will include one level of subterranean parking and one ground level of parking accessed via a right-in/right-out driveway off of Huntington Drive and a driveway that is accessible in either direction off of Morlan Place. The Development Code requires 1.5 spaces for every residential unit and one guest parking space for every three units. This amounts to a total of 332 required spaces for the residential component which the Arcadia Town Center has provided. 235 residential parking spaces will be located in the subterranean level and the remaining 97 residential and guest parking spaces will be located on the ground level. Both the residential and guest parking will be gated. For commercial uses, the Development Code requires one space for every 200 square feet of commercial space, which amounts to 61 required spaces. However, a 25% parking reduction is applied for commercial uses that are located within a quarter mile of a light rail station. Therefore, only 46 parking spaces are required and provided for commercial use. The commercial spaces are provided on the ground level of the development with through-access within the garage. The drive aisles within the parking garage have been designed to limit the number of dead ends to improve circulation. Both the parking circulation and the driveway entries have been thoroughly reviewed by the City Engineer.

Off-site parking is available on the surrounding streets of the Arcadia Town Center which may also serve customers of the commercial uses and residents. Two-hour parking is available on Santa Anita Avenue all day. Two-hour parking is available on Huntington Drive from 9:00 a.m. to 6:00 p.m. and has no time limitations outside of those hours. All day parking is available on Morlan Place.

The table below in Figure No. 11 provides a summary of the parking required and provided for the project.

PARKING			
	Code Required Parking Space	Applicable Parking Ratio	Proposed Parking Spaces
Residential Units	272	1.5 Per Unit	272
Residential Guests	60	1 Per Every 3 Units	60
Commercial	46	1 Per 200 SF w/ 25% Reduction	46
Total	378		378

Figure No. 11 – Parking Summary

The Code also requires bicycle parking for mixed-use developments at a rate of 0.2 spaces per residential unit, 5% of non-residential parking requirements for short term bicycle parking, and 5% of non-residential parking requirements for long term bicycle parking. Based on 181 residential units and 46 commercial parking spaces, 37 bicycle parking spaces are required for the residential component, 3 bicycle parking spaces are required for short term commercial parking, and 3 bicycle parking spaces are required for long term commercial parking. The project will provide all 43 bicycle parking spaces disbursed throughout the ground level of the development, more than what is required per the Development Code. Additionally, the project will meet all ADA and electric vehicle parking requirements by providing a total of 14 ADA spaces and 39 electric vehicle spaces.

During construction of the project, construction trucks and related equipment will be staged on-site or on designated off-site locations that would not adversely affect access or parking within Downtown Arcadia. A detailed construction parking and staging plan will be required prior to the issuance of a building permit for the project per Condition of Approval No. 2 to ensure this is the case.

Traffic Impact Study

As part of the MND, a Traffic Impact Study (Appendix H to the MND) was prepared by Psomas, an environmental consulting firm, that includes Level of Service (LOS) analysis, and Vehicle Miles Traveled (VMT) screening analysis. Based on the study, the proposed mixed-use development is expected to generate 867 new daily trips over a 24-hour period with 75 total new trips in the morning peak hour and 67 total new trips in the evening peak hour. Trips generated by the proposed project were evaluated to determine any expected impacts on the traffic flow through the area. A total of two existing intersections and two project driveway intersections were analyzed as part of this project, and they were:

1. Morlan Place/Wheeler Avenue and Santa Anita Avenue
2. Huntington Drive/Santa Anita Avenue
3. Huntington Drive/South Driveway
4. Morlan Place/North Driveway

The traffic impact study determined that all four intersections are expected to function at a satisfactory Level of Service (LOS). Specifically, the intersection of Huntington Drive and Santa Anita Avenue is expected to operate at LOS D or better during both peak hours (currently the intersection operates at LOS C or better), while the intersection of Santa Anita Avenue and Morlan Place is expected to maintain its current level, operating at LOS E or better during peak hours. While LOS D or better is considered acceptable citywide, LOS E is acceptable for all sites in Downtown Arcadia according to City standards. Both driveway entries are projected to achieve LOS C or better during peak hours, ensuring that the proposed project will not cause unacceptable queueing conditions entering or exiting the site. These intersections are illustrated in Figure No. 12 below. Although LOS analysis is no longer a part of the CEQA process, this study was conducted as part of the City's traffic planning, which is a separate process from CEQA.



Figure No. 12 – Traffic Impact Analysis Intersections Studied

The traffic impact analysis for the Arcadia Town Center, based on Vehicles Travelled per Mile (VMT), complies with CEQA requirements. Since the project is located within a

Transit Priority Area (TPA), it is exempt from further VMT analysis under CEQA guidelines. A Transit Priority Area is defined as an area within a half-mile radius of a major transit stop. For this project, the relevant transit stop is the Los Angeles County Metropolitan Transportation Authority (Metro) A Line (formerly the L Line and Gold Line) Light Rail Station. This proximity to a major transit hub qualifies the Arcadia Town Center for screening out of additional VMT analysis, in accordance with the City's guidelines.

Sewer Upsizing Required

The site is currently served by an eight-inch sewer line on Santa Anita Avenue and a ten-inch sewer line on Morlan Place, both of which flow into an existing 18-inch Los Angeles County Sanitation Districts (LACSD) trunk line located at the intersection of Camino Real Avenue and 1st Avenue.

To accommodate future growth in the Santa Anita corridor—including this project and other approved or planned developments - the City is undertaking a sewer upsizing project. This project involves replacing approximately 1.3 miles of sewer line along Santa Anita Avenue between Huntington Drive and Camino Real Avenue with a 12-inch pipeline. The upsizing is part of a capital improvement plan to handle increased wastewater generation. The project is expected to be completed by the Public Works Department by the end of the 2026-27 fiscal year, as this is a 3-year project beginning in the 2024-25.

As a condition of approval for the Arcadia Town Center, the Applicant will contribute nine percent of the total cost of the sewer upsizing project to help fund the improvements, given that the project will utilize the pipeline. The sewer upsizing must be completed before the City can issue a Certificate of Occupancy for the Arcadia Town Center. While the sewer upsizing is essential for the project's operation, it is being carried out by the City and is not part of the project's direct scope of work, as addressed in the Mitigated Negative Declaration (MND).

FINDINGS

Minor Use Permit

Section 9107.09.050(B) of the Development Code requires that for a Minor Use Permit to be granted, it must be found that all of the following findings can be satisfied. In this case, the Minor Use Permit being requested is for a mixed-use development in a downtown zone and for incidental outdoor dining.

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

Facts to Support This Finding: Approval of the proposed mixed-use development and incidental outdoor dining would be consistent with the General

Plan Land Use Designation of Downtown Mixed Use, which allows a residential density of 80 units per acre and a commercial floor area ratio of 1.0. This land use designation allows mixed-use developments and strongly encourages a pedestrian-oriented environment with a complementary mix of commercial and residential uses. The residential units will provide vitality to the area and the proposed commercial uses and restaurants with outdoor dining will help generate increased activity in Downtown Arcadia and along Santa Anita Avenue and Huntington Drive, and it will continue to convey a commercial appearance along the street. The Arcadia Town Center complies with all the development standards within the DMU zone, including but not limited to setbacks, height, open space, density, and parking. As such, the project meets the Development and Municipal Code requirements. As required by the California Environmental Quality Act (CEQA), the Development Services Department prepared an Initial Study and Mitigated Negative Declaration (MND) for the proposed project, which determined that the project, with mitigation measures, will have less-than-significant impacts. Therefore, the proposed mixed-use development and outdoor dining will not adversely affect the comprehensive General Plan and is consistent with the following General Plan goals and policies:

Land Use and Community Design Element

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

Facts to Support This Finding: The subject site will be 2.19 acres in size (after the dedication to the City for public right-of-way improvements) and is located in the Downtown Mixed Use (DMU) zone. The site is located within the City's

Downtown area and is bounded by Mercedes Benz of Arcadia to the north across Morlan Place, Denny's restaurant and other commercial businesses to the east across Santa Anita Avenue, the Arcadia Elks Lodge and other commercial uses to the west, and the Arcadia County Park to the south. The proposed mixed-use development will provide ground-floor commercial uses which will be compatible with the existing and future land uses in the vicinity. The project will also provide a residential use which will bring an increase to the residential population in the Downtown area that will support the commercial uses in the area. Additionally, outdoor dining will provide added curb appeal to the Arcadia Town Center and activate the commercial area around the development. As such, the Arcadia Town Center meets the intent of the City's General Plan vision of the of the DMU zone, which is to encourage a mix of residential and commercial uses near public transit. Therefore, the proposed development will be compatible with the existing and future land uses in the vicinity.

3. The site is physically suitable in terms of:

- a. Its design, location, shape, size, and operating characteristics of the proposed use in order to accommodate the use, site improvements, loading, and parking.**

Facts to Support This Finding: The project site will be 2.19 acres in size and can physically accommodate the proposed mixed-use development and outdoor dining. The residential component of the project will provide a density of approximately 79.7 units per acre, which is in compliance with the maximum density for the DMU zone. The commercial component of the project will have a floor area ratio (FAR) far below the maximum allowable FAR of 1.0. All outdoor dining areas have been designed to be located on private property and will not interfere with pedestrian access on or around the site. Additionally, the amount of on-site parking that will be provided for the development meets the minimum required by the Development Code and the project is in close proximity to the Metro A Line Station. Therefore, the site is adequate in size to accommodate the proposed mixed-use development.

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

Facts to Support This Finding: The project site is located on the northwest corner of Huntington Drive and Santa Anita Avenue. These streets are designed to be adequate in width and pavement type to carry emergency vehicles and traffic generated by the proposed use on the site.

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

Facts to Support This Finding: The Fire and Police Departments have reviewed the application and determined that there will be no impacts to public protection services. As part of the environmental review process, the Initial Study and Mitigated Negative Declaration (MND) determined that Fire and Police protection services would not be impacted. The need for new or altered Fire or Police services is usually associated with substantial population growth. The Arcadia Town Center would provide approximately 0.82% of the projected population of 62,200 persons by 2045, as projected by the Southern California Association of Governments. This population growth is not considered substantial enough to require new facilities to provide public protection services. Therefore, no impacts to public protection services are anticipated.

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

Facts to Support This Finding: As part of the development, new utility connections, including connections for potable water and storm drainage, will be required. Implementation of best management practices by the Applicant during construction and operation would ensure impacts to water quality do not occur. The site can be adequately served by all required utilities through interconnection with existing utilities within City right-of-way abutting the site. The development will require a fair-share payment for upsizing of a sewer line, which is anticipated to be built by the City.

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

Facts to Support This Finding: The Arcadia Town Center is not anticipated to be detrimental to the public health or welfare of the surrounding properties. The project will be compatible with the surrounding commercial uses in the general area. The Initial Study and Mitigated Negative Declaration (MND) prepared for the Arcadia Town Center analyzed all the potential impacts and all the project impacts are less than significant or can be reduced to less than significant level with the implementation of the recommended mitigation measures. Therefore, no impacts to the uses in the vicinity and zone in which the property is located are anticipated.

Tentative Tract Map

Section 9105.03.060(A) of the Development Code requires that for a Tentative Tract Map to be granted, it must be found that all of the following findings can be satisfied:

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

Facts in Support of the Finding: Approval of the Arcadia Town Center with a tentative tract map to merge five lots together as one parcel and then subdivide the airspace for condominium purposes is consistent with the Downtown Mixed Use land use designation. The land use designation is intended to accommodate mixed-use development with a residential density of up to 80 units per acre, and a floor area ratio of 1.0. The Arcadia Town Center is located in the Downtown area and is in conformance with the City's General Plan, Development Code, and the Subdivision Map Act. The site is physically suitable for this type of development, and the approval of the architectural design for the building is compatible with the scale and character of the existing neighborhood.

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

Facts in Support of the Finding: The subject site will measure approximately 2.19 acres in size and is located within the Downtown Mixed Use (DMU) zone. The DMU zone has a minimum residential density of 80 units per acre, and a floor area ratio of 1.0 for non-residential uses. The Arcadia Town Center proposes a residential density of 79.7, and a commercial FAR of 0.13. Therefore, the development is in compliance with the Development Code and the site is physically suitable for the proposed development. In addition, there are no physical impediments to the development of this site for residential condominiums.

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

Facts in Support of the Finding: The proposed tentative tract map involves merging five lots into a single parcel and subdividing the air space for the mixed-use development. This is considered a minor subdivision on an infill site within an urbanized area. The Initial Study and Mitigated Negative Declaration (MND) have assessed the potential biological impacts of the project on the natural environment and determined that no significant effects would occur. As a result, the project will not cause substantial environmental harm or harm to fish, wildlife, or their habitats.

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

Facts in Support of the Finding: The proposed subdivision is to merge five lots together as one parcel and subdivide the air space of the proposed mixed-use development. The construction of the Arcadia Town Center will be done in compliance with Building and Fire Codes and all other applicable regulations. The proposed density will be below the maximum allowed by the DMU zone and the

City's existing infrastructure will adequately serve the new development. In addition, the Project meets all health and safety requirements and will not cause any public health or safety problems.

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

Facts in Support of the Finding: The Arcadia Town Center will not impose on any public easements and will provide dedications for public sidewalk access to the City along Santa Anita Avenue and Huntington Drive. Therefore, no conflicts for the use of any easements are expected.

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

Facts in Support of the Finding: The Arcadia Public Works Services Department determined that the City's infrastructure will adequately serve the Arcadia Town Center. The City is currently in the process of upsizing an existing sewer line along Santa Anita Avenue that serves the project for which the Applicant will pay a fair share cost to help fund the project. Upon completion, the sewer line will adequately serve the project. Additionally, the requirements of the California Regional Water Quality Control Board will be satisfied.

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

Facts in Support of the Finding: The proposed subdivision, as conditioned, complies with all regulations within the Development Code and all other applicable regulations.

Architectural Design Review

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

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

Facts to Support This Finding: The Arcadia Town Center is in compliance with all the development standards required in the DMU and Downtown Overlay zone

such as FAR, maximum height, setbacks, and parking. Therefore, the project meets the intent of this finding.

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

Facts to Support This Finding: The Arcadia Town Center will feature a contemporary architectural style, incorporating a diverse color palette and high-quality exterior materials. This design will establish a prominent focal point at one of the City's major intersections, complementing the existing modern buildings along Santa Anita Avenue while contributing to a vibrant atmosphere in the Downtown area. The design also includes several outdoor plazas on the ground floor, enhancing the commercial experience by encouraging walkability and activating public spaces. Additionally, two corner features will serve as visually striking focal points, drawing attention and enhancing the building's overall aesthetic appeal. These distinctive elements will create an inviting environment, making the Arcadia Town Center a standout addition to the area. As a result, the proposed design is in full alignment with the City's Design Guidelines.

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

Facts to Support This Finding: The Arcadia Town Center is compatible with adjacent sites such as the adjacent Mercedes-Benz of Arcadia building (101 N. Santa Anita Avenue), the IMS Executive Suites building (150 N. Santa Anita Avenue), and the approved Alexan project regarding scale, design, and creating a Downtown feel to the area along Santa Anita Avenue and Huntington Drive. The design of the Arcadia Town Center thoughtfully incorporates the ideas within the City's Center Design Plan, which promotes increased pedestrian activity, enhances street interaction, and building setbacks that respect the overall scale and mass. To align with these principles, the Arcadia Town Center is setback from Huntington Drive and Santa Anita Avenue, creating inviting public spaces and dining areas for residents and visitors. As a result, the Arcadia Town Center seamlessly integrates with the surrounding properties and developments as this area is in transition to allow for more mixed-use development.

4. 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 Arcadia Town Center features a well-planned site layout, with two driveway access points designed to ensure smooth traffic flow within the parking garage. Both driveway access and circulation have been thoroughly reviewed by the City Engineer and are included in the Mitigated Negative Declaration to confirm their adequacy for servicing the development. The required parking is being provided across two levels, minimizing dead-end drive

aisles to enhance circulation throughout the site. Therefore, the site will be adequate in terms of parking and circulation.

- 5. 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 Arcadia Town Center will fully comply with all applicable standards, the General Plan, and relevant design guidelines, contributing positively to the community's vision for Downtown Arcadia. Located within the DMU zone, the project allows for a residential density of up to 80 units per acre and a building height of up to 60 feet. The proposed mass, scale, and design adhere to the City's Design Guidelines and City Center Design Plan, ensuring compatibility with existing developments in the Downtown area. The development will also support the General Plan's objectives by engaging the streetscape with inviting commercial storefronts and public plazas at the ground level. Additionally, the design incorporates adequate articulation, breaking up the building mass into distinct segments along each street frontage by positioning public plazas and stepping back the upper floors. As a result, the design of the proposed mixed-use development aligns with the City's Design Guidelines, City Center Design Plan, and all other applicable standards.

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

ENVIRONMENTAL ASSESSMENT

Pursuant to the provisions of the California Environmental Quality Act (CEQA), an Initial Study and Mitigated Negative Declaration (IS/MND) was prepared for the Arcadia Town Center (refer to Attachment No. 5). It was determined that the project with mitigation measures will have less-than-significant impacts for the following areas: Cultural Resources, Hazards & Hazardous Materials, Noise, Transportation, Utilities and Service Systems, and Tribal Cultural Resources. A detailed review is included in the Initial Study. The mitigation measures have been added as conditions of approval (Condition of Approval Nos. 53-59) for the project.

In accordance with Section 21091 of CEQA and Section 15073 of the CEQA Guidelines, the Draft IS/MND for the Arcadia Town Center was circulated for public review and comments for 30 days from November 21, 2024, to December 20, 2024. CEQA also requires the lead agency (City of Arcadia) to specify the location and custodian of the

documents and other materials which constitute the record of proceedings upon which the lead agency's decision is based. During this time period, public agencies, organizations, and the public in general were afforded the opportunity to review the Draft IS/MND and submit written comments regarding the documents and the proposed project.

During the comment period, staff received two comments from the following agency/organization:

- Caltrans
- Lozeau Drury on behalf of Supporter's Alliance for Environmental Responsibility

Copies of each of the comment letters and a Response to Comments (RTC) to each of the comment letters are also included within Attachment No. 5.

Upon review of the comment letters received for the Draft IS/MND, it was determined that the comments do not change the conclusion of the environmental determination for the project. The MND concluded that the project will have less than significant impacts with the implementation of mitigation measures. As such, a Mitigation Monitoring and Reporting Program (MMRP) will be provided to ensure that these mitigations are met.

PUBLIC NOTICE/COMMENTS

A public hearing notice for this item was published in the Arcadia Weekly newspaper, was posted on the City's website, at the City Council Chambers, and the Arcadia Public Library, and mailed to the property owners located within 300 feet of the subject property on November 21, 2024. Except for the comments listed above related to the Draft MND, as of January 9, 2024, no additional public comments were received.

RECOMMENDATION

It is recommended that the Planning Commission adopt Resolution No. 2164, adopting the Mitigated Negative Declaration (MND) under the California Environmental Quality Act (CEQA) and approving MUP 19-11, TTM 21-02 (83325), ADR 19-09, and COD 22-25 for the new Arcadia Town Center mixed-use development, subject to the following conditions of approval:

1. The project shall be developed and maintained by the Property Owner/Applicant in a manner that is consistent with the plans submitted and recommended for approval to the City Council for Minor Use Permit No. MUP 19-11, Tentative Tract Map No. TTM 21-02 (83325), Architectural Design Review No. ADR 19-09, and Certificate of Demolition No. COD 22-25, subject to the satisfaction of the Deputy Development Services Director or designee. Noncompliance with the conditions of approval shall be grounds for immediate suspension or revocation of any approvals. Any minor changes to the development, including the outdoor dining area may be approved administratively by the Deputy Development Services Director.

2. The Property Owner/Applicant shall submit a haul route map and staging plan to Planning Services prior to issuance of a grading permit.
3. The Property Owner/Applicant shall be responsible for the repair of all damage to public improvements in the public right-of-way resulting from construction related activities, including, but not limited to, the movement and/or delivery of equipment, materials, and soils to and/or from the site. This shall be determined by the City Engineer and/or Public Works Services Director during construction and up until issuance of a Certificate of Occupancy.
4. A comprehensive landscaping plan consistent with the conceptual landscape plan approved as part of the project must be submitted to Building Services for plan check and must be prepared by a licensed landscape architect, subject to the approval of the Deputy Development Services Director or designee.
5. Grading plans shall be submitted to Building Services. The grading plans shall indicate all site improvements and shall indicate complete drainage paths of all drainage water run-off.
6. 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
7. The project shall comply with Chapter 35A Multiple Family Construction Standards in Arcadia Municipal Code Section 8130.20.
8. Prior to approval of the Final Tract Map, a dedication along the right-of-way of Santa Anita Avenue shall be dedicated to the City to accommodate a 10 foot parkway for sidewalk and utility purposes and at the corner of Santa Anita Avenue and Morlan Place to provide a corner cut-off for a standard accessible access ramp.
9. Prior to approval of the Final Tract Map, a dedication of 1'-6" along the right-of-way of Huntington Drive shall be dedicated to the City to accommodate a 13'-6" wide parkway for sidewalk and utility purposes.

10. All above ground utilities serving the site shall be removed, including all utility poles along property boundaries, and all new utility services shall be placed underground.
11. Prior to approval of the Final Tract Map or the issuance of a demolition permit, whichever comes first, the Property Owner/Applicant shall either construct or post security for all public improvements shown on the Tentative Tract Map No. 83325 and the following item(s):
 - a. Remove and replace existing sidewalk, curb, and gutter along all property frontages from property line to property line to the satisfaction of the City Engineer.
 - b. Remove and replace all driveway approaches per City standard plan.
 - c. Coordinate with Public Works Services on the protection or replacement of street trees.
12. A 16" weld steel water main with 56 psi static pressure is available on Huntington Drive and a 6" cast iron water main with 53 psi static pressure is available on Morlan Place. Both mains are available for domestic water and/or fire service. The Applicant/Property Owner shall provide calculations to determine the maximum domestic demand, maximum commercial demand, and maximum fire demand in order to verify the required sizes of water services.
13. The Property Owner/Applicant shall provide separate water services and meters for each separate structure as well as designated services for specific residential, commercial, and irrigation uses. Domestic water service for residential condominiums shall be provided by a common master meter with an approved reduced pressure backflow device for meter services protection.
14. An approved back flow prevention device shall be installed for commercial use.
15. In the event that fire suppression is common to the complex, a separate fire service with Double Check Detector Assembly (DCDA) shall be required as directed by the Fire Marshal. Fire protection requirements shall be as stipulated by the Arcadia Fire Department and shall be conformed to the Arcadia Standard Plan. All fire services shall be isolated from domestic water services with approved back flow prevention devices.
16. A Water Meter Clearance Application shall be submitted to the Public Works Services Department prior to final plan check approval.
17. New water service installations shall be installed by the Applicant/Property Owner. Installation shall be according to the specifications of the Public Works Services Department, Engineering Division. Abandonment of existing water services, if necessary, shall be carried out by the Applicant/Property Owner, according to Public Works Services Department, Engineering Division specifications.

18. The Property Owner/Applicant shall utilize existing sewer laterals, if possible. If any drainage fixture is lower than the elevation of the next upstream manhole cover, an approved type of backwater valve is required to be installed behind the property line.
19. Prior to a Certificate of Occupancy being issued for the project, the Applicant/Property Owner shall make a fair share contribution to the sewer line upsizing project along Santa Anita Avenue. This fair share payment is memorialized as Mitigation Measure UTL-1.
20. The existing palm trees on Huntington Drive are to remain and be protected.
21. The Property Owner/Applicant shall plant 36-inch box trees in tree wells with irrigation on Santa Anita Avenue and Morlan Place. Locations of the tree wells and species of trees are to be determined by the Public Works Services Inspector.
22. The Property Owner/Applicant shall file a Notice of Intent (NOI) with the State Water Resources Control Board for a General Construction NPDES Permit, due to the proposed project exceeding one acre of disturbed land. The NOI must include items such as the preparation of a Stormwater Pollution Prevention Plan, applicable fees, and other required documentation. The City will not approve any grading plans until a Waste Discharger Identification number has been issued by the State.
23. The proposed project is subject to low impact development (LID) requirements. The Property Owner/ Applicant shall integrate LID strategies into the site design. These strategies include using infiltration trenches, bioretention planter boxes, roof drains connected to a landscaped area, pervious concrete/paver, etc.
24. Trash/recycling bins shall be configured to provide easy access for trash collection services. There should be 1 foot clearance around the trash bins/recycling bins and all bins/carts shall meet the specifications of the Public Works Services Department. At a minimum, trash enclosure areas should accommodate three containers: a 3-yard bin for trash, 3-yard bin for recycling, and 69/96 gallon sized carts for organics recycling. The roof clearance for the trash enclosure must be at least 10 feet high.
25. All building areas shall be fully fire sprinklered per the City of Arcadia Fire Department Commercial Sprinkler Standard. The sprinkler systems serving commercial areas and residential areas shall be segregated. The fire sprinkler system shall be monitored by a UL listed central station. Notification appliances shall be provided in all common areas. Visual appliances shall be provided in any residential units classified as being accessible.

