



CITY OF ARCADIA

ARCADIA PLANNING COMMISSION REGULAR MEETING AGENDA

Tuesday, October 14, 2025, 7:00 PM

Location: City Council Chambers, 240 W. Huntington Drive

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 the City Clerk at (626) 574-5455. 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》，需要调整或提供便利设施才能参加会议的残障人士（包括辅助器材或服务）可与市书记官办公室联系（电话：(626) 574-5455）。请在会前 48 小时通知市书记官办公室，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:

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

SUPPLEMENTAL INFORMATION FROM STAFF REGARDING AGENDA ITEMS

PUBLIC COMMENTS (5 minute time limit per person)

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

PUBLIC HEARING

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

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

- 1. Resolution No. 2175** – Denying Conditional Use Permit No. CUP 24-13, Site Plan and Design Review No. ADR 24-16, and Lot Line Adjustment No. LLA 25-02 for a new 4,295-square-foot self-service car wash with an off-site parking agreement at 169 E. Foothill Boulevard
CEQA: Exempt
Recommendation: Adopt

Applicant: Karl Huy on behalf of Igor Paskhover

There is a ten day appeal period. Appeals are to be filed by 4:30 p.m. on Friday, October 24, 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.

- 2. Minutes of the September 9, 2025, 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, October 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、亵渎或破坏性言论。当主持人邀请想要发言之人上台发言时，请说出自己的姓名和地址，以便记录。请向规划委员会提供您所在地址所使用的任何书面材料的副本，以及您希望分发给规划委员会的任何印刷材料的副本。

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

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

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

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

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



DEVELOPMENT SERVICES DEPARTMENT

DATE: October 14, 2025

TO: Honorable Chairperson and Planning Commission

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

SUBJECT: RESOLUTION NO. 2175 - DENYING CONDITIONAL USE PERMIT NO. CUP 24-13, SITE PLAN AND DESIGN REVIEW NO. ADR 24-16, AND LOT LINE ADJUSTMENT NO. LLA 25-02 FOR A NEW 4,295 SQUARE FOOT SELF-SERVICE CAR WASH WITH AN OFF-SITE PARKING AGREEMENT AT 169 E. FOOTHILL BOULEVARD
CEQA: Exempt
Recommendation: Adopt

SUMMARY

The Applicant, Karl Huy, on behalf of the business owner Igor Paskhova, is requesting approval of Conditional Use Permit No. CUP 24-13, Site Plan and Design Review No. ADR 24-16, and Lot Line Adjustment No. LLA 25-02 to realign an existing lot line and construct a new self-service car wash facility with an off-site parking agreement located at 169 E. Foothill Boulevard ("Project"). The proposal includes demolition of existing improvements, construction of a 4,295 square foot self-service car wash tunnel building, installation of vacuum stalls, and associated site improvements.

The proposed Project is not compatible with surrounding current and future land uses, conflicts with applicable goals and policies related to housing, and is inconsistent with the City's adopted Housing Element Residential Sites Inventory.

It is recommended that the Planning Commission adopt Resolution No. 2175 (Attachment No. 1), which denies Conditional Use Permit No. CUP 24-13, Site Plan and Design Review No. ADR 24-16, and Lot Line Adjustment No. LLA 25-02 based on the findings contained in the staff report.

BACKGROUND

The subject site is located on the north side of E. Foothill Boulevard at the northwest corner of N. 2nd Avenue, with Highland Oaks Avenue to the west. The property has a total lot area of 23,895.93 square feet. The adjacent commercial center to the north and west – The Shoppes at Highlander Center (Highlander Center) - which is under the same ownership as the Project site, contains approximately 226,644.81 square feet. The property is zoned General Commercial (C-G) with a Residential Flex (RF) Overlay and is also located within the Architectural Design Overlay (refer to Attachment No. 2). The General Plan Land Use Designation for the site is Commercial. Surrounding land uses include commercial uses to the east and along E. Foothill Boulevard, with single-family residential neighborhoods located behind and beyond the commercial strip.

The site is currently improved with a 5,600-square-foot bank building, which is proposed to be demolished. The building has been largely vacant for the past couple of years. The owner of the adjacent Highlander Center recently purchased the subject parcel containing the bank building, consolidating ownership in this portion of the Foothill Boulevard corridor. Both properties are identified in the City's Housing Element Residential Sites Inventory as opportunity sites to accommodate future housing growth.