26. Class I standpipes shall be provided on all floors inside stairwells and shall extend to the roof. Additional standpipes may be required for the building interior.
27. Knox boxes shall be provided for all lobby areas. Any automatic gates used in parking areas shall be equipped with a knox switch.
28. Minimum 2A:10BC fire extinguishers shall be provided in all common areas. A maximum travel distance of 75 feet shall be provided to fire extinguishers.
29. A minimum of one Emergency Medical Services (EMS) elevator shall be required.
30. An Emergency Responder Radio Coverage System shall be provided.
31. The minimum required fire flow for the site shall be 1,500 gpm at 20 psi.
32. All required exit stairwells shall be designed in an approved manner to allow the segregation of the commercial floors from the residential floors.
33. Three new public fire hydrants shall be provided. One hydrant shall be provided on the west side of the street frontage on Huntington Drive. Two fire hydrants shall be provided on the street frontage of Santa Anita Avenue at approved locations.
34. The Property Owner/Applicant shall prepare a Lighting Plan that provides the type and location of proposed exterior lighting and signage, subject to the review and approval of the City's Development Services Department. All new lighting will be shielded and down-cast, such that the light is not cast onto adjacent properties or visible from above, and all new lighting would be reviewed to ensure compliance with the standards codified in Section 9103.01 of the City of Arcadia Development Code.
35. The Project shall be conducted in compliance with all applicable South Coast Air Quality Management District (SCAQMD) rules and permitting requirements, including but not limited to:
 - SCAQMD Rule 403, Fugitive Dust, for controlling fugitive dust and avoiding nuisance. Compliance with this rule will reduce short-term particulate pollutant emissions.
 - SCAQMD Rule 402, Nuisance, which states that a Project will not "discharge from any source whatsoever such quantities of air contaminants or other material which cause injury, detriment, nuisance, or annoyance to any considerable number of persons or to the public, or which endanger the comfort, repose, health or safety of any such persons or the public, or which cause, or have a natural tendency to cause, injury or damage to business or property".
 - SCAQMD Rule 1113, Architectural Coatings, which limits the volatile organic content (VOC) of architectural coatings used for the Project.

36. Prior to approval of grading plans, the Development Services Department shall verify that the following note is included on the contractor specifications to ensure compliance with the Migratory Bird Treaty Act (MBTA): To avoid impacts on nesting birds, vegetation on the Project site should be cleared between September 1 and January 31. If vegetation clearing occurs during the peak nesting season (between February 1 and August 31), a pre-construction survey shall be conducted by a qualified biologist to identify if there are any active nesting locations. If the biologist does not find any active nests within the impact area, the vegetation clearing/construction work will be allowed. If the biologist finds an active nest within the construction area and determines that the nest may be impacted by construction activities, the biologist will delineate an appropriate buffer zone around the nest depending on the species and the type of construction activity. Construction activities shall be prohibited in the buffer zone until a qualified biologist determines the nest is abandoned.
37. As required by the City's Comprehensive Tree Management Program, the Property Owner/Applicant shall obtain a permit from the Arcadia Public Works Services Department for the removal and planting of street trees associated with the Project. The Property Owner/Applicant will abide by the standards set forth in the permit, as well as standards contained in the Comprehensive Tree Management Program and other applicable sections of the Arcadia Development and Municipal Codes.
38. The Property Owner/Applicant shall submit the Project's landscape plans, which will include the proposed locations and species of replacement street trees, to the Arcadia Public Works Services Department for review. Street tree species will consist of those set forth in the City's Street Tree Master Plan.
39. If human remains are encountered during excavation activities, all work shall halt in the immediate vicinity of the discovery and the Los Angeles County Coroner shall be notified (California Public Resources Code §5097.98). The Coroner shall determine whether the remains are of forensic interest. If the Coroner determines that the remains are prehistoric, s/he will contact the Native American Heritage Commission (NAHC). The NAHC shall be responsible for designating the most likely descendant (MLD), who will be responsible for the ultimate disposition of the remains, as required by Section 7050.5 of the California Health and Safety Code. The MLD shall make his/her recommendation within 48 hours of being granted access to the site. The MLD's recommendation shall be followed if feasible and may include scientific removal and non-destructive analysis of the human remains and any items associated with Native American burials (California Health and Safety Code §7050.5). If the landowner rejects the MLD's recommendations, the landowner shall rebury the remains with appropriate dignity on the property in a location that will not be subject to further subsurface disturbance (California Public Resources Code §5097.98).
40. The Project shall be consistent with the Title 24 energy efficiency standards and the mandatory requirements of the CALGreen code. Construction activities shall comply with idling requirements and maintenance requirements for on- and off-road vehicles.

41. Geotechnical design considerations for Project implementation are governed by the Arcadia Building Code, as set forth in Article VIII of the Arcadia Municipal Code, which incorporates by reference the California Building Code (CBC), including the California Building, Plumbing, Mechanical, Electrical and Existing Building Codes (CBSC 2022). Future buildings and structures shall be designed in accordance with applicable requirements of the CBC, the Arcadia Municipal Code, and any applicable building and seismic codes in effect at the time the grading plans are approved.
42. Activities at the Project site shall comply with existing federal, State, and local regulations regarding hazardous material use, storage, disposal, and transport to prevent Project-related risks to public health and safety. All on-site generated waste that meets hazardous waste criteria shall be stored, manifested, transported, and disposed of in accordance with the California Code of Regulations (Title 22) and in a manner to the satisfaction of the local Certified Unified Program Agency (CUPA), as applicable. Any hazardous materials removed from the Project site shall be transported only by a Licensed Hazardous Waste Hauler, who shall be in compliance with all applicable State and federal requirements, including U.S. Department of Transportation regulations under Title 49 (Hazardous Materials Transportation Act) and Title 40, Section 263 (Subtitle C of the Resource Conservation and Recovery Act) of the Code of Federal Regulations; California Department of Transportation (Caltrans) standards; and Division of Occupational Safety and Health (Cal/OSHA) standards.
43. Prior to the issuance of a demolition permit, the Property Owner/Applicant shall obtain coverage under the General Permit for Storm Water Discharges Associated with the Construction and Land Disturbance Activities (Order No 2012-0006-DWQ, NPDES No. CAS000002), which will require the development and implementation of a project-specific Storm Water Pollution Prevention Plan (SWPPP).
44. The Property Owner/Applicant shall comply with all applicable codes, ordinances, and regulations, including the most current edition of the California Fire Code and the Arcadia Municipal and Development Codes, regarding fire prevention and suppression measures; fire hydrants; fire access; water availability; and other, similar requirements. Prior to the issuance of building permits, the City of Arcadia Development Services Department and the Arcadia Fire Department shall verify compliance with applicable codes and that appropriate fire safety measures are included in the Project design. All such codes and measures shall be implemented prior to occupancy.
45. In accordance with the City's Ordinance 7492, prior to the issuance of the building permit, the Property Owner/Applicant shall remit the most current fire protection facilities impact fee to the City. All money collected as fees imposed shall be used against the capital and infrastructure costs required to maintain acceptable life safety and fire protection in the City. The Development Services

Department shall confirm compliance with this requirement prior to the issuance of a building permit.

46. Prior to issuance of the building permit, the Property Owner/Applicant shall pay new development fees to the Arcadia Unified School District (AUSD) pursuant to Section 65995 of the California Government Code. As an option to the payment of developer fees, the AUSD and the Property Owner/Applicant can enter into a facility and funding agreement, if approved by both parties. Evidence that agreements have been executed shall be submitted to the Development Services Department, or fees shall be paid with each building permit.
47. In accordance with the City's Ordinance 2237 and Section 9105.15 of the City's Development Code, prior to the issuance of the building permit, the Property Owner/Applicant shall remit the most current park facilities impact fee and/or other negotiated park fees to the City. All money collected as fees imposed shall be deposited in the Park Facilities Impact Fee Program and shall be used for the acquisition, development, and improvement of public parks and recreational facilities in the City, as proposed by the City's Parks and Recreation Master Plan. The Development Services Department shall confirm compliance with this requirement prior to issuance of a building permit.
48. The Property Owner/Applicant shall contribute, on a cost-share basis, to the City's traffic mitigation system for any intersections affected by the Project, as defined in the approved Traffic Impact Study (Traffic Impact Study for the Arcadia Town Center Project, Psomas, September 2024).
49. The Property Owner/Applicant shall comply with all applicable regulations and restrictions set forth in the Arcadia Municipal Code, including Section 7472 regarding restrictions on discharges into the sewer and Section 5130 regarding achievement of annual waste diversion rates and other applicable requirements in compliance with but not limited to Assembly Bill 939, Assembly Bill 341, and Assembly Bill 1826.
50. 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 to the satisfaction of the Building Official, City Engineer, Deputy Development Services Director, Fire Marshal, and Public Works Services Director. Any changes to the existing facility may be subject to having fully detailed plans submitted for plan check review and approval by the aforementioned City officials and employees and may subject to separate building permits.
51. To the maximum extent permitted by law, the Applicant must defend, indemnify, and hold the City, any departments, agencies, divisions, boards, and/or commissions of the City, and its elected officials, officers, contractors serving as City officials, agents, employees, and attorneys of the City ("Indemnitees")

harmless from liability for damages and/or claims, actions, or proceedings for damages for personal injuries, including death, and claims for property damage, and with respect to all other actions and liabilities for damages caused or alleged to have been caused by reason of the Applicant's activities in connection with MUP 19-11, TTM 21-02, ADR 19-09, and COD 22-25 ("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.

52. 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 promptly notify the Applicant of the claim, action, or proceedings and will fully cooperate in the defense of the matter. Once notified, 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 that the Applicant reasonably approves. The parties hereby agree to cooperate in defending such action. The City will not voluntarily assist in any such third-party challenge(s) or take any position adverse to the Applicant in connection with 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.

Mitigation Measures as Conditions of Approval

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

53. **MM CUL-1.** Prior to the issuance of a demolition permit, the Property Owner/Applicant shall submit the name and qualifications of a qualified archaeologist to the City of Arcadia Development Services Department for review

and approval. Once approved, the qualified archaeologist shall be retained by the Project Applicant/Developer. If suspected cultural (archaeological) resources or tribal cultural resources are inadvertently unearthed during excavation activities, the contractor shall immediately cease all earth-disturbing activities within a 100-foot radius of the area of discovery. The Project contractor or Property Owner/Applicant shall contact the qualified archaeologist to request an evaluation of the significance of the find and determine an appropriate course of action. If avoidance of the resource(s) is not feasible, salvage operation requirements pursuant to Section 15064.5 of the State California Environmental Quality Act Guidelines shall be followed. After the find has been appropriately avoided or mitigated, work in the area may resume.

54. **MM NOI-1.** The Property Owner/Applicant shall require that all construction contractors restrict the operation of the following construction equipment to beyond the following distances from off-site buildings: (1) vibratory rollers – 25 feet, and (2) Caisson drilling, large bulldozers, loaded trucks, and other large equipment (vehicle weight greater than 25,000 lbs.) – 15 feet. Any activities occurring within 5 feet of existing property line shall use non-vibration intensive methods such as use of concrete saws, universal processors, and/or expansive agents for demolition.
55. **MM TRANS-1.** Prior to the issuance of a grading permit, a Construction Management Plan shall be prepared by the Property Owner/Applicant for the review and approval of the City of Arcadia and any other affected jurisdictions in accordance with the Manual on Uniform Traffic Control Devices (MUTCD). Construction activities shall comply with the approved plan to the satisfaction of the City of Arcadia. The Property Owner/Applicant shall begin coordination with the City on the Construction Management Plan as soon as practicable during the final design process and in advance of construction so that effective measures can be developed to avoid, minimize, and mitigate construction impacts to parking and circulation within the City of Arcadia downtown.

At a minimum, the Construction Management Plan shall:

- Describe the duration and location of lane closures (if any).
- Address traffic control for any partial street closures, detours, or other disruption to traffic circulation during project construction, including as-needed use of flagpersons and signage.
- Identify the routes that construction vehicles would utilize for the delivery of construction materials to access the project site. Haul routes would follow the City's approved truck routes and avoid residential streets.
- Identify the location of parking and materials storage for construction workers during all phases of construction. Parking for construction

workers would be provided on-site or at additional off-site locations that are not on public streets.

- Identify of emergency access points/routes.
- Specify the hours during which transport activities can occur and methods to mitigate construction-related impacts to adjacent streets.
- Require the contractor to keep all haul routes clean and free of debris including but not limited to gravel and dirt as a result of its operations. The contractor shall clean adjacent streets, as directed by the City Engineer (or representative of the City Engineer), of any material, which may have been spilled, tracked, or blown onto adjacent streets or areas.
- All hauling or transport of oversize loads would occur between the hours of 7:00 AM and 5:00 PM only, Monday through Friday, unless approved otherwise by the City Engineer. No hauling or transport shall be allowed during nighttime hours, weekends or Federal holidays.
- Include details on the maintenance of bicycle and pedestrian facilities and connectivity through the Project to the satisfaction of the City Engineer.
- Require that haul trucks entering or exiting public streets shall at all times yield to public traffic, pedestrians, bicyclists, and other users.
- Provisions for the contractor to repair existing pavement, streets, curbs, sidewalks, and/or gutters that may be altered during project construction. The repairs shall be completed in consultation with and to the satisfaction of the City Engineer.
- Require that all construction-related parking and staging of vehicles will be kept out of the adjacent public roadways and will occur either on-site or on designated off-site parcels that would not adversely affect access to or parking within the downtown.

56. **MM TCR-1.** A Native American Monitor shall be retained prior to commencement of ground-disturbing activities:

- A. The Property Owner/Applicant shall retain a Native American Monitor from or approved by the Gabrieleño Band of Mission Indians – Kizh Nation. The monitor shall be retained prior to the commencement of any “ground-disturbing activity” for the subject project at all project locations (i.e., both on-site and any off-site locations that are included in the project description/definition and/or required in connection with the project, such as public improvement work). “Ground-disturbing activity” shall include, but is not limited to, demolition, pavement removal, potholing, auguring, grubbing, tree removal, boring, grading, excavation, drilling, and trenching.

- B. A copy of the executed monitoring agreement shall be submitted to the lead agency prior to the earlier of the commencement of any ground-disturbing activity, or the issuance of any permit necessary to commence a ground-disturbing activity.
- C. The monitor will complete daily monitoring logs that will provide descriptions of the relevant ground-disturbing activities, the type of construction activities performed, locations of grounddisturbing activities, soil types, cultural-related materials, and any other facts, conditions, materials, or discoveries of significance to the Tribe. Monitor logs will identify and describe any discovered TCRs, including but not limited to, Native American cultural and historical artifacts, remains, places of significance, etc., (collectively, tribal cultural resources, or “TCR”), as well as any discovered Native American (ancestral) human remains and burial goods. Copies of monitor logs will be provided to the project applicant/lead agency upon written request to the Tribe.
- D. On-site tribal monitoring shall conclude upon the latter of the following (1) written confirmation to the Kizh from a designated point of contact for the project applicant/lead agency that all grounddisturbing activities and phases that may involve ground-disturbing activities on the project site or in connection with the project are complete; or (2) a determination and written notification by the Kizh to the project applicant/lead agency that no future, planned construction activity and/or development/construction phase at the project site possesses the potential to impact Kizh TCRs.

57. **MM TCR-2.** Unanticipated Discovery of Tribal Cultural Resource Objects

(Non-Funerary/Non-Ceremonial) Upon discovery of any TCRs, all construction activities in the immediate vicinity of the discovery shall cease (i.e., not less than the surrounding 50 feet) and shall not resume until the discovered TCR has been fully assessed by the Kizh monitor and/or Kizh archaeologist. The Kizh will recover and retain all discovered TCRs in the form and/or manner the Tribe deems appropriate, in the Tribe’s sole discretion, and for any purpose the Tribe deems appropriate, including for educational, cultural and/or historic purposes.

58. **MM TCR-3.** Unanticipated Discovery of Human Remains and Associated Funerary or Ceremonial Objects

- A. Native American human remains are defined in PRC 5097.98 (d)(1) as an inhumation or cremation, and in any state of decomposition or skeletal completeness. Funerary objects, called associated grave goods in Public Resources Code Section 5097.98, are also to be treated according to this statute.
- B. If Native American human remains and/or grave goods are discovered or recognized on the project site, then Public Resource Code 5097.9 as well as Health and Safety Code Section 7050.5 shall be followed.

- C. Human remains and grave/burial goods shall be treated alike per California Public Resources Code section 5097.98(d)(1) and (2).
- D. Preservation in place (i.e., avoidance) is the preferred manner of treatment for discovered human remains and/or burial goods.
- E. Any discovery of human remains/burial goods shall be kept confidential to prevent further disturbance.

59. **MM UTIL-1. Sewer Upsizing Fair Share Payment.** Prior to issuance of a Certificate of Occupancy permit for the Project, the Property Owner/Applicant shall make a fair share contribution of 9 percent of the total Santa Anita Avenue sewer upsizing project cost to the City's Development Services Department. This payment shall help fund replacing the existing sewer line in Santa Anita Avenue between Huntington Drive and Camino Real Avenue within 12-inch diameter pipelines. The Santa Anita Avenue sewer upsizing project shall be split into three phases and included in the City's 2024- 25, 2025-26, and 2026-27 Capital Improvement Plan budgets, respectively. The sewer work will be completed by the City's Public Works Department by approximately the end of the 2026-27 Fiscal Year. A Certificate of Occupancy shall not be issued until all phases of the Santa Anita Avenue sewer upsizing project are fully implemented. This measure shall be implemented to the satisfaction of the City Public Works Services Department as appropriate.

PLANNING COMMISSION ACTION

Approval

If the Planning Commission intends to approve this project, the Commission should move to adopt the Initial Study/Mitigated Negative Declaration with the Mitigated Monitoring and Reporting Program (MMRP), and approve Minor Use Permit No. MUP 19-11, Tentative Tract Map No. TTM 21-02 (83325), Architectural Design Review No. ADR 19-09, and Certificate of Demolition No. COD 22-25 for the Arcadia Town Center mixed-use development, state that the proposal satisfies the requisite findings, and adopt the attached Resolution No. 2164, 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 of the Initial Study/Mitigated Negative Declaration and/or the project, and move to deny Minor Use Permit No. MUP 19-11, Tentative Tract Map No. TTM 21-02 (83325), Architectural Design Review No. ADR 19-09, and Certificate of Demolition No. COD 22-25, and direct staff to prepare a resolution for adoption at the next meeting that incorporates the Commission's recommendation and specific findings.

If any Planning Commissioner or other interested party has any questions or comments regarding this matter prior to the January 14, 2025, hearing, please contact Senior Planner, Edwin Arreola, at (626) 821-4334, or by email at earreola@ArcadiaCA.gov.

Approved:

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

Lisa L. Flores
Deputy Development Services Director

- Attachment No. 1: Resolution No. 2164
- Attachment No. 2: Aerial Photo with Zoning Information and Photos of the Project Site
- Attachment No. 3: Tentative Tract Map
- Attachment No. 4: Architectural Plans
- Attachment No. 5: Response to Comments, Comment Letters from CalTrans and Lozeau Drury LLP, and Draft Initial Study/Mitigated Negative Declaration and Technical Appendices – link to the Technical Appendices are found under the Arcadia Town Project at: www.arcadiaca.gov/significantprojects

Attachment No. 1

Resolution No. 2164

RESOLUTION NO. 2164

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ARCADIA, CALIFORNIA, APPROVING MINOR USE PERMIT NO. 19-11, TENTATIVE TRACT MAP NO. 21-02 (83325), ARCHITECTURAL DESIGN REVIEW NO. ADR 19-09, AND CERTIFICATE OF DEMOLITION NO. 22-25 ALONG WITH A MITIGATED NEGATIVE DECLARATION UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (“CEQA”) FOR THE “ARCADIA TOWN CENTER” MIXED-USE DEVELOPMENT WITH 181 RESIDENTIAL UNITS AND 13,130 SQUARE FEET OF COMMERCIAL SPACE, LOCATED AT 5-19 W. HUNTINGTON DRIVE AND 25-75 N. SANTA ANITA AVENUE

WHEREAS, on August 29, 2019, September 3, 2019, January 8, 2021, and November 3, 2022, applications for Architectural Design Review No. ADR 19-09, Minor Use Permit No. MUP 19-11, Tentative Tract Map No. TTM 21-02 (83325), and Certificate of Demolition No. COD 22-25 were filed concurrently by New World International, LLC (“Property Owner/Applicant”) to construct the “Arcadia Town Center,” a new mixed-use development at 5-19 W. Huntington Drive and 25-75 N. Santa Anita Avenue. The proposal is to consolidate five legal lots into a single parcel to accommodate a new five-story, mixed-use building that will consist of 181 residential units, 13,130 square feet of ground-floor commercial space, and 378 parking spaces within one level of subterranean parking and one level of ground level parking. The request also includes incidental outdoor dining for the restaurant uses on the ground level (collectively referred to as the “Project”); and

WHEREAS, in accordance with the CEQA guidelines, a Draft Initial Study/Mitigated Negative Declaration (“IS/MND”) was prepared to consider the environmental impacts of the Project and was circulated for public review and comment for 30 days from November 21, 2024 to December 20, 2024. During this time period, public agencies, organizations, and the public in general were afforded the opportunity to

review the Draft IS/MND, and submit written comments regarding the documents and the Project; and

WHEREAS, the IS/MND concluded that the implementation of the Project will have less-than significant impacts with mitigation measures for the following categories: Cultural Resources, Hazards & Hazardous Materials, Noise, Transportation, Utilities and Service Systems, and Tribal Cultural Resources; and

WHEREAS, on January 14, 2025, 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, CALIFORNIA, HEREBY RESOLVES AS FOLLOWS:

SECTION 1. The factual data submitted by the Development Services Department in the staff report dated January 14, 2025, are true and correct.

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

Minor Use Permit

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

FACT: Approval of the proposed mixed-use development and incidental outdoor dining would be consistent with the General Plan Land Use Designation of Downtown Mixed Use, which allows a residential density of 80 units per acre and a commercial floor

area ratio of 1.0. This land use designation allows mixed-use developments and strongly encourages a pedestrian-oriented environment with a complementary mix of commercial and residential uses. The residential units will provide vitality to the area and the proposed commercial uses and restaurants with outdoor dining will help generate increased activity in Downtown Arcadia and along Santa Anita Avenue and Huntington Drive, and it will continue to convey a commercial appearance along the street. The Arcadia Town Center complies with all the development standards within the DMU zone, including but not limited to setbacks, height, open space, density, and parking. As such, the project meets the Development and Municipal Code requirements. As required by the California Environmental Quality Act (“CEQA”), the Development Services Department prepared an Initial Study and Mitigated Negative Declaration (“MND”) for the proposed project, which determined that the project, with mitigation measures, will have less-than-significant impacts. Therefore, the proposed mixed-use development and outdoor dining will not adversely affect the comprehensive General Plan and is consistent with the following General Plan goals and policies:

Land Use and Community Design Element

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

- Policy LU-4.3: Require the provision of adequate private and common open space for residential units. Require sufficient on-site recreational facilities to meet the daily needs of residents, if possible, commensurate with the size of the development.