The Project proposes demolition of the existing bank building and construction of a new self-service car wash facility, consisting of an approximately 4,295 square foot tunnel building, 20 vacuum stalls, new drive aisles, landscaping, and related site improvements. To accommodate the proposed self-service car wash entirely on one lot, the Applicant has submitted a Lot Line Adjustment application to realign the existing property boundary. Although the car wash building, vacuum stalls, and drive aisles would be located on the resulting lot, staff parking and vehicular access would be contained on the adjacent Highlander Center lot and maintained through an off-site parking agreement and a shared access agreement.



Figure 1: Aerial photo of the subject site

DISCUSSION

The subject site is located at the northwest corner of E. Foothill Boulevard and N. 2nd Avenue, immediately adjacent to the Highlander Center. The proposed building is oriented with the tunnel entrance facing south toward E. Foothill Boulevard, while the bulk of operational activity, including vehicle queuing, washing, and vacuuming, is located inside or to the west of the building. This layout positions the structure as a buffer between the more active portions of the site and the public street frontage, helping to screen noise and activity from N. 2nd Avenue (See Figure 2 below for the site plan). The nearest residential properties are approximately 200 feet to the north, separated from the site by intervening commercial development. As a result, operational impacts are expected to be minimal.

The proposed car wash will operate Monday through Friday from 8:00 a.m. to 8:00 p.m., Saturday from 8:00 a.m. to 8:00 p.m., and Sunday from 8:00 a.m. to 6:00 p.m. The use will be organized into two shifts per day, with an average of two to four employees on site at any given time. This staffing level is adequate to manage daily operations, ensure orderly circulation, and provide oversight of both the wash tunnel and the self-service vacuum areas. The proposed hours of operation are consistent with other service-oriented commercial uses along E. Foothill Boulevard and will not extend into late-night hours that could otherwise result in incompatibility with nearby businesses or the broader community. The business owner is experienced and operates numerous other self-service car wash businesses throughout California. The owner has indicated the car wash will utilize modern, high-quality equipment including a belt-driven conveyor system to reduce noise and provide a superior experience for customers.

A dual queuing aisle is provided onsite which can accommodate up to approximately 20 vehicles waiting to access the car wash tunnel. The tunnel itself can accommodate one (1) vehicle at a time and has a wash time of two (2) to five (5) minutes, depending on the service chosen by the customer. An additional 20 vacuum stalls will provide space for customers to self-clean their vehicles. No additional onsite parking is provided beyond that required for customers cleaning their vehicles.