- Policy LU-6.4: Encourage design approaches that create a cohesive, vibrant look and that minimize the appearance of expansive parking lots on major commercial corridors for new or redeveloped uses.

- Policy LU-6.5: Where mixed use is permitted, promote commercial uses that are complementary to adjacent residential uses.

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

FACT: The subject site will be 2.19 acres in size (after the dedication to the City for public right-of-way improvements) and is located in the Downtown Mixed Use (“DMU”) zone. The site is located within the City’s Downtown area and is bounded by Mercedes Benz of Arcadia to the north across Morlan Place, Denny’s restaurant and other commercial businesses to the east across Santa Anita Avenue, the Arcadia Elks Lodge and other commercial uses to the west, and the Arcadia County Park to the south. The proposed mixed-use development will provide ground-floor commercial uses which will be compatible with the existing and future land uses in the vicinity. The project will also provide a residential use which will bring an increase to the residential population in the Downtown area that will support the commercial uses in the area. Additionally, outdoor dining will provide added curb appeal to the Arcadia Town Center and activate the commercial area around the development. As such, the Arcadia Town Center meets the intent of the City’s General Plan vision of the DMU zone, which is to encourage a mix of

residential and commercial uses near public transit. Therefore, the proposed development will be compatible with the existing and future land uses in the vicinity.

3. The site is physically suitable in terms of:

a. Its design, location, shape, size, and operating characteristics of the proposed use in order to accommodate the use, site improvements, loading, and parking.

FACT: The project site will be 2.19 acres in size and can physically accommodate the proposed mixed-use development and outdoor dining. The residential component of the project will provide a density of approximately 79.7 units per acre, which is in compliance with the maximum density for the DMU zone. The commercial component of the project will have a floor area ratio (FAR) far below the maximum allowable FAR of 1.0. All outdoor dining areas have been designed to be located on private property and will not interfere with pedestrian access on or around the site. Additionally, the amount of on-site parking that will be provided for the development meets the minimum required by the Development Code and the project is in close proximity to the Metro A Line Station. Therefore, the site is adequate in size to accommodate the proposed mixed-use development.

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

FACT: The project site is located on the northwest corner of Huntington Drive and Santa Anita Avenue. These streets are designed to be adequate in width and pavement type to carry emergency vehicles and traffic generated by the proposed use on the site.

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

FACT: The Fire and Police Departments have reviewed the application and determined that there will be no impacts to public protection services. As part of the environmental review process, the Initial Study and Mitigated Negative Declaration (“MND”) determined that Fire and Police protection services would not be impacted. The need for new or altered Fire or Police services is usually associated with substantial population growth. The Arcadia Town Center would provide approximately 0.82% of the projected population of 62,200 persons by 2045, as projected by the Southern California Association of Governments. This population growth is not considered substantial enough to require new facilities to provide public protection services. Therefore, no impacts to public protection services are anticipated.

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

FACT: As part of the development, new utility connections, including connections for potable water and storm drainage, will be required. Implementation of best management practices by the Applicant during construction and operation would ensure impacts to water quality do not occur. The site can be adequately served by all required utilities through interconnection with existing utilities within City right-of-way abutting the site. The development will require a fair-share payment for upsizing of a sewer line, which is anticipated to be built by the City.

4. The measure of site suitability shall be required to ensure that the type, density, and intensity of use being proposed will not adversely affect the public convenience, health, interest, safety, or general welfare, constitute a nuisance, or be

materially injurious to the improvements, persons, property, or uses in the vicinity and zone in which the property is located.

FACT: The Arcadia Town Center is not anticipated to be detrimental to the public health or welfare of the surrounding properties. The project will be compatible with the surrounding commercial uses in the general area. The Initial Study and Mitigated Negative Declaration (“MND”) prepared for the Arcadia Town Center analyzed all the potential impacts and all the project impacts are less than significant or can be reduced to less than significant level with the implementation of the recommended mitigation measures. Therefore, no impacts to the uses in the vicinity and zone in which the property is located are anticipated.

Tentative Tract Map

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

FACT: Approval of the Arcadia Town Center with a tentative tract map to merge five lots together as one parcel and then subdivide the airspace for condominium purposes is consistent with the Downtown Mixed Use land use designation. The land use designation is intended to accommodate mixed-use development with a residential density of up to 80 units per acre, and a floor area ratio of 1.0. The Arcadia Town Center is located in the Downtown area and is in conformance with the City’s General Plan, Development Code, and the Subdivision Map Act. The site is physically suitable for this type of development, and the approval of the architectural design for the building is compatible with the scale and character of the existing neighborhood.

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

FACT: The subject site will measure approximately 2.19 acres in size and is located within the Downtown Mixed Use (“DMU”) zone. The DMU zone has a minimum residential density of 80 units per acre, and a floor area ratio of 1.0 for non-residential uses. The Arcadia Town Center proposes a residential density of 79.7, and a commercial FAR of 0.13. Therefore, the development is in compliance with the Development Code and the site is physically suitable for the proposed development. In addition, there are no physical impediments to the development of this site for residential condominiums.

7. 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 tentative tract map involves merging five lots into a single parcel and subdividing the air space for the mixed-use development. This is considered a minor subdivision on an infill site within an urbanized area. The Initial Study and Mitigated Negative Declaration (“MND”) have assessed the potential biological impacts of the project on the natural environment and determined that no significant effects would occur. As a result, the project will not cause substantial environmental harm or harm to fish, wildlife, or their habitats.

8. 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 merge five lots together as one parcel and subdivide the air space of the proposed mixed-use development. The construction of the

Arcadia Town Center will be done in compliance with Building and Fire Codes and all other applicable regulations. The proposed density will be below the maximum allowed by the DMU zone and the City's existing infrastructure will adequately serve the new development. In addition, the Project meets all health and safety requirements and will not cause any public health or safety problems.

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

FACT: The Arcadia Town Center will not impose on any public easements and will provide dedications for public sidewalk access to the City along Santa Anita Avenue and Huntington Drive. Therefore, no conflicts for the use of any easements are expected.

10. 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 infrastructure will adequately serve the Arcadia Town Center. The City is currently in the process of upsizing an existing sewer line along Santa Anita Avenue that serves the project for which the Applicant will pay a fair share cost to help fund the project. Upon completion, the sewer line will adequately serve the project. Additionally, the requirements of the California Regional Water Quality Control Board will be satisfied.

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

FACT: The proposed subdivision, as conditioned, complies with all regulations within the Development Code and all other applicable regulations.

Architectural Design Review

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

FACT: The Arcadia Town Center is in compliance with all the development standards required in the DMU and Downtown Overlay zone such as FAR, maximum height, setbacks, and parking. Therefore, the project meets the intent of this finding.

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

FACT: The Arcadia Town Center will feature a contemporary architectural style, incorporating a diverse color palette and high-quality exterior materials. This design will establish a prominent focal point at one of the City's major intersections, complementing the existing modern buildings along Santa Anita Avenue while contributing to a vibrant atmosphere in the Downtown area. The design also includes several outdoor plazas on the ground floor, enhancing the commercial experience by encouraging walkability and activating public spaces. Additionally, two corner features will serve as visually striking focal points, drawing attention and enhancing the building's overall aesthetic appeal. These distinctive elements will create an inviting environment, making the Arcadia Town

Center a standout addition to the area. As a result, the proposed design is in full alignment with the City's Design Guidelines.

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

FACT: The Arcadia Town Center is compatible with adjacent sites such as the adjacent Mercedes-Benz of Arcadia building (101 N. Santa Anita Avenue), the IMS Executive Suites building (150 N. Santa Anita Avenue), and the approved Alexan project regarding scale, design, and creating a Downtown feel to the area along Santa Anita Avenue and Huntington Drive. The design of the Arcadia Town Center thoughtfully incorporates the ideas within the City's Center Design Plan, which promotes increased pedestrian activity, enhances street interaction, and building setbacks that respect the overall scale and mass. To align with these principles, the Arcadia Town Center is setback from Huntington Drive and Santa Anita Avenue, creating inviting public spaces and dining areas for residents and visitors. As a result, the Arcadia Town Center seamlessly integrates with the surrounding properties and developments as this area is in transition to allow for more mixed-use development.

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

FACT: The Arcadia Town Center features a well-planned site layout, with two driveway access points designed to ensure smooth traffic flow within the parking garage. Both driveway access and circulation have been thoroughly reviewed by the City Engineer and are included in the Mitigated Negative Declaration to confirm their adequacy for servicing the development. The required parking is being provided across two levels,

minimizing dead-end drive aisles to enhance circulation throughout the site. Therefore, the site will be adequate in terms of parking and circulation.

16. 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 Arcadia Town Center will fully comply with all applicable standards, the General Plan, and relevant design guidelines, contributing positively to the community's vision for Downtown Arcadia. Located within the DMU zone, the project allows for a residential density of up to 80 units per acre and a building height of up to 60 feet. The proposed mass, scale, and design adhere to the City's Design Guidelines and City Center Design Plan, ensuring compatibility with existing developments in the Downtown area. The development will also support the General Plan's objectives by engaging the streetscape with inviting commercial storefronts and public plazas at the ground level. Additionally, the design incorporates adequate articulation, breaking up the building mass into distinct segments along each street frontage by positioning public plazas and stepping back the upper floors. As a result, the design of the proposed mixed-use development aligns with the City's Design Guidelines, City Center Design Plan, and all other applicable standards.

SECTION 3. For the foregoing reasons, the Planning Commission adopts the Mitigated Negative Declaration and Mitigated Monitoring and Reporting Program in accordance with CEQA, and approves Architectural Design Review No. ADR 19-09,

Minor Use Permit No. MUP 19-11, Tentative Tract Map No. TTM 21-02 (83325), and Certificate of Demolition No. COD 22-25, to construct the “Arcadia Town Center” mixed-use development at 5-19 W. Huntington Drive and 25-75 N. Santa Anita Avenue, subject to the conditions of approval attached hereto.

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

[SIGNATURES ON THE NEXT PAGE]

Passed, approved and adopted this 14th day of January, 2025.

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. 2164

Conditions of Approval

1. The project shall be developed and maintained by the Property Owner/Applicant in a manner that is consistent with the plans submitted and recommended for approval to the City Council for Minor Use Permit No. MUP 19-11, Tentative Tract Map No. TTM 21-02 (83325), Architectural Design Review No. ADR 19-09, and Certificate of Demolition No. COD 22-25, subject to the satisfaction of the Deputy Development Services Director or designee. Noncompliance with the conditions of approval shall be grounds for immediate suspension or revocation of any approvals. Any minor changes to the development, including the outdoor dining area may be approved administratively by the Deputy Development Services Director.
2. The Property Owner/Applicant shall submit a haul route map and staging plan to Planning Services prior to issuance of a grading permit.
3. The Property Owner/Applicant shall be responsible for the repair of all damage to public improvements in the public right-of-way resulting from construction related activities, including, but not limited to, the movement and/or delivery of equipment, materials, and soils to and/or from the site. This shall be determined by the City Engineer and/or Public Works Services Director during construction and up until issuance of a Certificate of Occupancy.
4. A comprehensive landscaping plan consistent with the conceptual landscape plan approved as part of the project must be submitted to Building Services for plan check and must be prepared by a licensed landscape architect, subject to the approval of the Deputy Development Services Director or designee.
5. Grading plans shall be submitted to Building Services. The grading plans shall indicate all site improvements and shall indicate complete drainage paths of all drainage water run-off.
6. 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

7. The project shall comply with Chapter 35A Multiple Family Construction Standards in Arcadia Municipal Code Section 8130.20.
8. Prior to approval of the Final Tract Map, a dedication along the right-of-way of Santa Anita Avenue shall be dedicated to the City to accommodate a 10 foot parkway for sidewalk and utility purposes and at the corner of Santa Anita Avenue and Morlan Place to provide a corner cut-off for a standard accessible access ramp.
9. Prior to approval of the Final Tract Map, a dedication of 1'-6" along the right-of-way of Huntington Drive shall be dedicated to the City to accommodate a 13'-6" wide parkway for sidewalk and utility purposes.
10. All above ground utilities serving the site shall be removed, including all utility poles along property boundaries, and all new utility services shall be placed underground.
11. Prior to approval of the Final Tract Map or the issuance of a demolition permit, whichever comes first, the Property Owner/Applicant shall either construct or post security for all public improvements shown on the Tentative Tract Map No. 83325 and the following item(s):
 - a. Remove and replace existing sidewalk, curb, and gutter along all property frontages from property line to property line to the satisfaction of the City Engineer.
 - b. Remove and replace all driveway approaches per City standard plan.
 - c. Coordinate with Public Works Services on the protection or replacement of street trees.
12. A 16" weld steel water main with 56 psi static pressure is available on Huntington Drive and a 6" cast iron water main with 53 psi static pressure is available on Morlan Place. Both mains are available for domestic water and/or fire service. The Applicant/Property Owner shall provide calculations to determine the maximum domestic demand, maximum commercial demand, and maximum fire demand in order to verify the required sizes of water services.
13. The Property Owner/Applicant shall provide separate water services and meters for each separate structure as well as designated services for specific residential, commercial, and irrigation uses. Domestic water service for residential condominiums shall be provided by a common master meter with an approved reduced pressure backflow device for meter services protection.
14. An approved back flow prevention device shall be installed for commercial use.
15. In the event that fire suppression is common to the complex, a separate fire service with Double Check Detector Assembly (DCDA) shall be required as directed by

the Fire Marshal. Fire protection requirements shall be as stipulated by the Arcadia Fire Department and shall be conformed to the Arcadia Standard Plan. All fire services shall be isolated from domestic water services with approved back flow prevention devices.

16. A Water Meter Clearance Application shall be submitted to the Public Works Services Department prior to final plan check approval.
17. New water service installations shall be installed by the Applicant/Property Owner. Installation shall be according to the specifications of the Public Works Services Department, Engineering Division. Abandonment of existing water services, if necessary, shall be carried out by the Applicant/Property Owner, according to Public Works Services Department, Engineering Division specifications.
18. The Property Owner/Applicant shall utilize existing sewer laterals, if possible. If any drainage fixture is lower than the elevation of the next upstream manhole cover, an approved type of backwater valve is required to be installed behind the property line.
19. Prior to a Certificate of Occupancy being issued for the project, the Applicant/Property Owner shall make a fair share contribution to the sewer line upsizing project along Santa Anita Avenue. This fair share payment is memorialized as Mitigation Measure UTL-1.
20. The existing palm trees on Huntington Drive are to remain and be protected.
21. The Property Owner/Applicant shall plant 36-inch box trees in tree wells with irrigation on Santa Anita Avenue and Morlan Place. Locations of the tree wells and species of trees are to be determined by the Public Works Services Inspector.
22. The Property Owner/Applicant shall file a Notice of Intent (NOI) with the State Water Resources Control Board for a General Construction NPDES Permit, due to the proposed project exceeding one acre of disturbed land. The NOI must include items such as the preparation of a Stormwater Pollution Prevention Plan, applicable fees, and other required documentation. The City will not approve any grading plans until a Waste Discharger Identification number has been issued by the State.
23. The proposed project is subject to low impact development (LID) requirements. The Property Owner/ Applicant shall integrate LID strategies into the site design. These strategies include using infiltration trenches, bioretention planter boxes, roof drains connected to a landscaped area, pervious concrete/paver, etc.
24. Trash/recycling bins shall be configured to provide easy access for trash collection services. There should be 1 foot clearance around the trash bins/recycling bins and all bins/carts shall meet the specifications of the Public Works Services

Department. At a minimum, trash enclosure areas should accommodate three containers: a 3-yard bin for trash, 3-yard bin for recycling, and 69/96 gallon sized carts for organics recycling. The roof clearance for the trash enclosure must be at least 10 feet high.

25. All building areas shall be fully fire sprinklered per the City of Arcadia Fire Department Commercial Sprinkler Standard. The sprinkler systems serving commercial areas and residential areas shall be segregated. The fire sprinkler system shall be monitored by a UL listed central station. Notification appliances shall be provided in all common areas. Visual appliances shall be provided in any residential units classified as being accessible.
26. Class I standpipes shall be provided on all floors inside stairwells and shall extend to the roof. Additional standpipes may be required for the building interior.
27. Knox boxes shall be provided for all lobby areas. Any automatic gates used in parking areas shall be equipped with a knox switch.
28. Minimum 2A:10BC fire extinguishers shall be provided in all common areas. A maximum travel distance of 75 feet shall be provided to fire extinguishers.
29. A minimum of one Emergency Medical Services (EMS) elevator shall be required.
30. An Emergency Responder Radio Coverage System shall be provided.
31. The minimum required fire flow for the site shall be 1,500 gpm at 20 psi.
32. All required exit stairwells shall be designed in an approved manner to allow the segregation of the commercial floors from the residential floors.
33. Three new public fire hydrants shall be provided. One hydrant shall be provided on the west side of the street frontage on Huntington Drive. Two fire hydrants shall be provided on the street frontage of Santa Anita Avenue at approved locations.
34. The Property Owner/Applicant shall prepare a Lighting Plan that provides the type and location of proposed exterior lighting and signage, subject to the review and approval of the City's Development Services Department. All new lighting will be shielded and down-cast, such that the light is not cast onto adjacent properties or visible from above, and all new lighting would be reviewed to ensure compliance with the standards codified in Section 9103.01 of the City of Arcadia Development Code.
35. The Project shall be conducted in compliance with all applicable South Coast Air Quality Management District (SCAQMD) rules and permitting requirements, including but not limited to:

- SCAQMD Rule 403, Fugitive Dust, for controlling fugitive dust and avoiding nuisance. Compliance with this rule will reduce short-term particulate pollutant emissions.
 - SCAQMD Rule 402, Nuisance, which states that a Project will not “discharge from any source whatsoever such quantities of air contaminants or other material which cause injury, detriment, nuisance, or annoyance to any considerable number of persons or to the public, or which endanger the comfort, repose, health or safety of any such persons or the public, or which cause, or have a natural tendency to cause, injury or damage to business or property”.
 - SCAQMD Rule 1113, Architectural Coatings, which limits the volatile organic content (VOC) of architectural coatings used for the Project.
36. Prior to approval of grading plans, the Development Services Department shall verify that the following note is included on the contractor specifications to ensure compliance with the Migratory Bird Treaty Act (MBTA): To avoid impacts on nesting birds, vegetation on the Project site should be cleared between September 1 and January 31. If vegetation clearing occurs during the peak nesting season (between February 1 and August 31), a pre-construction survey shall be conducted by a qualified biologist to identify if there are any active nesting locations. If the biologist does not find any active nests within the impact area, the vegetation clearing/construction work will be allowed. If the biologist finds an active nest within the construction area and determines that the nest may be impacted by construction activities, the biologist will delineate an appropriate buffer zone around the nest depending on the species and the type of construction activity. Construction activities shall be prohibited in the buffer zone until a qualified biologist determines the nest is abandoned.
 37. As required by the City’s Comprehensive Tree Management Program, the Property Owner/Applicant shall obtain a permit from the Arcadia Public Works Services Department for the removal and planting of street trees associated with the Project. The Property Owner/Applicant will abide by the standards set forth in the permit, as well as standards contained in the Comprehensive Tree Management Program and other applicable sections of the Arcadia Development and Municipal Codes.
 38. The Property Owner/Applicant shall submit the Project’s landscape plans, which will include the proposed locations and species of replacement street trees, to the Arcadia Public Works Services Department for review. Street tree species will consist of those set forth in the City’s Street Tree Master Plan.
 39. If human remains are encountered during excavation activities, all work shall halt in the immediate vicinity of the discovery and the Los Angeles County Coroner shall be notified (California Public Resources Code §5097.98). The Coroner shall determine whether the remains are of forensic interest. If the Coroner determines that the remains are prehistoric, s/he will contact the Native American Heritage Commission (NAHC). The NAHC shall be responsible for designating the most likely descendant (MLD), who will be responsible for the ultimate disposition of the remains, as required by Section 7050.5 of the California Health and Safety Code.

The MLD shall make his/her recommendation within 48 hours of being granted access to the site. The MLD's recommendation shall be followed if feasible and may include scientific removal and non-destructive analysis of the human remains and any items associated with Native American burials (California Health and Safety Code §7050.5). If the landowner rejects the MLD's recommendations, the landowner shall rebury the remains with appropriate dignity on the property in a location that will not be subject to further subsurface disturbance (California Public Resources Code §5097.98).

40. The Project shall be consistent with the Title 24 energy efficiency standards and the mandatory requirements of the CALGreen code. Construction activities shall comply with idling requirements and maintenance requirements for on- and off-road vehicles.
41. Geotechnical design considerations for Project implementation are governed by the Arcadia Building Code, as set forth in Article VIII of the Arcadia Municipal Code, which incorporates by reference the California Building Code (CBC), including the California Building, Plumbing, Mechanical, Electrical and Existing Building Codes (CBSC 2022). Future buildings and structures shall be designed in accordance with applicable requirements of the CBC, the Arcadia Municipal Code, and any applicable building and seismic codes in effect at the time the grading plans are approved.
42. Activities at the Project site shall comply with existing federal, State, and local regulations regarding hazardous material use, storage, disposal, and transport to prevent Project-related risks to public health and safety. All on-site generated waste that meets hazardous waste criteria shall be stored, manifested, transported, and disposed of in accordance with the California Code of Regulations (Title 22) and in a manner to the satisfaction of the local Certified Unified Program Agency (CUPA), as applicable. Any hazardous materials removed from the Project site shall be transported only by a Licensed Hazardous Waste Hauler, who shall be in compliance with all applicable State and federal requirements, including U.S. Department of Transportation regulations under Title 49 (Hazardous Materials Transportation Act) and Title 40, Section 263 (Subtitle C of the Resource Conservation and Recovery Act) of the Code of Federal Regulations; California Department of Transportation (Caltrans) standards; and Division of Occupational Safety and Health (Cal/OSHA) standards.
43. Prior to the issuance of a demolition permit, the Property Owner/Applicant shall obtain coverage under the General Permit for Storm Water Discharges Associated with the Construction and Land Disturbance Activities (Order No 2012-0006-DWQ, NPDES No. CAS000002), which will require the development and implementation of a project-specific Storm Water Pollution Prevention Plan (SWPPP).
44. The Property Owner/Applicant shall comply with all applicable codes, ordinances, and regulations, including the most current edition of the California Fire Code and the Arcadia Municipal and Development Codes, regarding fire prevention and

suppression measures; fire hydrants; fire access; water availability; and other, similar requirements. Prior to the issuance of building permits, the City of Arcadia Development Services Department and the Arcadia Fire Department shall verify compliance with applicable codes and that appropriate fire safety measures are included in the Project design. All such codes and measures shall be implemented prior to occupancy.

45. In accordance with the City's Ordinance 7492, prior to the issuance of the building permit, the Property Owner/Applicant shall remit the most current fire protection facilities impact fee to the City. All money collected as fees imposed shall be used against the capital and infrastructure costs required to maintain acceptable life safety and fire protection in the City. The Development Services Department shall confirm compliance with this requirement prior to the issuance of a building permit.
46. Prior to issuance of the building permit, the Property Owner/Applicant shall pay new development fees to the Arcadia Unified School District (AUSD) pursuant to Section 65995 of the California Government Code. As an option to the payment of developer fees, the AUSD and the Property Owner/Applicant can enter into a facility and funding agreement, if approved by both parties. Evidence that agreements have been executed shall be submitted to the Development Services Department, or fees shall be paid with each building permit.
47. In accordance with the City's Ordinance 2237 and Section 9105.15 of the City's Development Code, prior to the issuance of the building permit, the Property Owner/Applicant shall remit the most current park facilities impact fee and/or other negotiated park fees to the City. All money collected as fees imposed shall be deposited in the Park Facilities Impact Fee Program and shall be used for the acquisition, development, and improvement of public parks and recreational facilities in the City, as proposed by the City's Parks and Recreation Master Plan. The Development Services Department shall confirm compliance with this requirement prior to issuance of a building permit.
48. The Property Owner/Applicant shall contribute, on a cost-share basis, to the City's traffic mitigation system for any intersections affected by the Project, as defined in the approved Traffic Impact Study (Traffic Impact Study for the Arcadia Town Center Project, Psomas, September 2024).
49. The Property Owner/Applicant shall comply with all applicable regulations and restrictions set forth in the Arcadia Municipal Code, including Section 7472 regarding restrictions on discharges into the sewer and Section 5130 regarding achievement of annual waste diversion rates and other applicable requirements in compliance with but not limited to Assembly Bill 939, Assembly Bill 341, and Assembly Bill 1826.

50. 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 to the satisfaction of the Building Official, City Engineer, Deputy Development Services Director, Fire Marshal, and Public Works Services Director. Any changes to the existing facility may be subject to having fully detailed plans submitted for plan check review and approval by the aforementioned City officials and employees and may subject to separate building permits.
51. To the maximum extent permitted by law, the Applicant must defend, indemnify, and hold the City, any departments, agencies, divisions, boards, and/or commissions of the City, and its elected officials, officers, contractors serving as City officials, agents, employees, and attorneys of the City (“Indemnitees”) harmless from liability for damages and/or claims, actions, or proceedings for damages for personal injuries, including death, and claims for property damage, and with respect to all other actions and liabilities for damages caused or alleged to have been caused by reason of the Applicant’s activities in connection with MUP 19-11, TTM 21-02, ADR 19-09, and COD 22-25 (“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.
52. 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 promptly notify the Applicant of the claim, action, or proceedings and will fully cooperate in the defense of the matter. Once notified, 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 that the Applicant reasonably approves. The parties hereby agree to cooperate in defending such action. The City will not voluntarily assist in any such third-party challenge(s) or take any position adverse to the Applicant in connection with 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.

Mitigation Measures as Conditions of Approval

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

53. **MM CUL-1.** Prior to the issuance of a demolition permit, the Property Owner/Applicant shall submit the name and qualifications of a qualified archaeologist to the City of Arcadia Development Services Department for review and approval. Once approved, the qualified archaeologist shall be retained by the Project Applicant/Developer. If suspected cultural (archaeological) resources or tribal cultural resources are inadvertently unearthed during excavation activities, the contractor shall immediately cease all earth-disturbing activities within a 100-foot radius of the area of discovery. The Project contractor or Property Owner/Applicant shall contact the qualified archaeologist to request an evaluation of the significance of the find and determine an appropriate course of action. If avoidance of the resource(s) is not feasible, salvage operation requirements pursuant to Section 15064.5 of the State California Environmental Quality Act Guidelines shall be followed. After the find has been appropriately avoided or mitigated, work in the area may resume.

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

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

At a minimum, the Construction Management Plan shall:

- Describe the duration and location of lane closures (if any).

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

56. **MM TCR-1.** A Native American Monitor shall be retained prior to commencement of ground-disturbing activities:

- A. The Property Owner/Applicant shall retain a Native American Monitor from or approved by the Gabrieleño Band of Mission Indians – Kizh Nation. The monitor shall be retained prior to the commencement of any "ground-disturbing activity" for the subject project at all project

locations (i.e., both on-site and any off-site locations that are included in the project description/definition and/or required in connection with the project, such as public improvement work). "Ground-disturbing activity" shall include, but is not limited to, demolition, pavement removal, potholing, auguring, grubbing, tree removal, boring, grading, excavation, drilling, and trenching.

- B. A copy of the executed monitoring agreement shall be submitted to the lead agency prior to the earlier of the commencement of any ground-disturbing activity, or the issuance of any permit necessary to commence a ground-disturbing activity.
- C. The monitor will complete daily monitoring logs that will provide descriptions of the relevant ground-disturbing activities, the type of construction activities performed, locations of grounddisturbing activities, soil types, cultural-related materials, and any other facts, conditions, materials, or discoveries of significance to the Tribe. Monitor logs will identify and describe any discovered TCRs, including but not limited to, Native American cultural and historical artifacts, remains, places of significance, etc., (collectively, tribal cultural resources, or "TCR"), as well as any discovered Native American (ancestral) human remains and burial goods. Copies of monitor logs will be provided to the project applicant/lead agency upon written request to the Tribe.
- D. On-site tribal monitoring shall conclude upon the latter of the following (1) written confirmation to the Kizh from a designated point of contact for the project applicant/lead agency that all grounddisturbing activities and phases that may involve ground-disturbing activities on the project site or in connection with the project are complete; or (2) a determination and written notification by the Kizh to the project applicant/lead agency that no future, planned construction activity and/or development/construction phase at the project site possesses the potential to impact Kizh TCRs.

57. **MM TCR-2. Unanticipated Discovery of Tribal Cultural Resource Objects**

(Non-Funerary/Non-Ceremonial) Upon discovery of any TCRs, all construction activities in the immediate vicinity of the discovery shall cease (i.e., not less than the surrounding 50 feet) and shall not resume until the discovered TCR has been fully assessed by the Kizh monitor and/or Kizh archaeologist. The Kizh will recover and retain all discovered TCRs in the form and/or manner the Tribe deems appropriate, in the Tribe's sole discretion, and for any purpose the Tribe deems appropriate, including for educational, cultural and/or historic purposes.

58. **MM TCR-3. Unanticipated Discovery of Human Remains and Associated Funerary or Ceremonial Objects**

- A. Native American human remains are defined in PRC 5097.98 (d)(1) as an inhumation or cremation, and in any state of decomposition or skeletal completeness. Funerary objects, called associated grave

goods in Public Resources Code Section 5097.98, are also to be treated according to this statute.

- B. If Native American human remains and/or grave goods are discovered or recognized on the project site, then Public Resource Code 5097.9 as well as Health and Safety Code Section 7050.5 shall be followed.
- C. Human remains and grave/burial goods shall be treated alike per California Public Resources Code section 5097.98(d)(1) and (2).
- D. Preservation in place (i.e., avoidance) is the preferred manner of treatment for discovered human remains and/or burial goods.
- E. Any discovery of human remains/burial goods shall be kept confidential to prevent further disturbance.

59. **MM UTIL-1. Sewer Upsizing Fair Share Payment.** Prior to issuance of a Certificate of Occupancy permit for the Project, the Property Owner/Applicant shall make a fair share contribution of 9 percent of the total Santa Anita Avenue sewer upsizing project cost to the City's Development Services Department. This payment shall help fund replacing the existing sewer line in Santa Anita Avenue between Huntington Drive and Camino Real Avenue within 12-inch diameter pipelines. The Santa Anita Avenue sewer upsizing project shall be split into three phases and included in the City's 2024- 25, 2025-26, and 2026-27 Capital Improvement Plan budgets, respectively. The sewer work will be completed by the City's Public Works Department by approximately the end of the 2026-27 Fiscal Year. A Certificate of Occupancy shall not be issued until all phases of the Santa Anita Avenue sewer upsizing project are fully implemented. This measure shall be implemented to the satisfaction of the City Public Works Services Department as appropriate.

Attachment No. 2

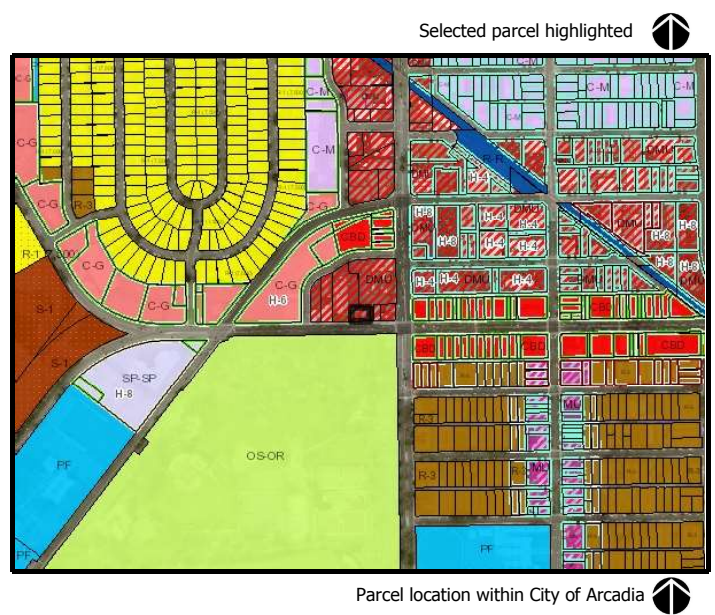
Aerial Photos with Zoning
Information and Photos of the
Project Site

Site Address: 19 W HUNTINGTON DR

Property Owner(s): Property Owner



Property Characteristics	
Zoning:	DMU
General Plan:	C 1.0
Lot Area (sq ft):	
Main Structure / Unit (sq. ft.):	3,391
Year Built:	1944
Number of Units:	0
Overlays	
Architectural Design Overlay:	N/A
Downtown Overlay:	N/A
Downtown Parking Overlay:	N/A
Parking Overlay:	N/A
Racetrack Event Overlay:	N/A
Residential Flex Overlay:	N/A
Special Height Overlay:	N/A



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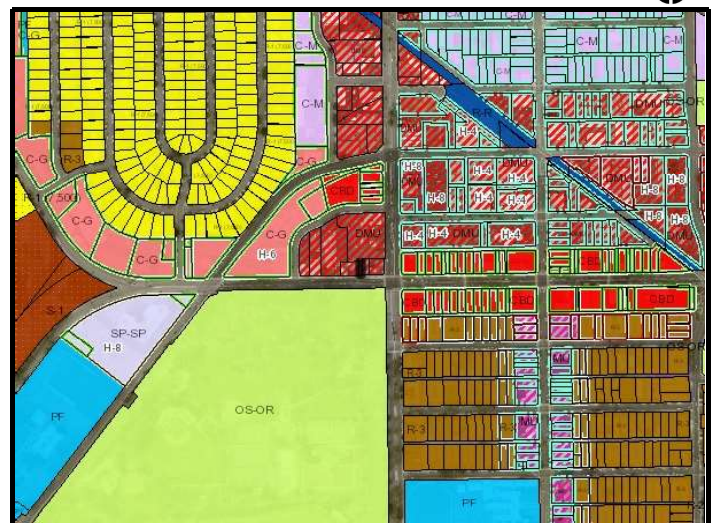
Site Address: 15 W HUNTINGTON DR

Property Owner(s): Property Owner



Property Characteristics	
Zoning:	DMU
General Plan:	C 1.0
Lot Area (sq ft):	
Main Structure / Unit (sq. ft.):	300
Year Built:	1953
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

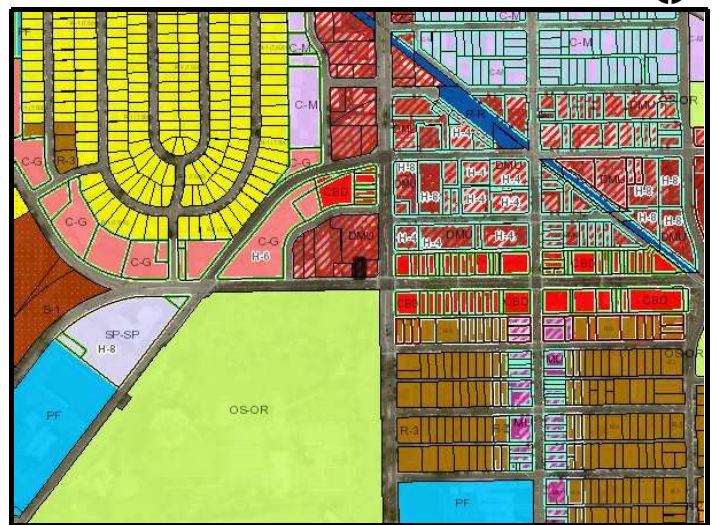
Site Address: 11 W HUNTINGTON DR

Property Owner(s): Property Owner



Property Characteristics	
Zoning:	DMU
General Plan:	C 1.0
Lot Area (sq ft):	
Main Structure / Unit (sq. ft.):	896
Year Built:	1963
Number of Units:	0
Overlays	
Architectural Design Overlay:	N/A
Downtown Overlay:	N/A
Downtown Parking Overlay:	N/A
Parking Overlay:	N/A
Racetrack Event Overlay:	N/A
Residential Flex Overlay:	N/A
Special Height Overlay:	N/A

Selected parcel highlighted



Parcel location within City of Arcadia

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

Site Address: 25 N SANTA ANITA AVE

Property Owner(s): Property Owner



Property Characteristics	
Zoning:	DMU
General Plan:	DMU
Lot Area (sq ft):	
Main Structure / Unit (sq. ft.):	3,829
Year Built:	1958
Number of Units:	0
Overlays	
Architectural Design Overlay:	N/A
Downtown Overlay:	N/A
Downtown Parking Overlay:	N/A
Parking Overlay:	N/A
Racetrack Event Overlay:	N/A
Residential Flex Overlay:	N/A
Special Height Overlay:	N/A

Selected parcel highlighted



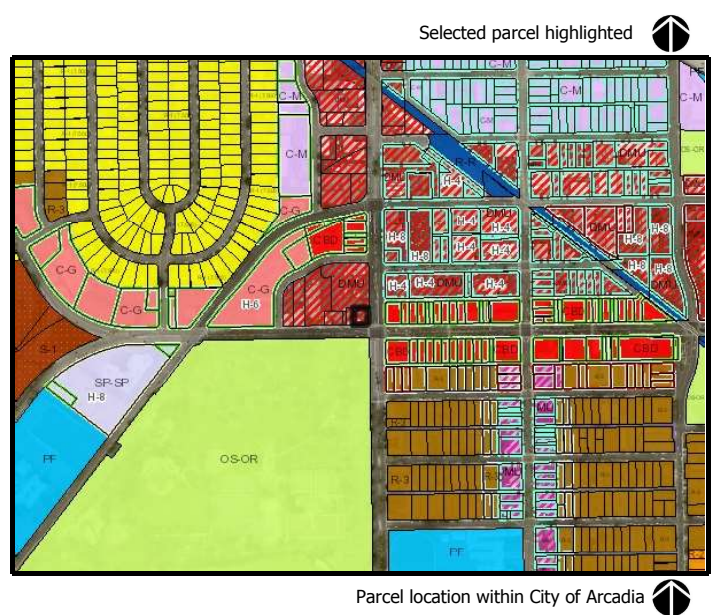
Parcel location within City of Arcadia

Site Address: 5 W HUNTINGTON DR

Property Owner(s): Property Owner



Property Characteristics	
Zoning:	DMU
General Plan:	C 1.0
Lot Area (sq ft):	
Main Structure / Unit (sq. ft.):	1,260
Year Built:	1992
Number of Units:	1
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



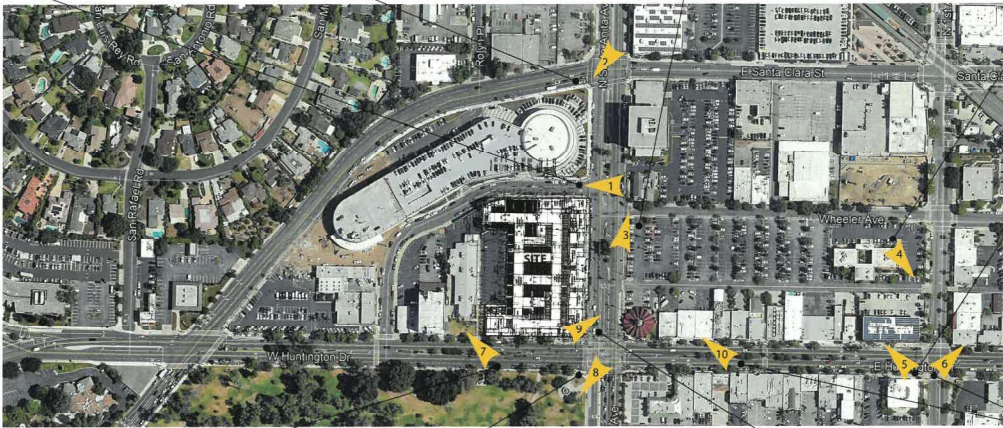


1. Morlan Place. Viewing West

2. Santa Calra Street. Viewing South-East

3. Viewing North from Wheeler Ave. and Santa Anita Ave.

4. N 1st Ave. Viewing South



7. Viewing west from Huntington Dr.

8. Viewing Park from corner of Santa Anita Ave. & Huntington Dr.

9. Viewing North-East from Santa Anita Ave. & Huntington Dr.

10. Eastern side of Property View from Santa Anita Ave.



5. Intersection at N 1st Ave & Huntington Dr. Viewing West



6. Intersection at N 1st Ave & Huntington Dr. Viewing North-East



SCALE: 1/8" = 1'-0"
NOTES: SCALE = 1/16" = 1'-0"

ARCADIA TOWN CENTER
Arcadia, CA
HSA # 18138

EXISTING SITE PHOTOS
ARCHITECTURAL DESIGN REVIEW - RESUBMITTAL
November 1, 2022

NEW WORLD
INTERNATIONAL
INVESTMENT LLC

HUMPHREYS & PARTNERS ARCHITECTS, L.P.
6339 Alpha Rd., Suite 3000, Dallas, TX 75246 | 972.701.9638 | www.humphreys.com

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Attachment No. 3

Tentative Tract Map

Attachment No. 4

Architectural Plans



Arcadia Town Center, Mixed-use
ARCADIA, CALIFORNIA

ARCHITECTURAL DESIGN REVIEW-Resubmittal

Date: 11/17/2022
Job # 18158

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

Architect: **HUMPHREYS & PARTNERS ARCHITECTS, L.P.**
5339 Alpha Rd., Suite 300, Dallas, TX 75240 | 972-751-9500 | www.humphreys.com

VINCITY MAP



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Project Info

Address:	SW, 11W, 15W, 19W Huntington Dr. & 25-75 N Santa Anita Ave	
Current Zoning:	Central Business District (C2), Downtown Mixed Use (DMU)	
Proposed Zoning:	Central Business District (C2), Downtown Mixed Use (DMU)	
Site Area (TOTAL):	98,880 sf	
Dedication:	5,462 sf	2.57 AC
Site Area (Net):	93,417 sf	2.19 AC
Max Height Proposed:	60'	
Proposed Density:	75.7 DU/AC TOTAL	80 DU/AC MAX
Setbacks Required:	Front: 10' Dedication Sidewalk: 5' Dedication Side: 5' Dedication Rear: 5' Dedication	
Floor Area Ratio - Allowed:	98,880 sf	0.13
Net Site Area:	93,417 sf	11,130 sf
Max FAR**:	2.0	
Max Nonresidential Floor Area:	98,880 sf	

Unit Summary

ARCADIA TOWN CENTER		Arcadia, CA		RESUBMITTAL		P18158	
PROJECT SUMMARY	#	NET SF**	deck	total NSF	Ave NSF	Min	Max
1-BEDROOM:							
A1	4	808	0	3,132			
A2	6	842	0	5,052			
A3	4	709	0	2,836			
A3-alt1	6	788	0	4,728			
A4	8	796	58	6,358			
A5	6	713	58	4,378			
A6	4	791	76	3,164			
A7	2	530	0	1,860			
A8	1	1,033	0	1,033			
Subtotal 1-bedroom	41			31,543	754	22.7%	
2-BEDROOM:							
B1	2	1,108	58	2,216			
B1-alt1	6	1,207	58	7,242			
B1-alt2	8	1,236	58	9,868			
B1-alt3	8	1,170	36	9,360			
B1-alt4	8	999	58	7,592			
B2	50	1,128	58	56,400			
B3	4	1,180	61	4,720			
B4	16	1,157	58	18,512			
B5 TH1	2	1,398	267	2,796			
B6 TH2	4	1,523	188	6,116			
Subtotal 2-bedroom	108			125,242	1,160	59.7%	
3-BEDROOM:							
C1	4	1,724	330	6,896			
C2	20	1,443	52	28,860			
C3	4	2,014	0	8,056			
C4	2	1,329	0	7,658			
C4-alt1	2	1,226	0	2,482			
Subtotal 3-bedroom	32			48,962	1,530	17.7%	
Total	181			9,714	206,752	1,142	

Notes:
 *NOTE: 1/2 is shown to outside of walls and CE of unit walls.
 **NOTE: 1/2 is approx and subject to change as more information is known.

COMMERCIAL			total NSF
Commercial 1	Small Restaurant	Morian & Santa Anita Ave	4,650
Commercial 2	Large Restaurant	Santa Anita Ave	-
Commercial 3	Office/Professional	Huntington Dr.	4,800
Commercial 4	Retail/Sales General	Santa Anita Ave	3,480
Total Commercial:			13,130

Non-Residential Floor Area: The floor area for buildings in single-family residential zones shall be measured as the total horizontal floor area of all the floors of a building from the outside walls. The total horizontal floor area shall include the residential floor area of any structure located on the lot including the main dwelling, detached accessory structures, accessory dwelling units, all garage areas except those located in a basement, and all patios and high-volume covered walkways above 14 feet in height. The following shall be excluded from the floor area for the purposes of calculating floor area only:
 a. For houses less than 3,000 square feet in size, floor area shall include required parking spaces 100 square feet for a two-car garage and 100 square feet for three-car garages.
 b. For houses 3,000 square feet or larger, floor area shall include four parking spaces 300 square feet minimum.
 c. Floor area shall exclude basements.
 d. Floor area shall exclude non-enclosed covered structures such as covered patios or porches, decks, and balconies.