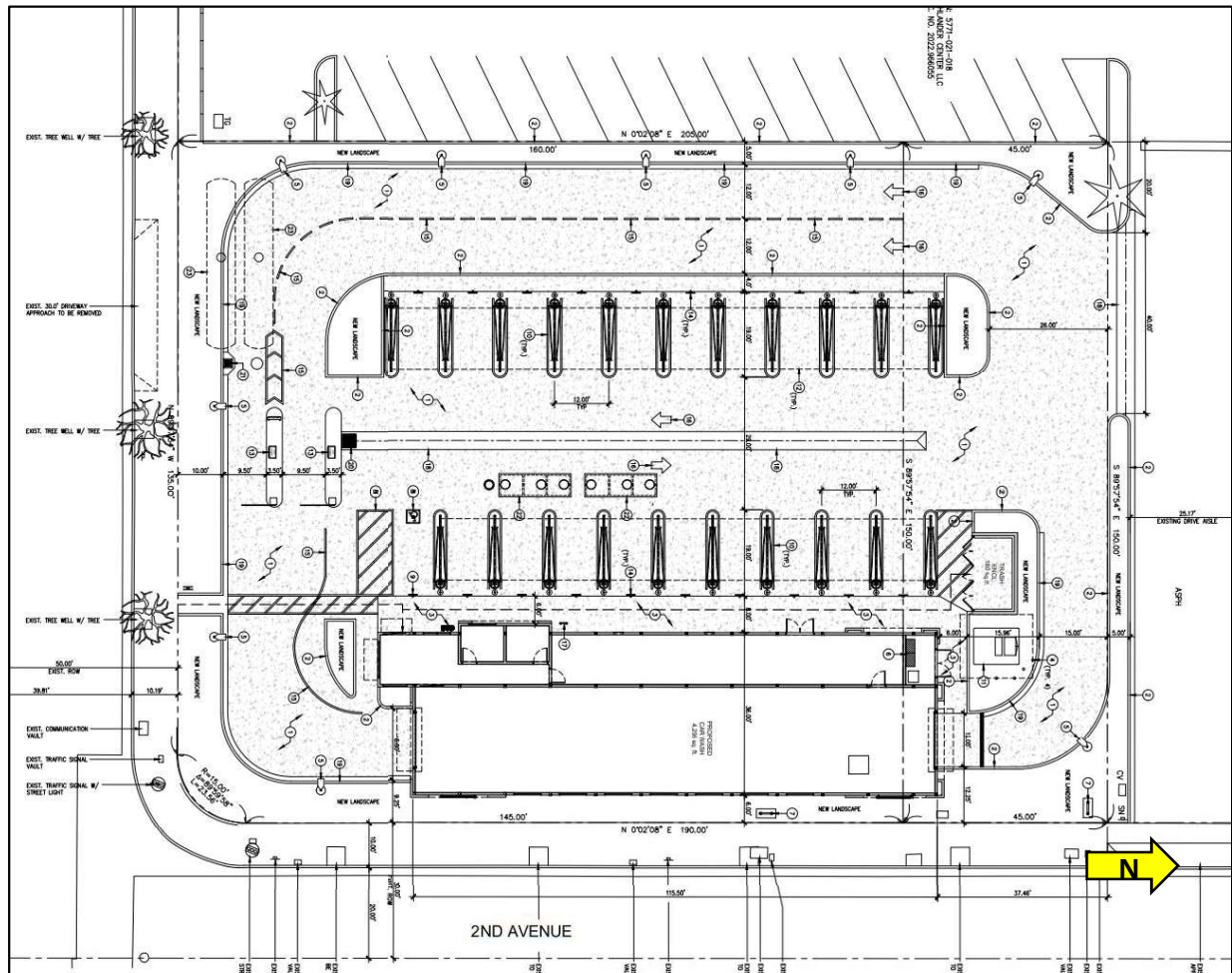


Figure 2: Proposed Site Plan

A utility review has been conducted for the proposed Project. A sewer study submitted by the Applicant indicates that there is sufficient capacity within the existing system to accommodate the projected wastewater flows from the car wash. Similarly, the City's water system has adequate supply and pressure to serve the proposed use. Based on this information, the Project can be accommodated by existing public utility infrastructure without requiring off-site improvements.

Lot Line Adjustment

The car wash use requires a realignment of the property lines to ensure it is wholly contained on one lot. The proposed Lot Line Adjustment (LLA) involves the realignment of the shared boundary between the two adjoining parcels; one containing the Highlander Center and the other the subject property. The adjustment does not create any new lots, does not involve any illegally created lots, and involves only two parcels, which is fewer than the maximum of four lots permitted by the Development Code. No street or alley dedication or improvements are necessary to properly service the subject properties, as the parcels continue to be served by existing access points within the Highlander Center and adjacent public rights-of-way.

As a result of the adjustment, the subject lot will increase in size to 30,702 square feet, while the Highlander Center will reduce in size to 221,880 square feet. Both resulting lots conform to all applicable standards of the Commercial General (C-G) Zone. The C-G Zone does not establish a minimum lot size or dimensional standards; therefore, the adjusted lots meet the minimum requirements of the Development Code. The property owner has confirmed that the property has no lien holders, record owners, or trust deed holders, and a recent title report was submitted. As such, the proposed Lot Line Adjustment is compliant with the provisions of the Development Code. Refer to Attachment No. 4 for the proposed Lot Line Adjustment map.

Building Design and Architecture

The proposed building complies with the applicable development standards of the General Commercial (C-G) Zone. The project has a floor area ratio (FAR) of 0.14, which is below the maximum permitted FAR of 0.5. The proposed building height of 28 feet is within the maximum allowable height of 40 feet. No front setback is required along E. Foothill Boulevard, and the project provides a compliant six-foot street side yard setback along N. 2nd Avenue. Refer to Figure 3 below for a rendering of the site.