Amenity Provided:		Cross Floor Area Provided:	
Amenity 1:	HELVETIA # ROOM*	1,500	1
Amenity 2:	FITNESS/BIKE RACKS	640	1
Amenity 3:	CLUBHOUSE/BIKE RACKS	720	1
Amenity 4:	CLUBHOUSE @ LEVEL 4	1,030	1
Total Amenity Provided:	3,890		

Level	Building Area*	MEP**	Deck	Landscaping/Finish	Park/Perk	Utility/Amenity	Other**	Corridor	RETAIL	MSF
Level 5:	86,214	1,327	324	2,986	140	-	282	6,148	8,059	51,810
Level 4:	87,221	1,327	324	4,125	140	-	1,230	60,188	8,055	52,081
Level 3:	67,005	1,327	324	2,407	140	-	1,118	61,700	7,513	51,627
Level 2:	63,698	1,327	324	1,003	956	-	1,214	57,113	8,768	45,147
Level 1:	83,983	1,327	606	-	3,200	64,300	1,214	-	-	111,300
Level B1:	65,007	1,327	7,700	-	1,564	67,071	-	-	-	-
Total	400,118	7,602	8,600	11,521	6,226	116,571	5,134	241,239	31,815	1,110

Parking Summary

Parking Required:		per AMC Sect. 9103.07	
Residential:	# du	Ratio	Total
Studio:	0	1.5	0.0
1-bed:	41	1.5	61.5
2-bed:	108	1.5	162.0
3-bed:	32	1.5	48.0
Subtotal:	181		272.0

Parking Provided:		per AMC Sect. 9103.07	
Standard	Tandem*	1-Bay**	Handicap
9'x18'	10'x18'	10'x18'	9'x18'
Level B1:	15	11	3
Level 1:	16	11	3
Total:	192	47	7

Commercial:		per AMC Sect. 9103.07	
Commercial 1:	Commercial 2:	Commercial 3:	Commercial 4:
4,650	4,800	4,800	3,480
1,200	1,200	1,200	1,200
Small Restaurant	Large Restaurant	Office/Professional	Retail/Sales General
24,25	9,60	19,20	17,40
Total Commercial:	13,130		60,85
Subtotal:	60,85		46
Subtotal after 25% reduction:			37

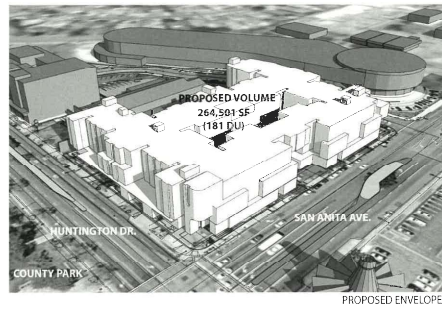
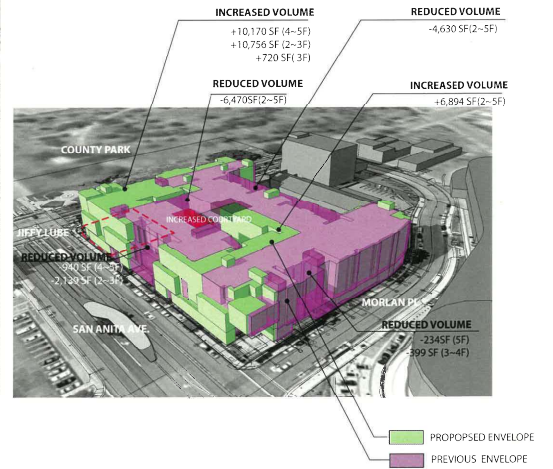
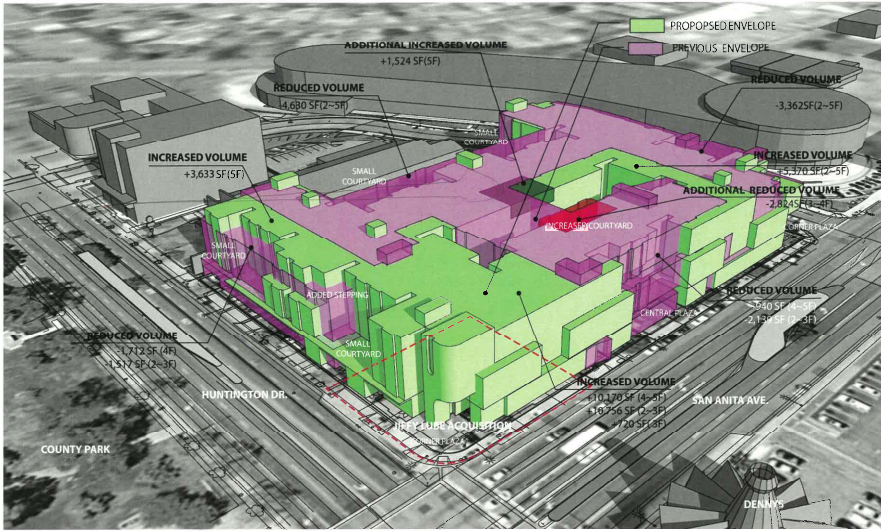
Open Space & Bike Parking

Bike Parking Required:		per AMC Sect. 9103.07 150	
Resident:	#	Ratio	Total
Resident:	181	0.20	37
Retail:	46	0.05	3
Subtotal Long Term:			40

Bike Parking Provided:		per AMC Sect. 9103.07	
Standard	1-Bay**	Handicap	Total
9'x18'	10'x18'	9'x18'	9'x18'
Level B1:	4	1	5
Level 1:	4	1	5
Total:	8	2	10

Open Space Required:		per AMC Sect. 9102.05 130	
1-bed:	2-bed:	3-bed:	Total
41	108	32	181
42	100	100	4,800
108	100	100	10,800
32	100	100	3,200
Total Open Space Required:			18,100

Open Space Provided:		per AMC Sect. 9102.05	
Ground Level:	Platinum Level:	Private Open Space:	Skydeck (Level 4):
6,211	21,825	9,714	324
6,211	21,825	9,714	324
6,211	21,825	9,714	324
6,211	21,825	9,714	324
Total Open Space Provided:			38,714



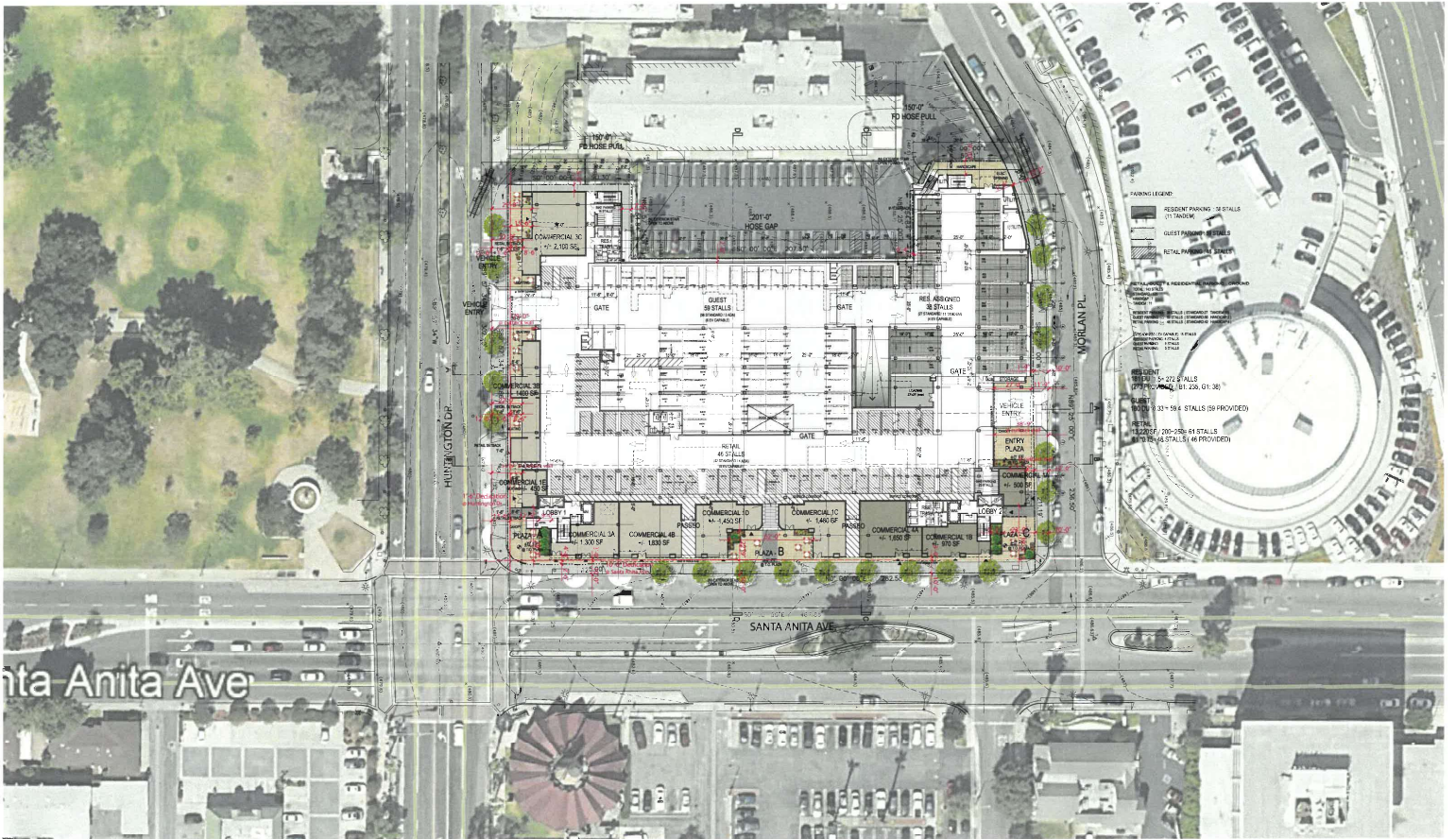
ARCADIA TOWN CENTER
Arcadia, CA
4950 E 13118

ZONING ENVELOPE
ARCHITECTURAL DESIGN REVIEW - RESUBMITTAL
November 1, 2022

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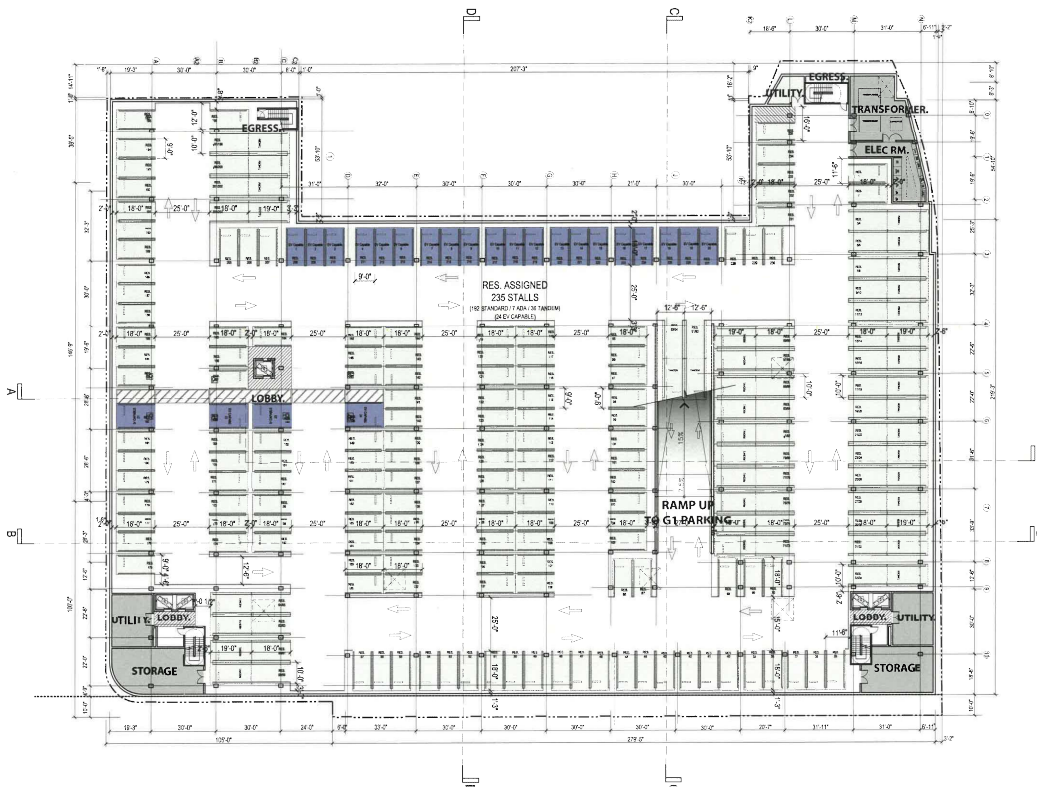
ARCADIA TOWN CENTER
Arcadia, CA
HPA # 18-158

ILLUSTRATIVE SITE PLAN
ARCHITECTURAL DESIGN REVIEW - RESUBMITTAL
November 1, 2022

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PARKING LEGEND

- RESIDENT PARKING : 235 STALLS
- GUEST PARKING
- RETAIL PARKING

RESIDENTIAL PARKING - BASEMENT 1

TOTAL 235 STALLS
 STANDARD 162
 HANDICAP 73
 BY REQUIREMENT 100 CAPABLE STALLS

LEVEL B1	
BUILDING AREA:	82,497 SF
MVP:	1,160 SF
MEP:	2,702 SF
LOADING/TRASH/STORAGE:	1,564 SF
PARKING:	87,071 SF
GRSF:	- SF
NRSF:	- SF
TOTAL PARKING:	235 SPACES



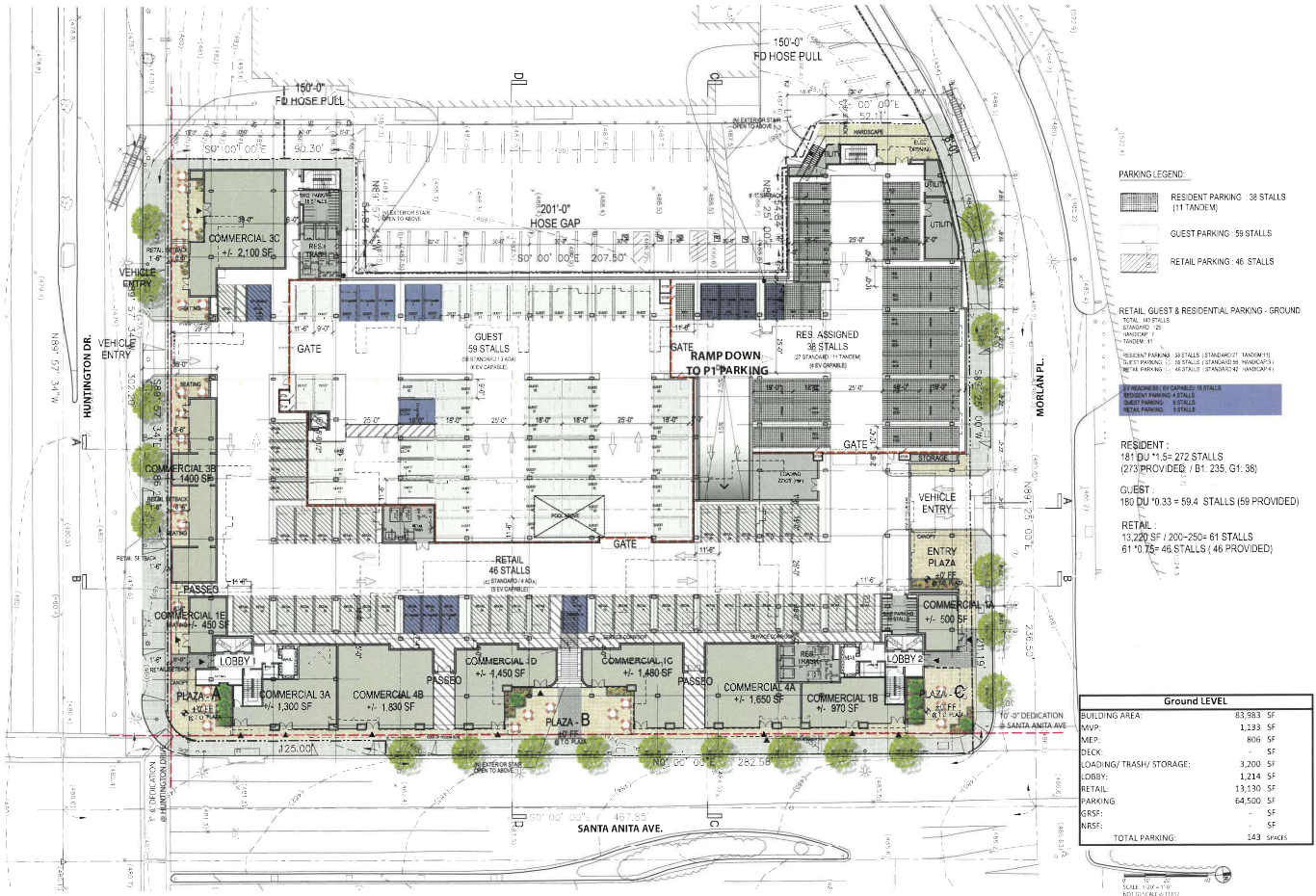
ARCADIA TOWN CENTER
 Arcadia, CA
 HPA # 18153

LEVEL B1 (SUB-T PARKING) PLAN
ARCHITECTURAL DESIGN REVIEW - RESUBMITTAL
 November 1, 2022

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PARKING LEGEND

- RESIDENT PARKING - 38 STALLS (11 TANDIEM)
- GUEST PARKING - 59 STALLS
- RETAIL PARKING - 46 STALLS

RETAIL GUEST & RESIDENTAL PARKING - GROUND
 TOTAL 143 STALLS
 STANDING 42
 TANDIEM 11
 RESIDENT PARKING - 38 STALLS (STANDING 17 TANDIEM 11)
 GUEST PARKING - 59 STALLS (STANDING 42 TANDIEM 17)
 RETAIL PARKING - 46 STALLS (STANDING 42 TANDIEM 4)

RESIDENT:
 181 DU *1.5= 272 STALLS
 (215 PROVIDED / B1, 235, C1- 38)

GUEST:
 180 DU *0.33 = 59.4 STALLS (59 PROVIDED)

RETAIL:
 13,220 SF / 200-250= 61 STALLS
 61 *0.75= 46 STALLS (46 PROVIDED)

Ground LEVEL	
BUILDING AREA:	83,983 SF
MVP:	1,133 SF
MEP:	806 SF
DECK:	- SF
LOADING/ TRASH/ STORAGE:	3,200 SF
LOBBY:	1,214 SF
RETAIL:	13,130 SF
PARKING:	64,500 SF
GRSF:	- SF
NRSF:	- SF
TOTAL PARKING:	143 SPACES

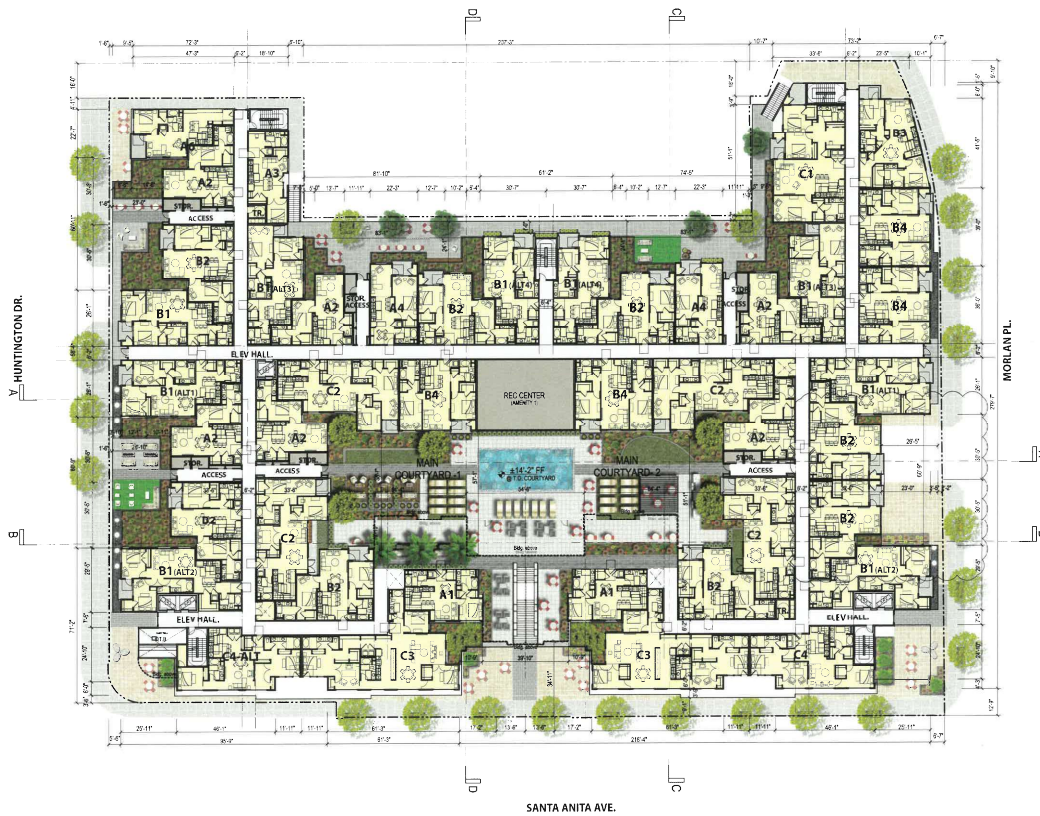
ARCADIA TOWN CENTER
 Arcadia, CA
 HPA # 18152

LEVEL 1 (GROUND LEVEL) PLAN
ARCHITECTURAL DESIGN REVIEW - RESUBMITTAL
 November 1, 2022

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LEVEL 2	
BUILDING AREA:	63,938 SF
XVVP:	1,317 SF
MEP:	324 SF
DECK:	1,903 SF
AMENITY:	1,524 SF
TRASH/STORAGE:	955 SF
GRSF:	57,915 SF
CIRCULATION:	8,768 SF
NRSF (FOR SALE):	49,147 SF
EFFICIENCY:	84.9%
TOTAL CONDO UNITS:	43 UNITS



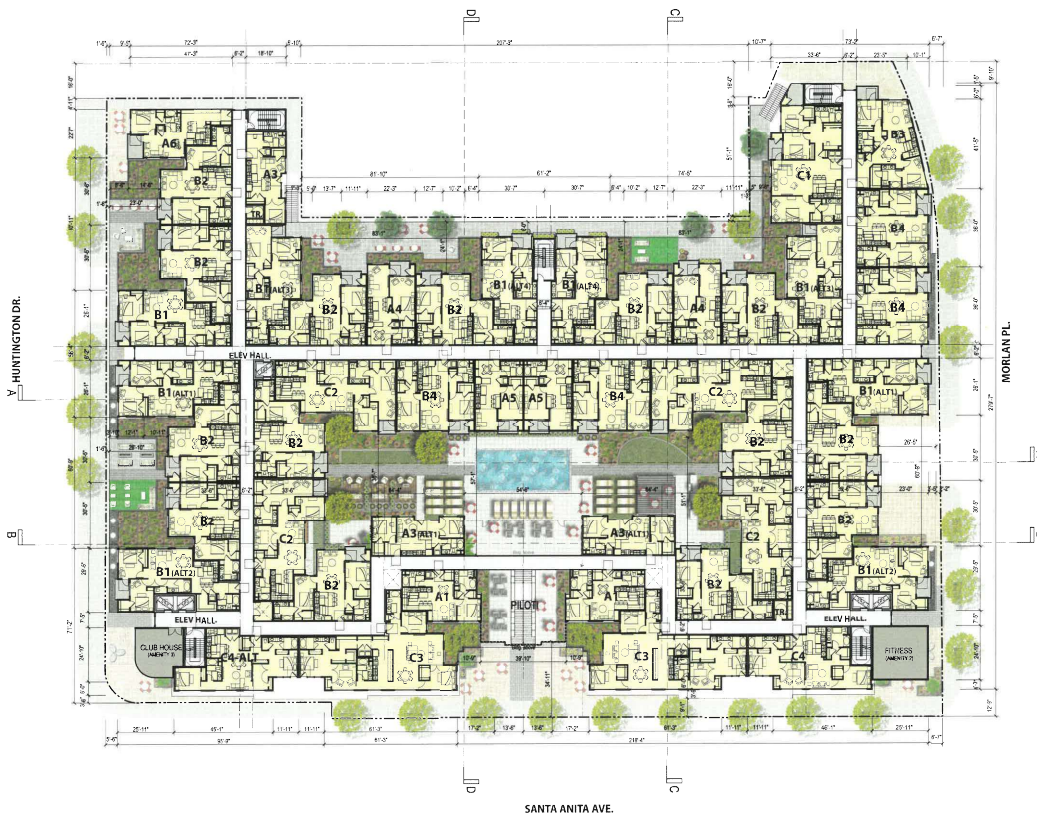
ARCADIA TOWN CENTER
Arcadia, CA
199A & 1815B

LEVEL 2 PLAN
ARCHITECTURAL DESIGN REVIEW - RESUBMITTAL
November 1, 2022

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LEVEL 3	
BUILDING AREA:	67,095 SF
MUP:	1,117 SF
MFP:	324 SF
DECK:	2,407 SF
AMENITY:	1,118 SF
TRASH/STORAGE:	163 SF
GRSF:	61,760 SF
CIRCULATION:	7,933 SF
NRSP (FOR SALE):	53,827 SF
EFFICIENCY:	87.2%
TOTAL CONDO UNITS:	47 UNITS



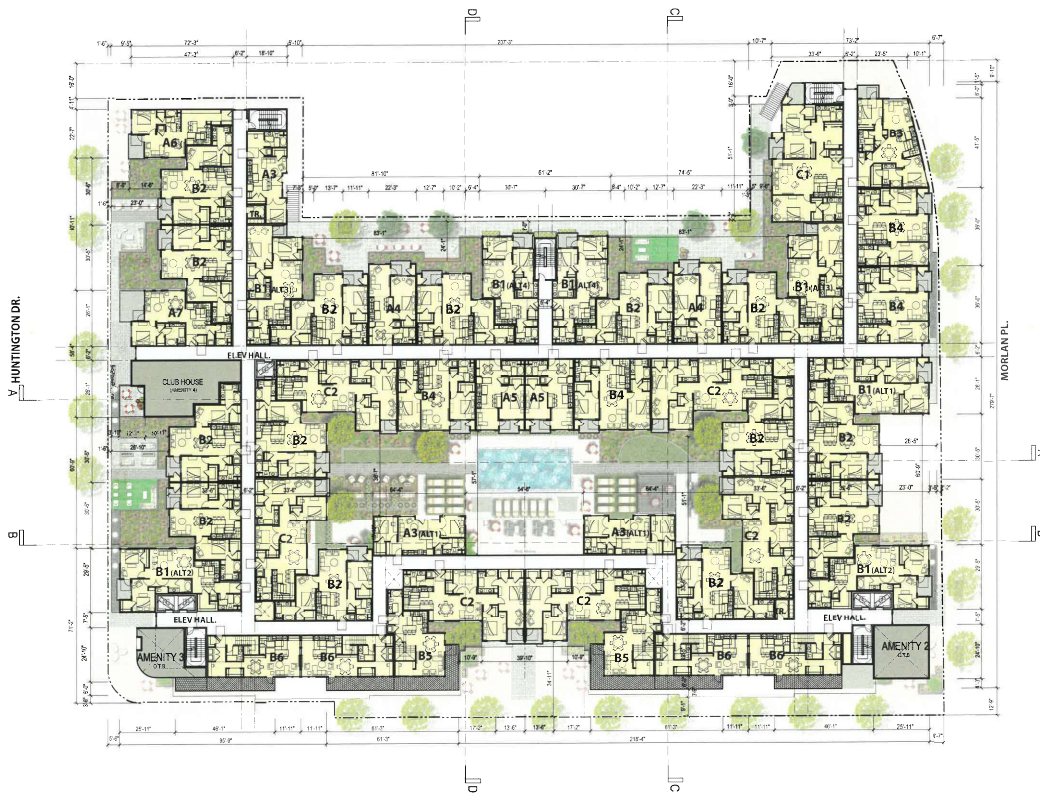
ARCADIA TOWN CENTER
ARCADIA, CA
EBA # 18158

LEVEL 3 PLAN
ARCHITECTURAL DESIGN REVIEW - RESUBMITTAL
November 1, 2022

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LEVEL 4	
BUILDING AREA:	67,211 SF
RVR:	1,317 SF
MEP:	324 SF
DECK:	4,225 SF
AMENITY:	1,030 SF
TRASH/STORAGE:	169 SF
CRSF:	60,146 SF
CIRCULATION:	8,055 SF
NRSF (FOR SALE):	52,081 SF
EFFICIENCY:	86.6%
TOTAL TOWN UNITS:	6 UNITS
TOTAL CONDO UNITS:	42 UNITS



ARCADIA TOWN CENTER
 Arcadia, CA
 HP24-18158

LEVEL 4 PLAN
ARCHITECTURAL DESIGN REVIEW - RESUBMITTAL
 November 1, 2022

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1: AERIAL PERSPECTIVE VIEW



2: AERIAL PERSPECTIVE VIEW



3: CORNER AERIAL PERSPECTIVE VIEW



4: VIEW FROM ARCADIA COUNTY PARK

ARCADIA TOWN CENTER
Arcadia, CA
HFA # 18158

PERSPECTIVE VIEWS
ARCHITECTURAL DESIGN REVIEW - RESUBMITTAL

November 1, 2022

NEW WORLD
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1: MAIN CORNER VIEW FROM SANTA ANITA AVE. & MORLAN PL.



2: CORNER VIEW FROM SANTA ANITA AVE. & HUNTINGTON DR.

ARCADIA TOWN CENTER
Arcadia, CA
MPA # 18158

PERSPECTIVE VIEWS
ARCHITECTURAL DESIGN REVIEW - RESUBMITTAL
November 1, 2022

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1: VIEW OF SANTA ANITA AVE. CENTRAL PLAZA AND STREET SCAPE



2: LOOKING WEST FROM SANTA ANITA / MID-BLOCK PODIUM CONNECTION



3: LOOKING NORTH FROM SANTA ANITA AVE. RETAIL & STREET SCAPE

ARCADIA TOWN CENTER
Arcadia, CA
HFA # 18158

PERSPECTIVE VIEWS
ARCHITECTURAL DESIGN REVIEW - RESUBMITTAL

November 1, 2022

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1: LOOKING EAST FROM HUNTINGTON DR.



2: LOOKING WEST FROM HUNTINGTON DR. MAIN ENTRY



3: VIEW OF HUNTINGTON DR. FROM ARCADIA COUNTY PARK

ARCADIA TOWN CENTER
Arcadia, CA
HFA # 18158

PERSPECTIVE VIEWS
ARCHITECTURAL DESIGN REVIEW - RESUBMITTAL

November 9, 2022

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1: LOOKING SOUTH FROM SANTA ANITA / MORLAN PL.: CORNER PLAZA



2: LOOKING EAST FROM MORLAN PL.



3: VIEW OF MORLAN PL. RESIDENTIAL FACADE.

ARCADIA TOWN CENTER
Arcadia, CA
HFA # 18158

PERSPECTIVE VIEWS
ARCHITECTURAL DESIGN REVIEW - RESUBMITTAL
November 1, 2022

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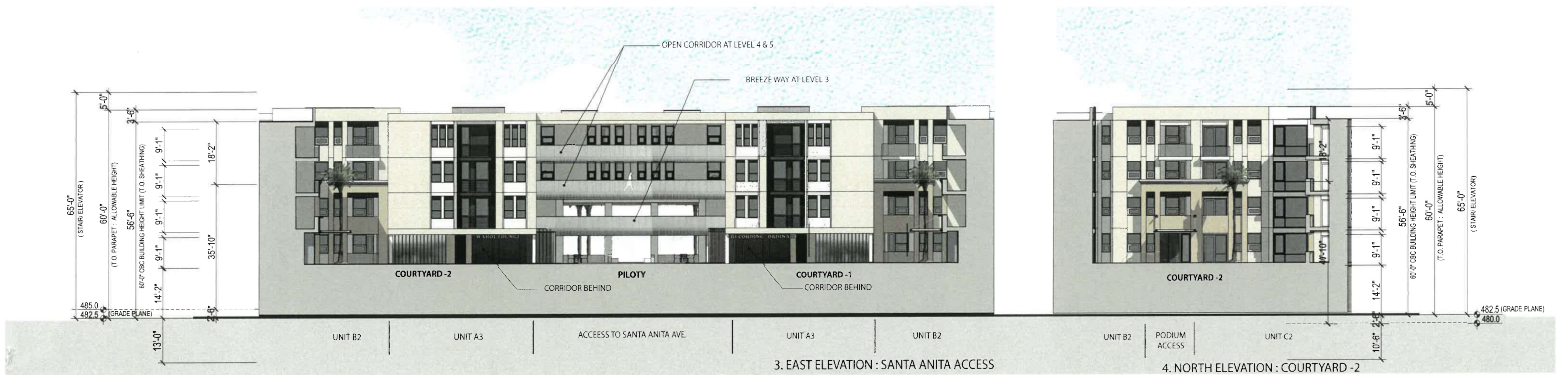


ARCADIA TOWN CENTER
Arcadia, CA
1724 18150

ELEVATIONS
ARCHITECTURAL DESIGN REVIEW - RESUBMITTAL
November 1, 2022

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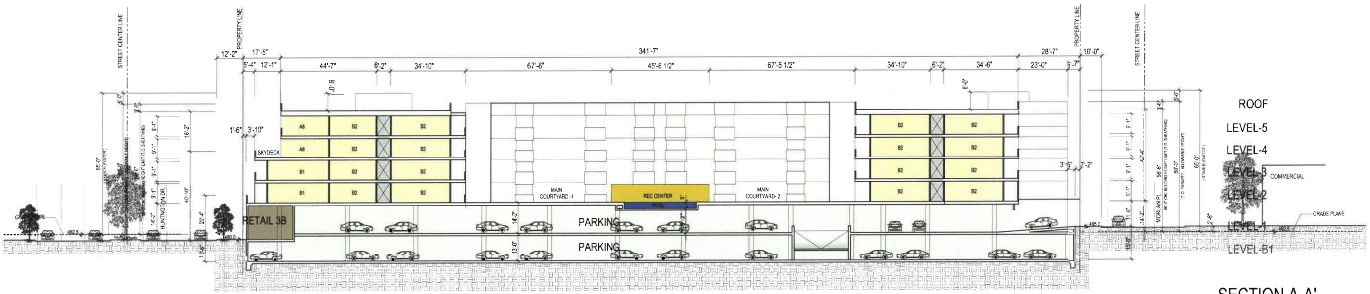
ELEVATIONS (COURTYARD)
ARCHITECTURAL DESIGN REVIEW - RESUBMITTAL

November 1, 2022

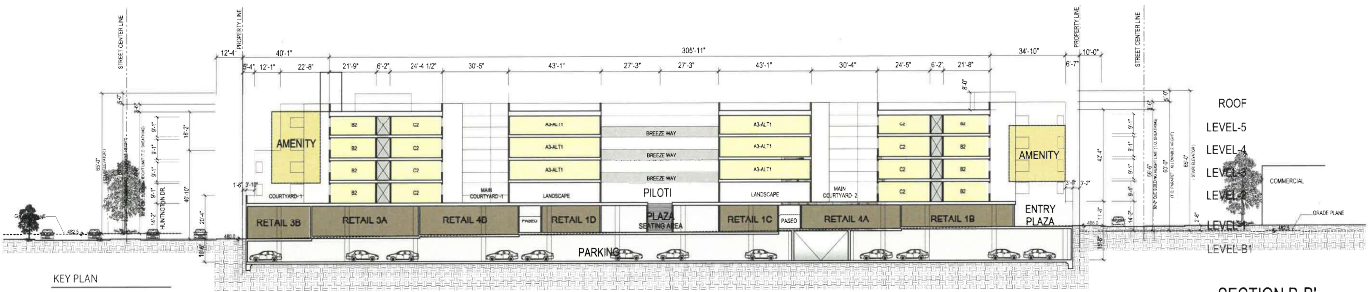
ARCADIA TOWN CENTER
 Arcadia, CA
 HFA 4 18158

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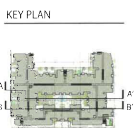
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SECTION A-A'



SECTION B-B'



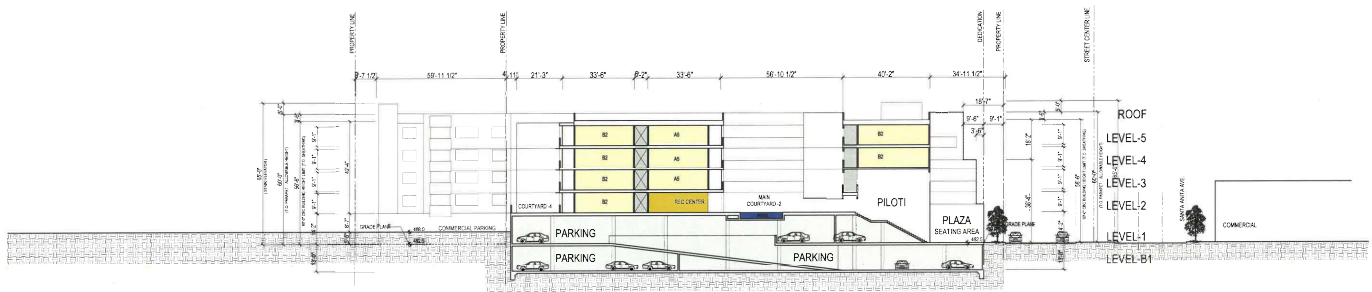
ARCADIA TOWN CENTER
Arcadia, CA
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SECTIONS
ARCHITECTURAL DESIGN REVIEW - RESUBMITTAL
November 1, 2022

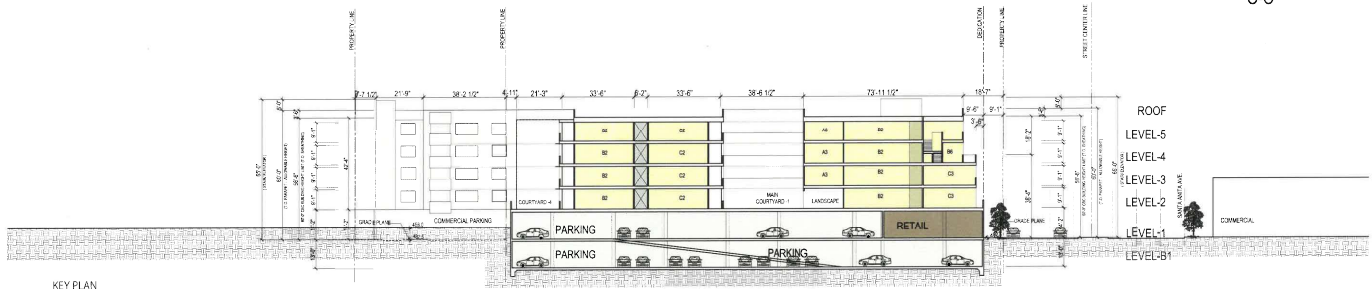
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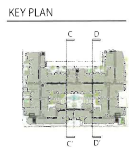
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SECTION C-C'



SECTION D-D'



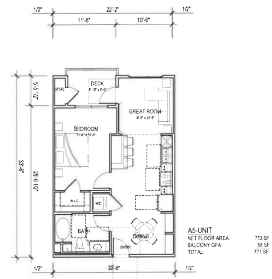
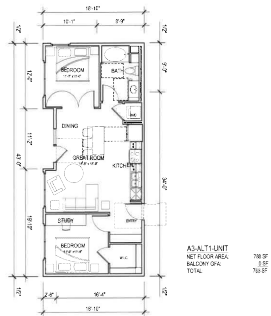
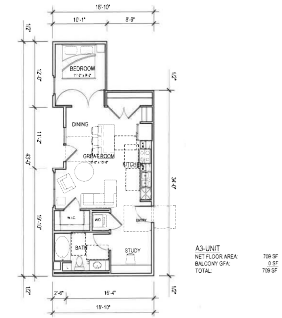
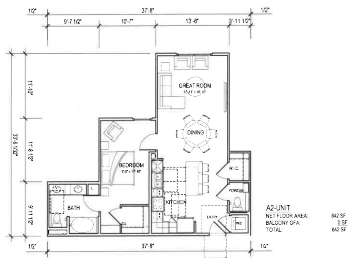
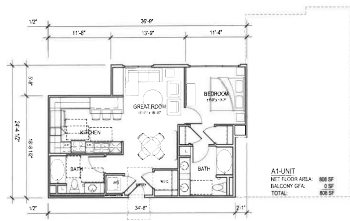
ARCADIA TOWN CENTER
 Arcadia, CA
 HFA # 18158

SECTIONS
ARCHITECTURAL DESIGN REVIEW - RESUBMITTAL
 November 1, 2022

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Arcadia, CA
HPA # 18158

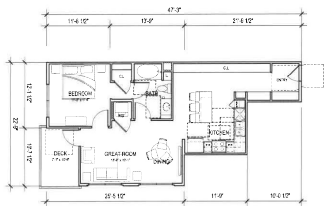
UNIT PLANS
ARCHITECTURAL DESIGN REVIEW - RESUBMITTAL

November 1, 2022

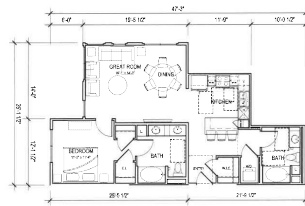
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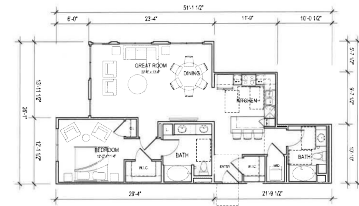
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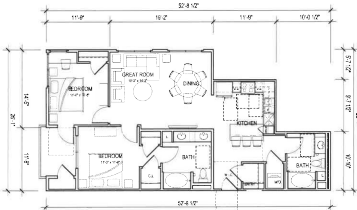
A6-UNIT
NET FLOOR AREA 79.5 SF
BALCONY SPA 1.3 SF
TOTAL 80.8 SF



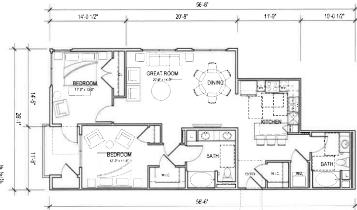
A7-UNIT
NET FLOOR AREA 80.5 SF
BALCONY SPA 1.3 SF
TOTAL 81.8 SF



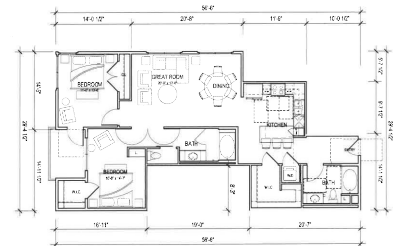
A8-UNIT
NET FLOOR AREA 120.9 SF
BALCONY SPA 1.3 SF
TOTAL 122.2 SF



B1-UNIT
NET FLOOR AREA 139.5 SF
BALCONY SPA 1.3 SF
TOTAL 140.8 SF



B2-UNIT
NET FLOOR AREA 120.9 SF
BALCONY SPA 1.3 SF
TOTAL 122.2 SF



B3-UNIT
NET FLOOR AREA 120.9 SF
BALCONY SPA 1.3 SF
TOTAL 122.2 SF



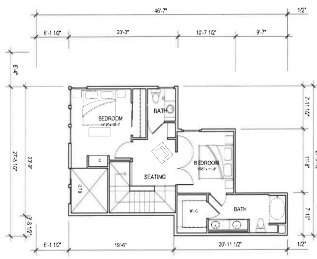
ARCADIA TOWN CENTER
Arcadia, CA
HPA 4 18 158

UNIT PLANS
ARCHITECTURAL DESIGN REVIEW - RESUBMITTAL
November 1, 2022

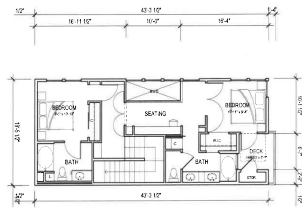
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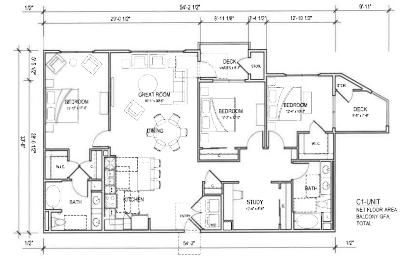
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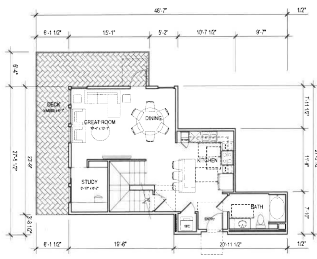
B5-TOWN UPPER UNIT
 NET FLOOR AREA 837 SF
 BALCONY SPA 131 SF
 TOTAL 968 SF



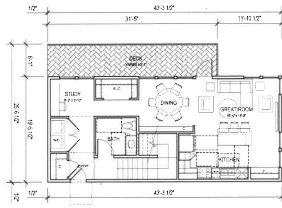
B6-TOWN UPPER UNIT
 NET FLOOR AREA 848 SF
 BALCONY SPA 48 SF
 TOTAL 896 SF



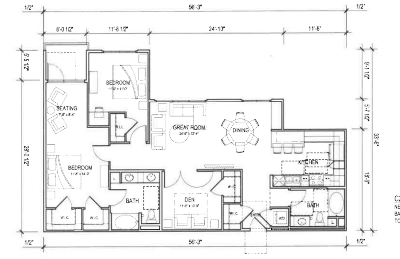
C1-UNIT
 NET FLOOR AREA 1734 SF
 BALCONY SPA 73 SF
 TOTAL 1807 SF



B5-TOWN LOWER UNIT
 NET FLOOR AREA 837 SF
 BALCONY SPA 131 SF
 TOTAL 968 SF



B6-TOWN LOWER UNIT
 NET FLOOR AREA 848 SF
 BALCONY SPA 48 SF
 TOTAL 896 SF



C2-UNIT
 NET FLOOR AREA 1441 SF
 BALCONY SPA 53 SF
 TOTAL 1494 SF



ARCADIA TOWN CENTER
 Arcadia, CA
 HPA # 18158

UNIT PLANS
ARCHITECTURAL DESIGN REVIEW - RESUBMITTAL
 November 1, 2022

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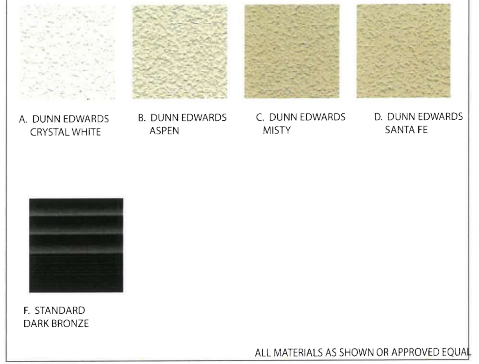
27
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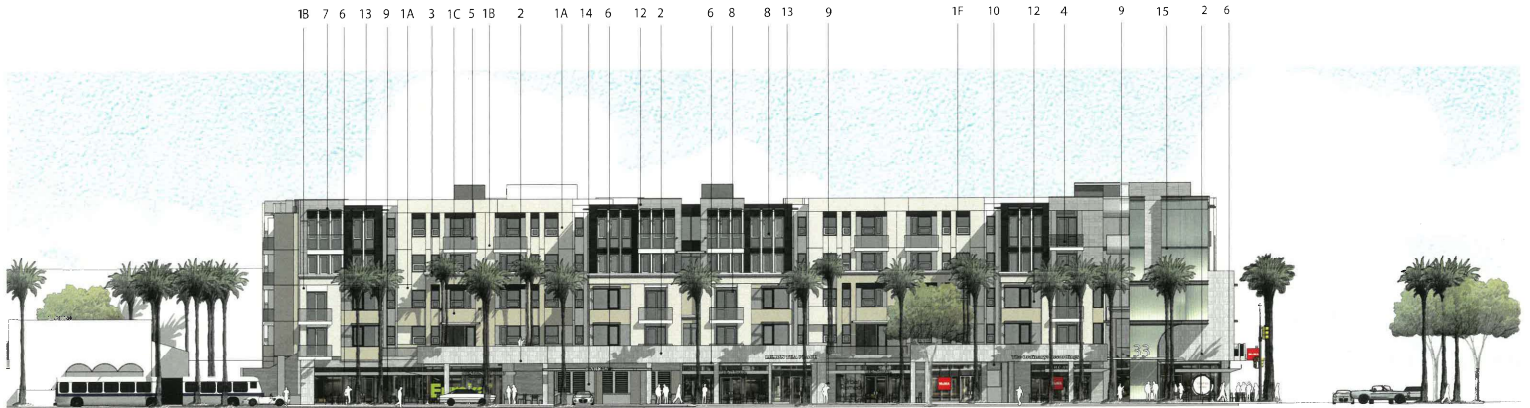


LETTERS DENOTE COLORS



ALL MATERIALS AS SHOWN OR APPROVED EQUAL

ALL MATERIALS AS SHOWN OR APPROVED EQUAL



VIEW OF HUNTINGTON DRIVE.
NUMBERS DENOTE MATERIALS
LETTERS DENOTE COLORS

ARCADIA TOWN CENTER
Arcadia, CA
HPA # 18158

CONCEPT DETAILS AND MATERIALS
ARCHITECTURAL DESIGN REVIEW - RESUBMITTAL

November 11, 2022

NEW WORLD
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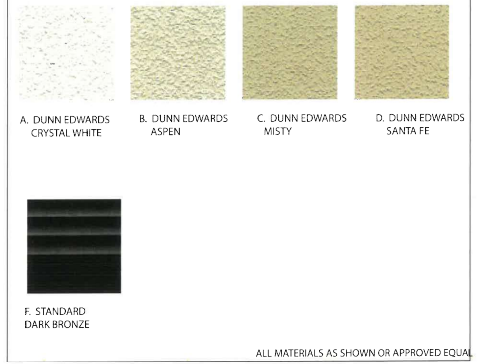
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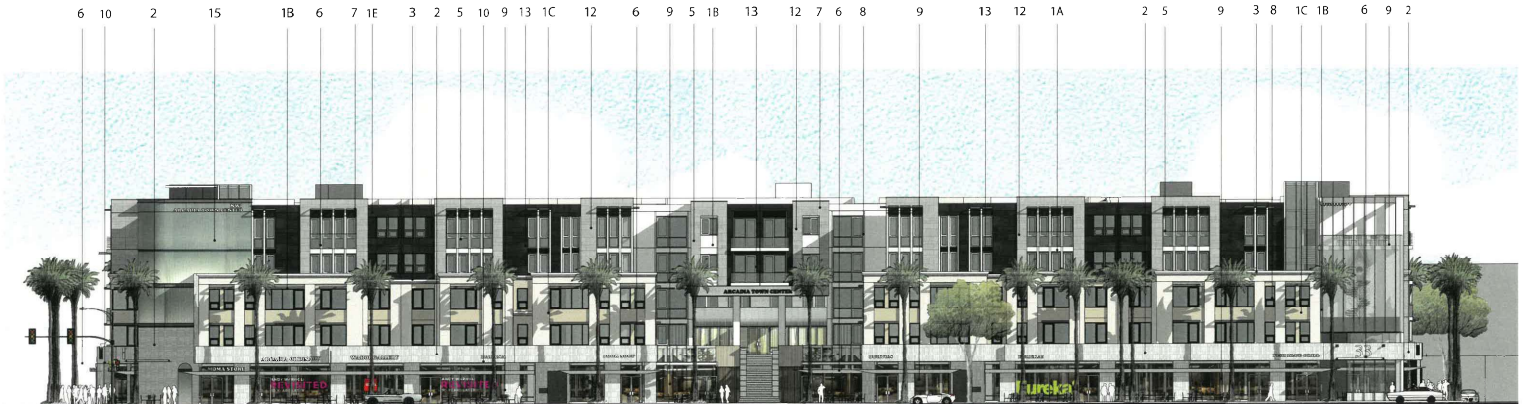