The building is designed in a contemporary style with neutral tones and a combination of materials including stone veneer and light gray stucco. Its massing and scale are consistent with other commercial buildings in the vicinity, and the overall form reflects the operational needs of a car wash use. Landscaping is proposed along the perimeter of the site and includes 13 trees throughout the property including areas adjacent to the vacuum stations, in order to meet minimum landscape requirements and to provide some screening of site activities.

The subject property is located within the Architectural Design (D) Overlay Zone, which refers to site specific design provisions implemented by City Council Resolution No. 3810 (adopted August 17, 1965). The purpose of the Overlay is to ensure that new development and exterior modifications on the subject site and adjacent Highlander Center maintain a consistent and

orderly architectural character. The Project has been reviewed against these provisions and is consistent with all applicable standards. Refer to Attachment No. 3 for the Project plans.



Figure 3: Rendering of the Project

Vehicle Access and Parking

Vehicle access to the Project is provided through existing driveways along E. Foothill Boulevard and N. 2nd Avenue, which are shared with the Highlander Center; no direct access is provided to the site. The Project requires a shared access and off-site parking agreement to allow the car wash to utilize the larger Highlander Center's circulation system and parking supply. With this agreement in place, the project meets the Development Code's requirements for access and parking. Emergency vehicle access has also been reviewed and can be accommodated through these shared drive aisles.

The parking study prepared by Kimley-Horn evaluated both the City of Arcadia's parking requirements and actual parking utilization at the Highlander Center (refer to Attachment No. 5). Based on the Development Code, the combined uses in the shopping center, including the proposed 4,295-square-foot car wash, would require 319 parking spaces. The Project will remove 37 existing parking spaces on the bank site, reducing the total number of available parking spaces to 219 across both properties, although there will be no reduction in parking on the Highlander Center lot itself. This results in a calculated shortfall of 100 spaces for the Highlander Center and Project.

To better understand existing demand, a week-long parking occupancy survey was conducted across four zones of the shopping center lot. Observations collected between 6:00 a.m. and 10:00 p.m. showed that peak weekday occupancy occurred around 4:00 p.m. with 80 spaces in use, representing 37 percent of the proposed 219-space supply. Weekend occupancy peaked at 28 percent of available spaces being used. The maximum observed demand during the study period was 82 occupied spaces, significantly lower than the 319 spaces required under the Code and the 219 spaces available.

The study concluded that, while the two properties have a technical deficit relative to the Development Code, actual utilization patterns suggest that the parking supply within the Highlander Center would be adequate to serve all existing uses and the Project. However, the reciprocal access and off-site parking agreements with the Highlander Center tie the subject site to the larger shopping center in a way that may constrain future redevelopment options. Although sufficient for current operational needs, the reliance on off-site parking supply limits flexibility in site design, building placement, or land use mix if the Highlander Center were to be redeveloped in the future.

Regarding traffic generation, the proposed Project is not expected to generate sufficient vehicle trips to require a Traffic Impact Analysis. Site access will be consolidated by removing one existing driveway on Foothill Boulevard and utilizing the remaining driveways, improving the project's interface with the surrounding street network. Additionally, the project qualifies for Vehicle Miles Traveled (VMT) screening as a local-serving retail use under 50,000 square feet. Therefore, no further transportation-related review was required.

Due to the nature of the business, customer bicycle parking was not required. Two (2) staff bicycle parking spaces are required, and these are to be accommodated within the building storage and staff rooms.

Future Land Uses (Housing Element and Residential Sites Inventory)

As part of the City's long-range housing strategy, the Housing Element identifies specific properties that can potentially contribute to the City's housing production goals. When a property is included in the Residential Sites Inventory (RSI), it signals that the site has been evaluated and deemed suitable for future residential development, often with the flexibility to include affordable housing. This identification is part of the City's compliance with state housing laws and ensures that the City plans adequately for its regional housing needs.

Both the car wash site and the adjacent Highlander Center are identified in the City's RSI and were subsequently rezoned to have a Residential Flex (RF) Overlay which facilitates residential development. As part of the RSI preparation, the City envisioned that these parcels could be consolidated or redeveloped together to allow for residential uses or a mix of commercial and residential uses. At the time of the Housing Element preparation, these

properties were under separate ownership, however the Highlander Center owner has since purchased the subject property, offering a unique and important opportunity for coordinated mixed-use or residential redevelopment of the entire site.