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ALL MATERIALS AS SHOWN OR APPROVED EQUAL



VIEW OF SANTA ANITA AVE.
NUMBERS DENOTE MATERIALS
LETTERS DENOTE COLORS

ARCADIA TOWN CENTER
Arcadia, CA
HPN 218158

CONCEPT DETAILS AND MATERIALS
ARCHITECTURAL DESIGN REVIEW - RESUBMITTAL

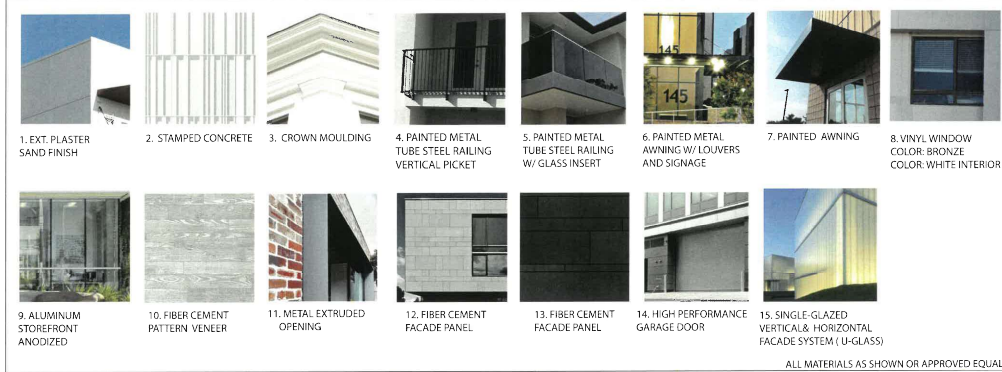
November 1, 2022

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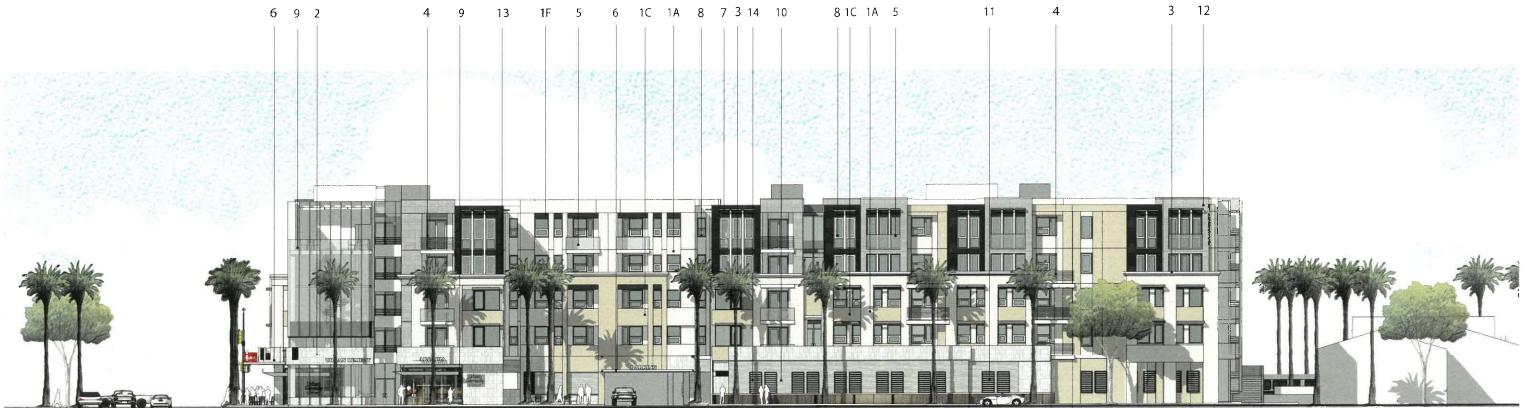
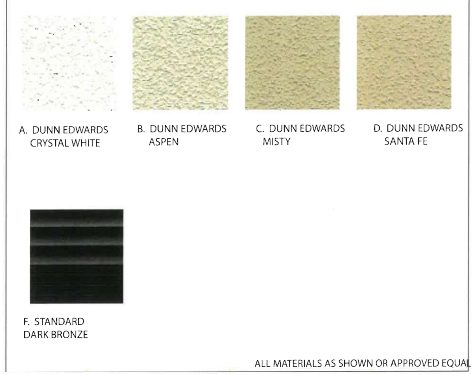
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NUMBERS DENOTE MATERIALS



LETTERS DENOTE COLORS



VIEW OF MORLAN PL.
NUMBERS DENOTE MATERIALS
LETTERS DENOTE COLORS

ARCADIA TOWN CENTER
Arcadia, CA
HPA # 18158

**CONCEPT DETAILS AND MATERIALS
ARCHITECTURAL DESIGN REVIEW - RESUBMITTAL**

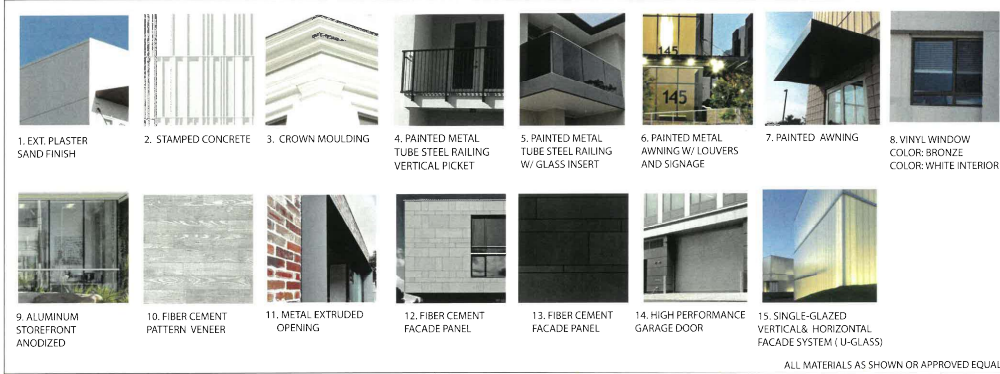
November 1, 2022

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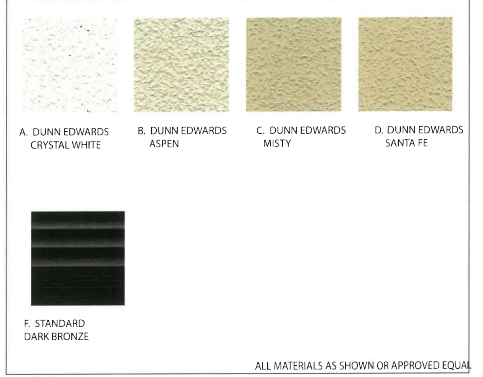
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NUMBERS DENOTE MATERIALS



LETTERS DENOTE COLORS



VIEW OF NORTH COURTYARD
NUMBERS DENOTE MATERIALS
LETTERS DENOTE COLORS

ARCADIA TOWN CENTER
Arcadia, CA
HPA # 18158

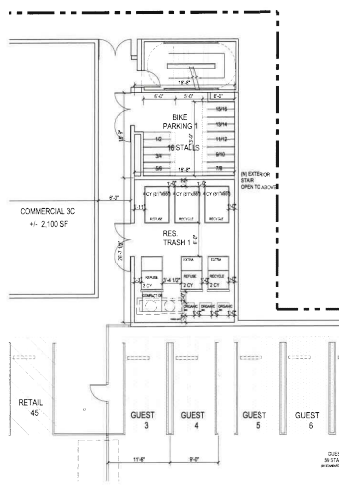
CONCEPT DETAILS AND MATERIALS
ARCHITECTURAL DESIGN REVIEW - RESUBMITTAL

November 7, 2022

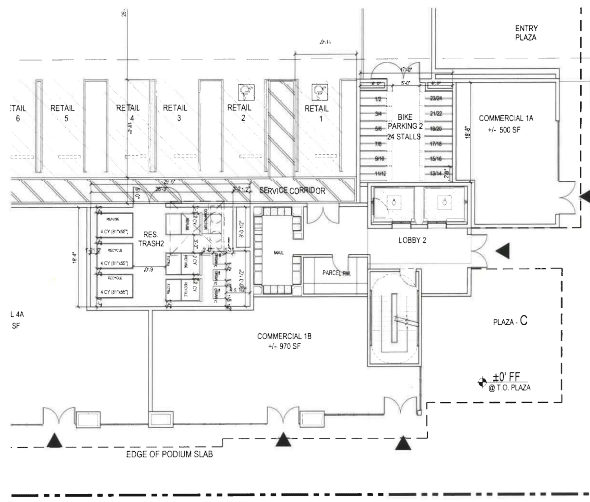
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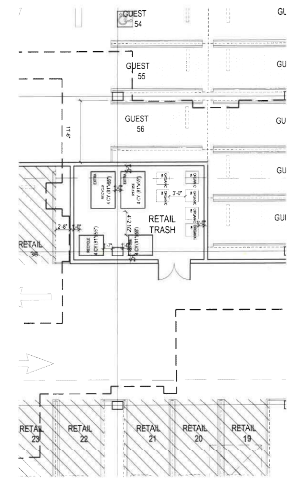
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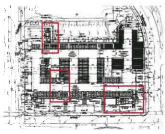
TRASH ROOM 1 & BICYCLE PARKING 1



TRASH ROOM 2 & BICYCLE PARKING 2



TRASH ROOM 3: RETAIL TRASH



KEY MAP

RESIDENTIAL TRASH		Food	Green	Recycle	Trash
Total Generation	0.0	0.0	0.0	0.0	0.0
Container Size	50 gal on opt	0	0	4 yds dumpster	4 yds dumpster
Frequency	pick up per week	0	0	4	4
RETAIL TRASH ENCLOSURE		Food	Green	Recycle	Trash
Total Generation	0.4	0.0	0.0	0.0	0.4
Container Size	50 gal on opt	0	0	4 yds dumpster	4 yds dumpster
Frequency	pick up per week	0	0	4	4

Bike Parking Required:		per ADOT Sect. 9-103.07-110	Total	Bike Parking Provided:	
Resident	181	0.20 x 181	33	Subtotal Long Term	46
Retail	46	0.05 x 46	2	Subtotal Short Term	3
Total Stalls Required:			43	Total Stalls Provided:	43



1. BIRD'S VIEW FROM HUNTINGTON DRIVE AND SANTA ANITA AVE.

ARCADIA TOWN CENTER
 Arcadia, CA
 HSA # 18158

PERSPECTIVE
ARCHITECTURAL DESIGN REVIEW - RESUBMITTAL
November 1, 2022

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1. VIEW OF SOUTH CORNER AMENITY & RETAIL



2. VIEW OF NORTH CORNER AMENITY AND PARKING ENTRY

ARCADIA TOWN CENTER
 Arcadia, LA
 HWY # 18155

PERSPECTIVE
ARCHITECTURAL DESIGN REVIEW - RESUBMITTAL
 November 1, 2022

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1. VIEWING WEST FROM HUNTINGTON DRIVE



2. VIEW OF CENTRAL PLAZA PODIUM ACCESS



3. VIEW FROM ARCADIA STATE PARK

ARCADIA TOWN CENTER
Arcadia, CA
HPA # 18158

PERSPECTIVE
ARCHITECTURAL DESIGN REVIEW - RESUBMITTAL
November 1, 2022

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1. STREETSCAPE OF HUNTINGTON DRIVE AND SANTA ANITA AVE.

ARCADIA TOWN CENTER
 Arcadia, CA
 HPS# 18158

PERSPECTIVE
ARCHITECTURAL DESIGN REVIEW - RESUBMITTAL
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1. MAIN COURTYARD VIEWING SOUTH



2. BIRD'S EYE VIEW OF LINEAR GARDEN & POOL DECK

ARCADIA TOWN CENTER
Arcadia, CA
HSA # 18158

PERSPECTIVE
ARCHITECTURAL DESIGN REVIEW - RESUBMITTAL
November 1, 2022

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2. VIEW OF CENTRAL POOL COURTYARD FROM BRIDGE WAY



1. MAIN POOL DECK VIEWING MAIN ENTRY WAY

1. STREETScape OF HUNTINGTON DRIVE AND SANTA ANITA AVE.

ARCADIA TOWN CENTER
Arcadia, CA
HFA # 18-158

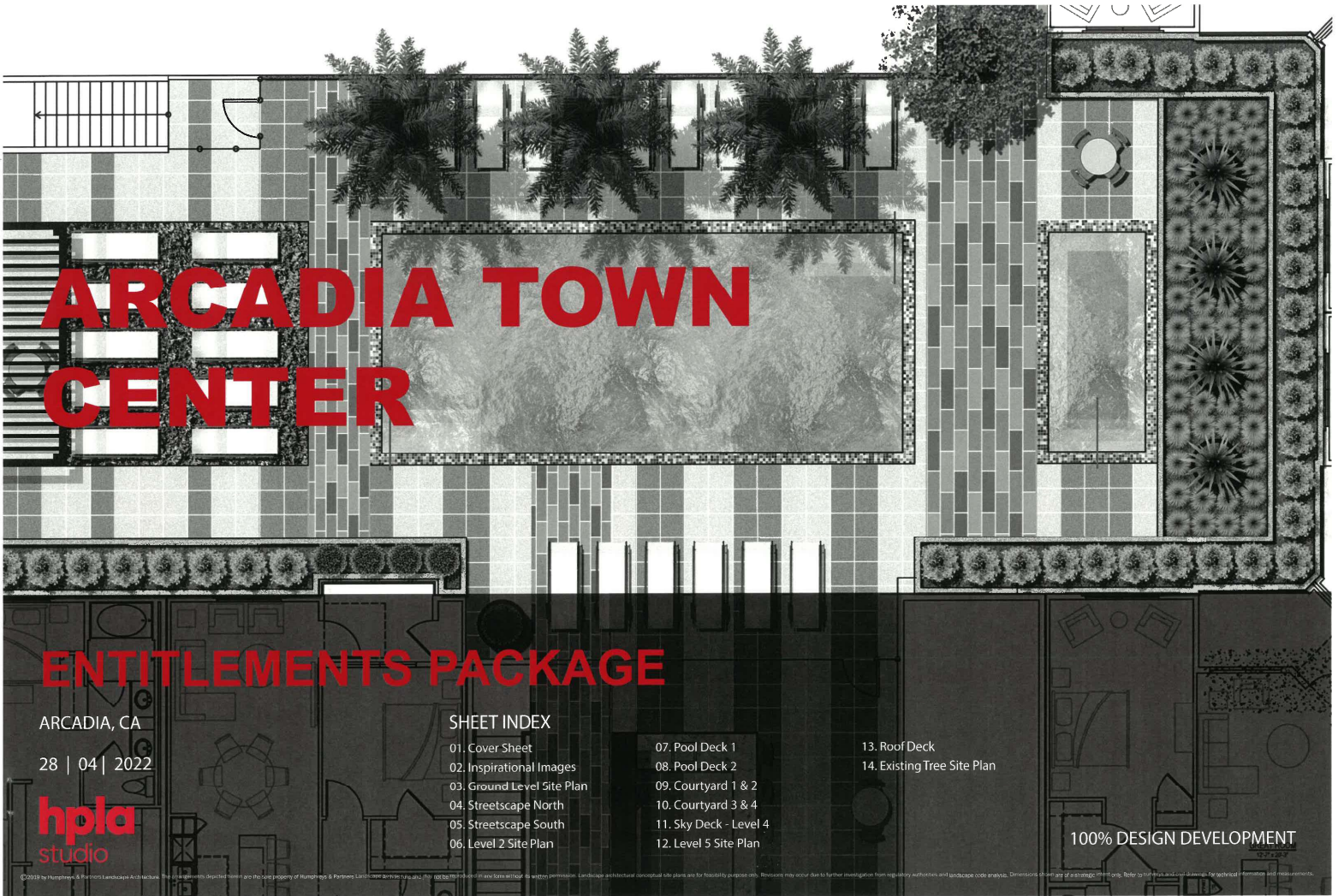
PERSPECTIVE
ARCHITECTURAL DESIGN REVIEW - RESUBMITTAL
November 1, 2022

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ARCADIA TOWN CENTER

ENTITLEMENTS PACKAGE

ARCADIA, CA

28 | 04 | 2022



SHEET INDEX

- 01. Cover Sheet
- 02. Inspirational Images
- 03. Ground Level Site Plan
- 04. Streetscape North
- 05. Streetscape South
- 06. Level 2 Site Plan
- 07. Pool Deck 1
- 08. Pool Deck 2
- 09. Courtyard 1 & 2
- 10. Courtyard 3 & 4
- 11. Sky Deck - Level 4
- 12. Level 5 Site Plan
- 13. Roof Deck
- 14. Existing Tree Site Plan

100% DESIGN DEVELOPMENT

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EVENT / ACTIVITY LAWN



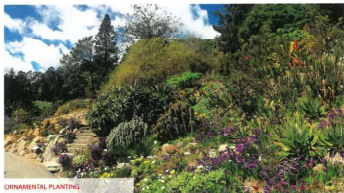
ACCENT PAVING



DECORATIVE ROCK



OUTDOOR BBQ



ORNAMENTAL PLANTING



OUTDOOR FURNITURE



CUSTOM CAST IN PLACE CONCRETE BENCH



BALM TREE PILE-END PANELS



SUMMER CULTURE



CAFE



PIETAS FIRE FEATURE



MULTI-TONE LINEAR PAVERS

ARCADIA TOWN CENTER

INSPIRATIONAL IMAGES

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WORKSHEET - SECTION C

THIS WORKSHEET IS REQUIRED TO BE FILLED OUT BY THE PROJECT APPLICANT

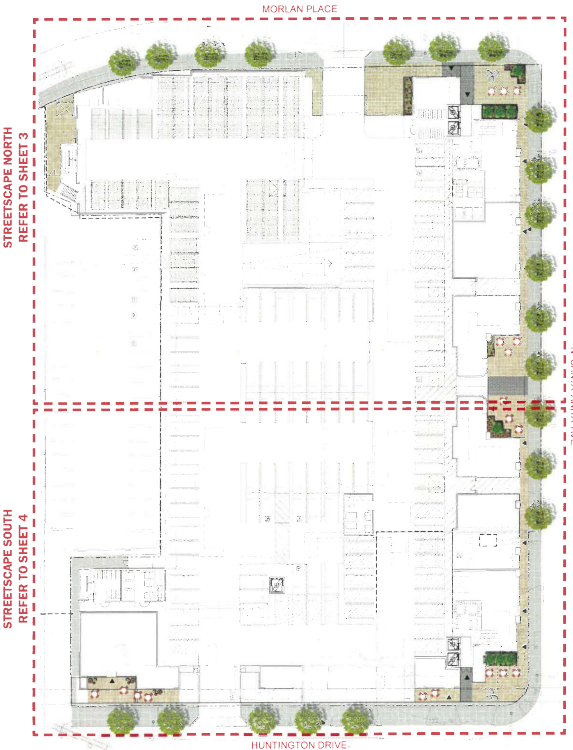
Planting Area	Planting Method	Planting Density (PLANTING PER 100 SQ FT)	Planting Method	Planting Density (PLANTING PER 100 SQ FT)	Planting Method	Planting Density (PLANTING PER 100 SQ FT)	Planting Method	Planting Density (PLANTING PER 100 SQ FT)	Planting Method	Planting Density (PLANTING PER 100 SQ FT)
1	Hand	0.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5
2	Hand	0.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5
Average										
Total										

CITY OF ARCADIA WATER EFFICIENT LANDSCAPING - ORDINANCE NO. 2330

THIS WORKSHEET IS REQUIRED TO BE FILLED OUT BY THE PROJECT APPLICANT

Planting Area	Planting Method	Planting Density (PLANTING PER 100 SQ FT)	Planting Method	Planting Density (PLANTING PER 100 SQ FT)	Planting Method	Planting Density (PLANTING PER 100 SQ FT)	Planting Method	Planting Density (PLANTING PER 100 SQ FT)	Planting Method	Planting Density (PLANTING PER 100 SQ FT)
1	Hand	0.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5
2	Hand	0.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5
Average										
Total										

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



CONCEPTUAL PLANT PALETTE

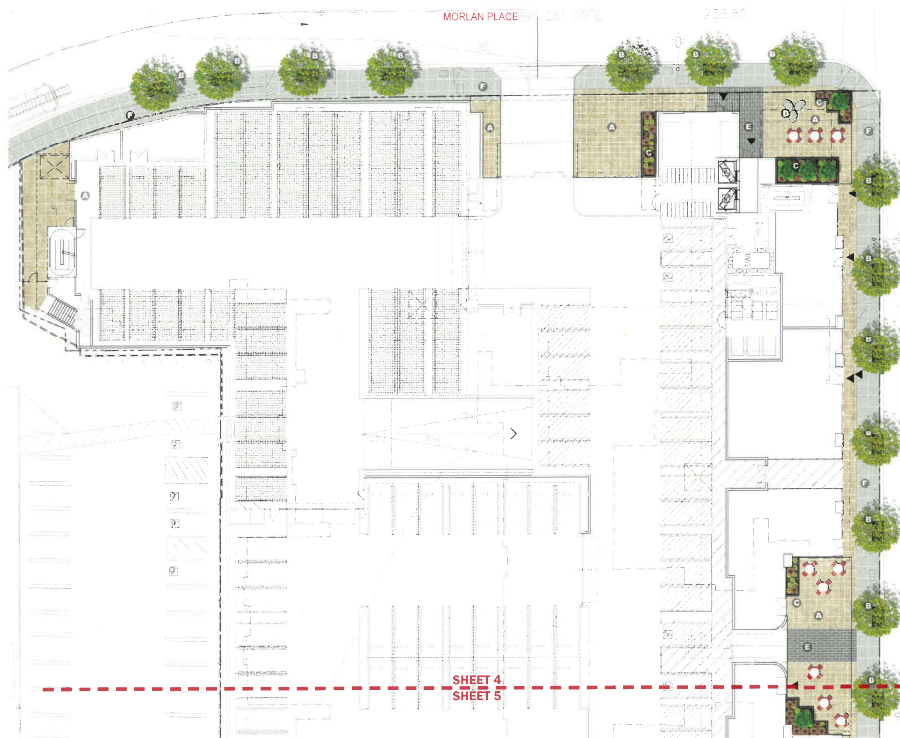
TREES:	SIZE:	HEDGES:	SIZE:
ARBUSUS UNEDO STRAWBERRY TREE	36"	LIGUSTRUM JAPONICUM JAPANESE PRIVET	5 GAL
LAGERSTROEMIA INDICA CRAPE MYRTLE	36"	PITTSOPORUM TOBIRA 'MOJO' MOJO PITTSOPORUM	3 GAL
OLEA EUROPAEA OLIVE TREE	36"	PODOCARPUS ELONGATUS 'MONMAY' ICEE BLUE YELLOWWOOD	5 GAL
PARKINSONIA FLORIDA PALO VERDE	36"	PRUNUS CAROLINIANA CAROLINA CHERRY LAUREL	5 GAL
TRISTANA CONFERTA BRISBANE BOX	36"	SUCCULENTS:	
SHRUBS AND GROUNDCOVERS:		AGAVE AMERI. VAR. MEDIO-PICTA 'ALBA' WHITE STRIPED CENTURY PLANT	3 GAL
ASCLEPIAS CURA 'RED BUTTERFLIES' RED BUTTERFLIES MILKWEED	5 GAL	AGAVE 'BLUE GLOW' BLUE GLOW AGAVE	1 GAL
BIDDLEJA BLUE CHIP DWARF SUMMER LILAC	5 GAL	AGAVE DESMETTIANA SMOOTH AGAVE	5 GAL
CARISSA MACROCARPA NATAL PLUM	3 GAL	AGAVE WEBERII WEBER'S AGAVE	5 GAL
CEANOTHUS GRIS 'HORIZ' 'YANKEE POINT' YANKEE POINT CEANOTHUS	5 GAL	ALOE STRIATA CORAL ALOE	1 GAL
DIANELLA REVOLUTA 'CLARITY BLUE' CLARITY BLUE FLAXLILY	3 GAL	ECHVEVERIA SPP. HEN AND CHICKS	1 GAL
ECHINOCACTUS GRUSONII BARREL CACTUS	3 GAL	SEDUM SPP. STONECROP	1 GAL
LANTANA CAMARA 'MISS HUFF' MISS HUFF HARDY LANTANA	5 GAL	SENECIO MANDRALISCAE BLUE CHALKSTICKS	1 GAL
LEUCOPHYLLUM SPP. TEXAS RANGER	5 GAL	GRASSES:	
RHAPHIOLEPIS INDICA INDIAN HAWTHORNE	5 GAL	MUHLENBERGIA LINDHEIMERI AUTUMN GLOW MUHLY	3 GAL
ROSMARINUS OFF. 'LOCKWOOD DE FOREST' PROSTRATE ROSMARY	1 GAL	PENNISETUM ALLOPECUROIDES 'HAEMEL' DWARF FOUNTAIN GRASS	3 GAL
SALVIA SPP. SAGE	5 GAL	VINES:	
		BOUGAINVILLEA SPP. BOUGAINVILLEA	5 GAL
		CLYTOSTOMA CALLISTEGIODES VIOLET TRUMPET VINE	5 GAL