The current proposal for a car wash removes the opportunity to provide residential uses on the subject site itself. However, the impacts are broader than the loss of the single lot. Firstly, the Project directly impacts the adjacent Highlander Center, which must now provide parking and access for the car wash in perpetuity. This arrangement limits and burdens the layout options for any future residential or mixed-use redevelopment of the Highlander Center itself. More importantly, it reduces the benefits that could be gained from consolidating these lots. Lot consolidation is often crucial for creating a viable, well-designed, cohesive redevelopment project, especially on a prominent corner. By redeveloping the subject property for a car wash – a commercial use that cannot be meaningfully combined with a mixed use or residential development – any potential benefits from lot consolidation are lost.

The Highlander Center has an irregular layout, with two large carve-outs along E. Foothill Boulevard for the McDonald's drive-through restaurant and the subject car wash property, making any redevelopment of the center challenging. Lot consolidation is critical to successful redevelopment not only because it increases the overall site area, but because it allows for coordinated site planning, efficient circulation, and flexible building placement. A consolidated site often achieves better design outcomes—such as continuous street frontage, cohesive massing, and integrated parking and access—that are difficult or impossible to accomplish on fragmented or irregular parcels. This is especially the case for corner lots.

In essence, the impact is not just on the single parcel but on the broader redevelopment potential of the Highlander Center. The consolidation that could have supported a more comprehensive residential or mixed-use project is lost by the introduction of the car wash, making the Highlander Center less likely to be redeveloped.

The property owner has indicated that several long-term leases within the Highlander Center limit the ability to pursue redevelopment in the near term. While this is accurate and an important factor to consider, it is also a challenge commonly faced by other commercial centers undergoing reinvestment. Such lease obligations may complicate or extend the timing of redevelopment but do not preclude it from occurring.

State housing law requires cities to maintain adequate residential capacity by income category on identified Housing Element sites (the “no net loss” requirement). The car wash site represents a loss of 13 units (3 lower income, 2 moderate income, and 8 above-moderate income) identified in the Residential Sites Inventory (RSI). While this reduction alone is minor and the City still has sufficient capacity to meet its RHNA, the Project's reciprocal access and

off-site parking agreement may constrain redevelopment of the adjacent Highlander Center, which accounts for 124 potential units in the RSI.

FINDINGS

Conditional Use Permit

Section 9107.09.050(B) of the Development Code requires that for a Conditional Use Permit to be granted, the Planning Commission must make the following findings:

- 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:

The Project is consistent with the General Plan, is an allowed use within the General Commercial 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. The property is zoned General Commercial (C-G). Pursuant to Development Code Section 9102.03.020, Table 2-8, car washes are conditionally permitted in this zone, subject to Planning Commission approval of a Conditional Use Permit. The proposed Project has been reviewed for compliance with all applicable development standards, including maximum floor area ratio, building height, and required setbacks, and complies with each of these requirements.

The subject property has a General Plan land use designation of Commercial, which supports a variety of retail and service-oriented activities in addition to residential development. The proposed Project is a commercial service use in an established commercial corridor and is consistent with several General Plan goals and policies, including:

- Policy LU-1.2: Promote new uses of land that provide diverse economic, social, and cultural opportunities, and that reinforce the characteristics that make Arcadia a desirable place to live.
- Policy LU-6.7: Encourage a balanced distribution of commercial development throughout the City, ensuring that neighborhoods and districts have adequate access to local-serving commercial uses.
- Goal LU-6: Attractive and vibrant commercial corridors that provide for the retail, commercial, and office needs of Arcadia with expanded opportunities for mixed-use development

The Housing Element, a component of the General Plan, applies the Residential Flex (RF) Overlay to the subject site and the adjacent Highlander Center to expand opportunities for residential and mixed-use development, including affordable housing. Both properties are listed in the RSI and contribute potential capacity toward meeting the City's Regional Housing Needs Allocation (RHNA). While inclusion in the RSI does not require that each site be developed with housing—its purpose is to demonstrate adequate citywide capacity—the proposed Project does not advance residential or mixed-use development on either parcel. Even so, the Project remains consistent with the General Plan as a whole and therefore satisfies the required finding.