GENERAL NOTES:
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ARCADIA TOWN CENTER
STREETSCAPE SITE PLAN

ARCADIA, CA
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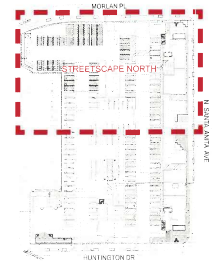


STREETSCAPE NORTH

Legend

- A 2 x 2' Concrete Pavers
- B 4 x 8' Tree Well w/ Shade Tree
- C Ornamental Planting
- D Pebble Seating
- E Accent Linear Pavers
- F Existing Sidewalk

GROUND LEVEL KEY MAP

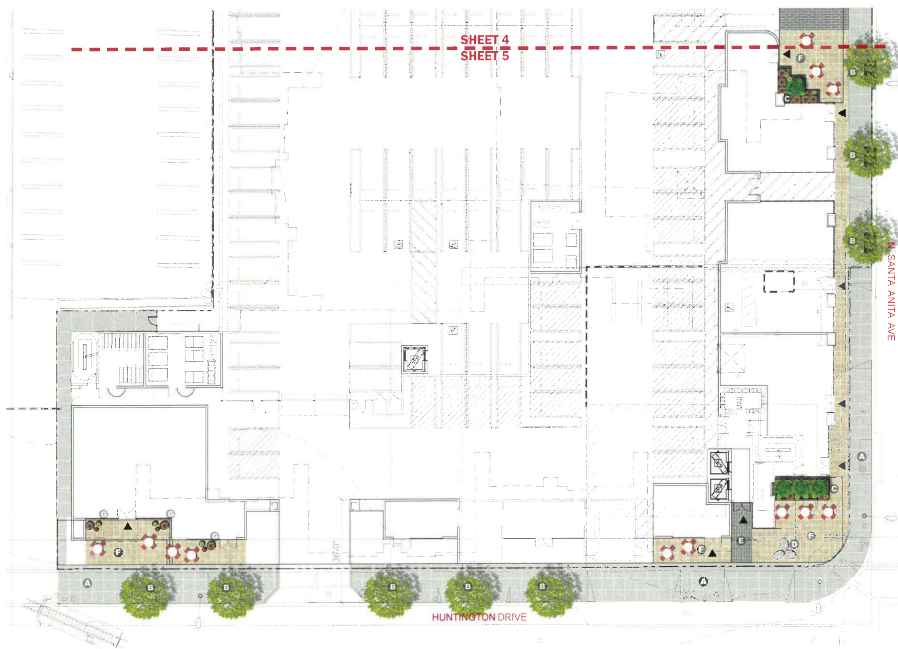


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ARCADIA TOWN CENTER
 STREETSCAPE NORTH

ARCADIA, CA
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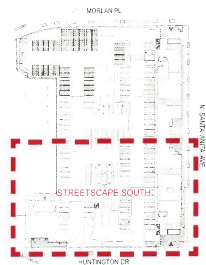
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 SHEET: 4 OF 15 NTS
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STREETSCAPE SOUTH

- Legend
- Existing Sidewalk
 - 4 x 8' Tree Well w/ Shade Tree
 - Ornamental Planting
 - Pebble Seating
 - Accent Linear Pavers
 - 2 x 2' Concrete Pavers
 - Circular Planting Pots

GROUND LEVEL KEY MAP

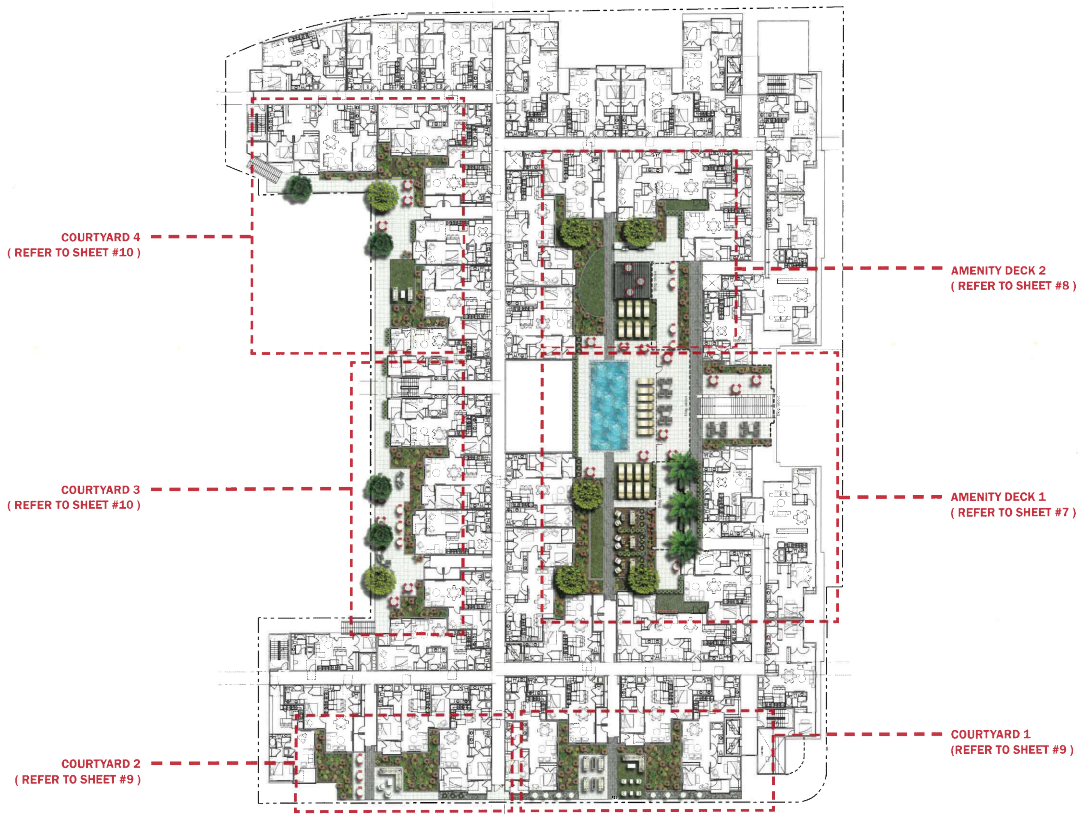


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ARCADIA TOWN CENTER
 STREETScape SOUTH

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PODIUM 2ND LEVEL SITE PLAN

ARCADIA, CA

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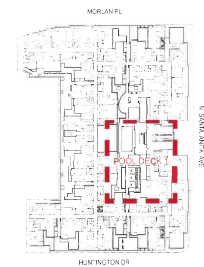


AMENITY DECK 1

Legend

- A Swimming Pool
- B Lounge Seating without Artificial Turf
- C Artificial Turf w/ Lounge Seating
- D Pre-Fab Planter w/ Shade/Palm Tree
- E 12' Tall Built-in Planter
- F Circular Ornamental Planting Pot
- G Rectangular Pre-Fab Planter
- H Accent Linear Pavers
- I 2' x 2' Concrete Pavers
- J Pool Fence & Gate
- K Decorative Rock
- L Wood Decking
- M Pre-Fab Fire Trough
- N Bocce Ball Court
- O String Lighting

2ND LEVEL KEY MAP



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AMENITY DECK 1

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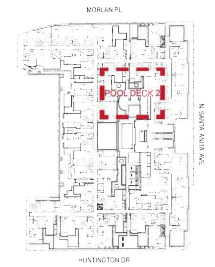


AMENITY DECK 2

Legend

- A** Custom Steel Shade Structure
- B** Wood Cap Planter Bench
- C** Artificial Turf Area
- D** Raised Planter w/ Ornamental Planting
- E** Circular Ornamental Planting Pot
- F** 4' x 4' Pre-Fab Planter w/ Shade Tree
- G** 2' x 2' Concrete Pavers
- H** Accent Linear Pavers
- I** Barbeque Grill & Counter
- J** Pool Fence & Gate

2ND LEVEL KEY MAP



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ARCADIA TOWN CENTER

AMENITY DECK 2

ARCADIA, CA

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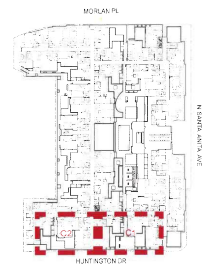


COURTYARD 2
Legend
 Raised Planter w/ Ornamental Planting
 2 x 2' Concrete Pavers
 Accent Linear Pavers



COURTYARD 1
Legend
 Contemporary Fire Trough
 Decorative Rock
 Accent Linear Pavers
 Raised Planter w/ Ornamental Planting
 Artificial Turf
 2 x 2' Two-Tone Accent Pavers
 Decorative Light Spheres

2ND LEVEL KEY MAP



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COURTYARDS 1 & 2

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COURTYARD 3

Legend

- A** Built-In Wood Bench
- B** Rectangular Pre-Fab Planter
- C** Raised Planter w/ Ornamental Planting
- D** 4' x 4' Pre-Fab Planter w/ Shade Tree
- E** 2' x 2' Two-Tone Accent Pavers



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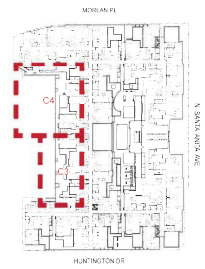


COURTYARD 4

Legend

- A** Artificial Turf Area
- B** Rectangular Pre-Fab Planter
- C** Ornamental Planting Pots
- D** Raised Planter w/ Ornamental Planting
- E** Built-In Concrete Bench Seating
- F** 4' x 4' Pre-Fab Planter w/ Shade Tree
- G** 2' x 2' Two-Tone Accent Pavers

2ND LEVEL KEY MAP



ARCADIA TOWN CENTER

COURTYARD 3 & 4

ARCADIA, CA

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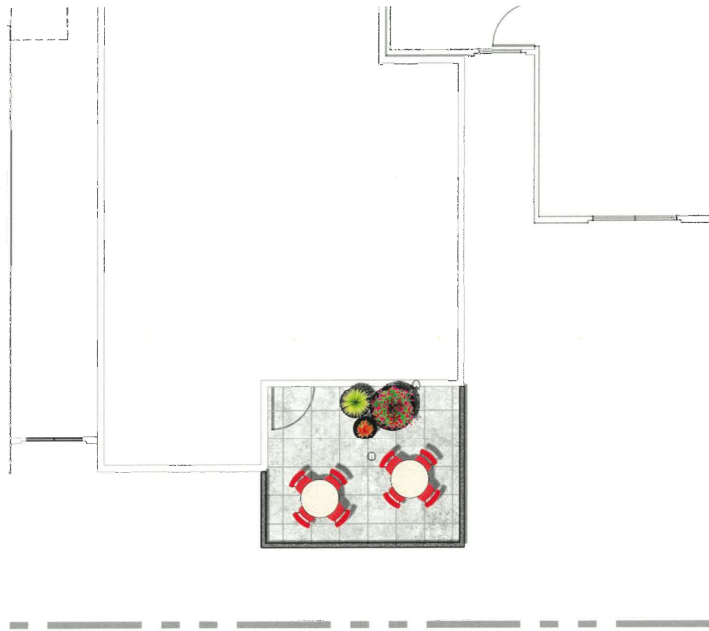
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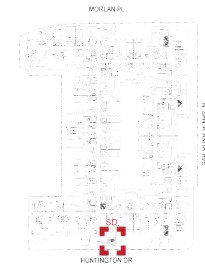
GENERAL NOTES:
 The images, illustrations, drawings, and statements ("information") contained herein are based upon a preliminary review of the entitlement requirements, thus are subject to change during the design review process. The information is provided merely to assist in how the site may eventually be developed. Consequently, there is no guarantee that the improvements depicted will be built, or if built, will be of the same type, material, size, appearance, or use as presented.



SKY DECK (4TH LEVEL)

- Legend
- A** Ornamental Planting Pots
 - B** 2 x 2' Concrete Pavers

4TH LEVEL KEY MAP



ARCADIA TOWN CENTER

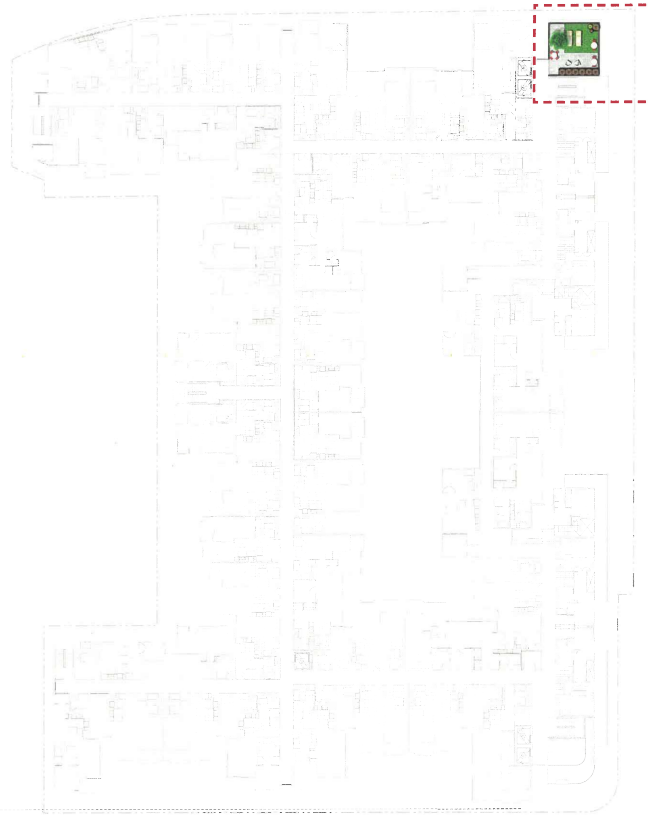
SKY DECK (4TH LEVEL)

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SHEET: 11 OF 18
 NTS



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ROOF DECK
(REFER TO SHEET #13)

ARCADIA TOWN CENTER

ROOF DECK SITE PLAN (5TH LEVEL)

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SHEET: 12 OF 18
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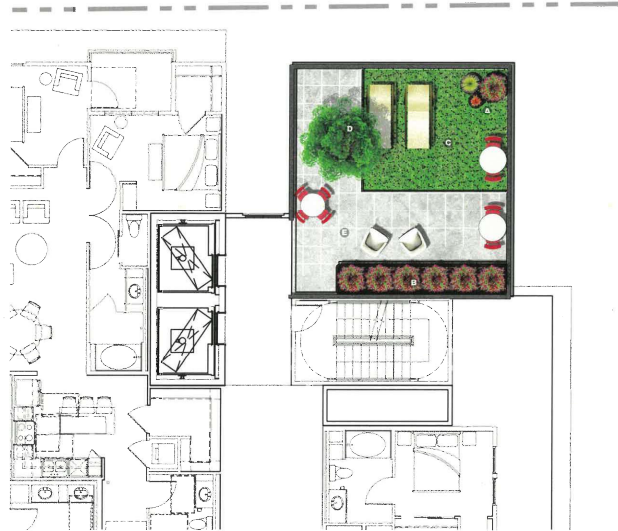
ROOF DECK (5TH LEVEL)

Legend

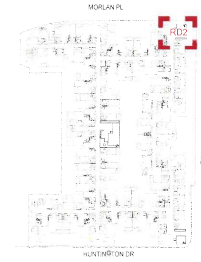
- A** Ornamental Planting Pots
- B** Raised Planter w/ Ornamental Planting
- C** Artificial Turf Area
- D** 4' x 4' Pre-Fab Planter w/ Shade Tree
- E** 2' x 2' Two-Tone Accent Pavers

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5TH LEVEL KEY MAP



ARCADIA TOWN CENTER

ROOF DECK 2 & 3 (5TH LEVEL)

ARCADIA, CA

NEW WORLD INTERNATIONAL INVESTMENT, LLC

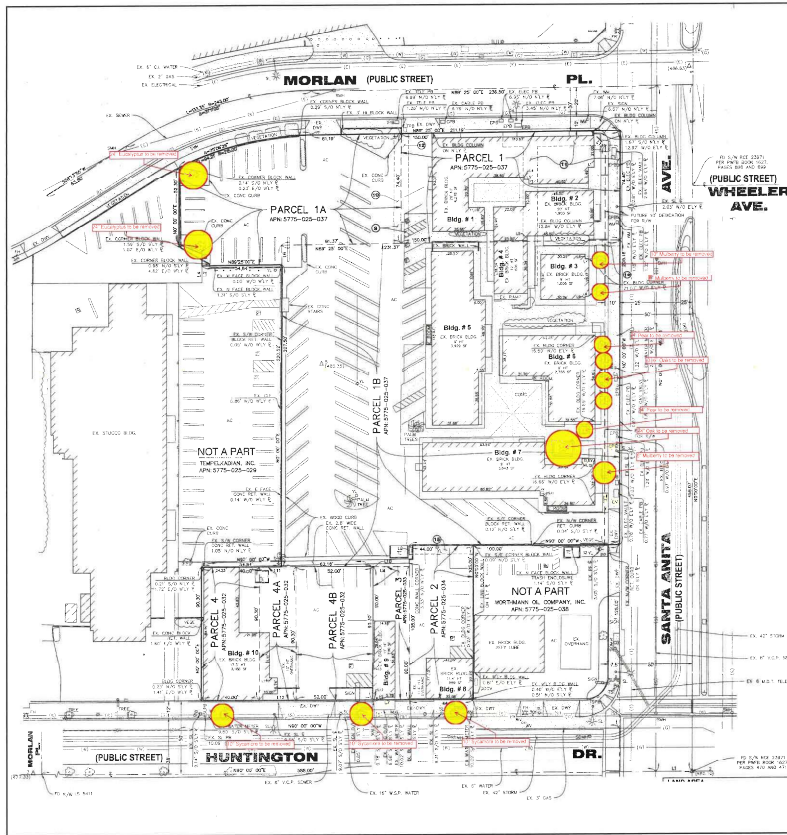
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SHEET: 14 OF 15
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ARCADIA TOWN CENTER

EXISTING TREE PLAN INVENTORY

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**ARCADIA PLANNING COMMISSION
REGULAR MEETING MINUTES
TUESDAY, DECEMBER 10, 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

Commissioner Hui arrived at 7:02 p.m.

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. 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.

MOTION - PUBLIC HEARING

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

Commissioner Arvizu asked what the minimum width required is for guest parking spaces.

Mr. Yesayan responded and said it is 9 feet wide, unless it is adjacent to a solid wall then it must be at least 11'-6" in width.

Commissioner Tsoi asked if floor area ratio is applicable in multiple family developments.

Mr. Yesayan stated that floor area ratio is not applicable, only density.

Commissioner Tsoi asked if parking spaces are determined per bedroom or per unit.

Mr. Yesayan said that parking spaces in multiple family developments are determined per unit.

The public hearing was opened.

The Applicant, Robert Tong, introduced himself and spoke on behalf of the property owner. Mr. Tong expressed his gratitude to Mr. Yesayan for processing the project and the staff report. Mr. Tong said he was open to questions and confirmed his acceptance of all the conditions outlined in the Resolution.

Chair Wilander stated that she would prefer a larger replacement tree – a 48-inch Coast Live Oak tree instead of a 36-inch box.

Mr. Tong said that that would be acceptable.

There were no other speakers.

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

Without objection, the motion was approved.

DISCUSSION

Vice Chair Tallerico said the project was straightforward and had no concerns except for the Oak tree, however he was satisfied with the staff report and the mitigation plan.

Commissioner Tsoi stated that the design was well articulated, and he was pleased with the design.

Commissioner Hui said that the design was superb, that it is consistent with the General Plan, and meets all the code regulations.

Commissioner Arvizu thanked Mr. Tong for his design and for not pushing it to the limits.

Chair Wilander concurred with the Commission and said the development will be a great addition to the neighborhood.

MOTION

Chair Wilander recommended that Condition No. 4 be amended to require a 48-inch box Coast Live Tree instead of a 36-inch box.

Deputy Development Services Director, Lisa Flores, informed the Commission that the word “common” was removed from Condition No. 10 as it was not applicable.

It was moved by Commissioner Arvizu, seconded by Vice Chair Tallerico to approve the amended condition (condition no. 4) and adopt 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 in which the findings were made and is CEQA exempt.

ROLL CALL

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

The motion was approved.

There is a ten (10) day appeal period. Appeals are to be filed by 4:30 p.m. on Friday, December 20, 2024.

CONSENT CALENDAR

- 1. Minutes of the November 26, 2024, Regular Meeting of the Planning Commission

Recommendation: Approve

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

ROLL CALL

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

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 wished everyone Happy Holidays.

Commissioner Arvizu informed the Commission that the Winter Festival was going to take place at 11:00 a.m. on Saturday, December 14 in Downtown Arcadia on First Avenue.

Chair Wilander wished the Commission Happy Holidays.

MATTERS FROM ASSISTANT CITY ATTORNEY

Assistant City Attorney Martz was absent.

MATTERS FROM STAFF INCLUDING UPCOMING AGENDA ITEMS

Ms. Flores reported that the meeting on December 24 was cancelled.

Ms. Flores introduced the Planning Division’s new Senior Planner, Melissa Chipres.

Ms. Flores informed the Commission that the next Planning Commission meeting will be held on January 14, 2025, and the Arcadia Town Center Mixed Use project will be on the agenda.

Ms. Flores reported that the League of California Cities announced that the Planning Commissioners Academy will take place from March 5-7, 2025, in Santa Rosa.

ADJOURNMENT

The Planning Commission adjourned the meeting at 7:24 p.m., to Tuesday, January 14, 2025, at 7:00 p.m. in the City Council Chamber.

Chair Wilander, Planning Commission

ATTEST: _____
Lisa L. Flores
Secretary, Planning Commission