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 proposed car wash will not be compatible with the existing and future land uses in the vicinity. The subject property, formerly occupied by a bank, is located immediately adjacent to the Highlander Center, a large commercial site that occupies a highly visible and strategically important corner at E. Foothill Boulevard and N. 2nd Avenue. This intersection has long been viewed by the City as a focal point for reinvestment and potential mixed-use redevelopment, as reflected in both the General Plan and the recently adopted Housing Element. In February 2024, the Residential Flex (RF) Overlay Zone was applied to the Highlander Center to provide opportunities for residential or mixed-use redevelopment, including affordable housing. The Highlander Center itself has faced challenges in recent years, with the loss of key tenants and the introduction of less successful uses, such as the Quality Dialysis Center that has never opened despite being approved in 2020. As a result, the mix of land uses in this location—both now and in the future—is especially critical.

The acquisition of the Bank of America parcel created an opportunity for the Highlander Center to be repositioned with new uses that could energize the site. However, the proposed car wash, by its design, location, and operational characteristics, does not advance those objectives. Located on the most prominent corner of the property, directly across from and in front of the Highlander Center's anchor tenant (Grocery Outlet), the car wash would become the visible focal point of the intersection. A self-service car wash, which relies on customers vacuuming and detailing their own vehicles, does not generate synergy with surrounding retail tenants and may deter more desirable commercial users. While not directly harmful to the residential uses to the north, the noise, circulation, and operational impacts are inconsistent with a site that has been identified for higher-intensity and mixed-use redevelopment.

In addition, the project requires reciprocal access and off-site parking agreements with the Highlander Center, tying the subject property to the larger shopping center. These encumbrances prioritize the functional needs of the car wash and reduce the ability to reconfigure circulation, parking, and building placement in the event the Highlander Center is redeveloped. The permanent siting of a car wash structure at this corner would also dictate orientation and setback patterns that are inconsistent with redevelopment scenarios, which would likely emphasize continuous building frontage and pedestrian-friendly, active ground-floor uses along E. Foothill Boulevard and N. 2nd Avenue. By contrast, the proposed car wash locks the subject parcel into a layout that undermines these goals and significantly reduces the potential to provide new housing, including affordable housing, under the RF Overlay.

Although the RF Overlay does not require the Highlander Center to redevelop with residential uses, the consolidation of the former bank parcel into the ownership of the Highlander Center created an opportunity for a more comprehensive site strategy. A smaller and more adaptable retail use would be more compatible with the grocery anchor and surrounding tenants while preserving long-term flexibility. The proposed car wash does not achieve this, and while it may be considered through the Conditional Use Permit process, the evidence shows that the design, location, size, and operating characteristics of the project are incompatible with both the existing commercial context and the City's long-term vision for this prominent commercial property.

3. The site is physically suitable in terms of:

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

Facts to Support This Finding:

The site is physically suitable in terms of design, location, shape, size, and operating characteristics to accommodate the proposed car wash use. The Project site occupies the north-west corner of E. Foothill Boulevard and N. 2nd Avenue and is adjacent to the Highlander Center, a large, commercially zoned property that has historically accommodated a variety of retail and service uses. The reconfigured property is of sufficient size and shape to provide the required building footprint, loading, circulation, and stacking lanes for the proposed car wash, however the required parking and site access will be accommodated on the adjacent Highlander Center.

The design of the site plan incorporates reciprocal access and parking with the larger Highlander Center, thereby allowing vehicles to enter and exit safely from both E. Foothill Boulevard and N. 2nd Avenue. The Project has been configured to maintain circulation patterns within the center while accommodating vehicle queuing and

vacuum stations on-site, minimizing potential conflicts with other tenants. The shape and size of the parcel at this location provide sufficient depth and frontage to contain the proposed use.

In terms of operating characteristics, the proposed car wash will be professionally managed by an experienced operator. Hours of operation, on-site supervision, and best-practice equipment are expected to limit noise and off-site impacts, ensuring compatibility with the adjacent commercial uses. The location along E. Foothill Boulevard, a major commercial corridor, is appropriate for a service-oriented use that generates regular vehicle traffic, and the site has been designed to accommodate these operational needs while remaining consistent with the regular functioning of the Highlander Center. Therefore, the Project site is physically suitable in terms of its design, location, shape, size, and operating characteristics to accommodate the proposed car wash use.

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

Facts to Support This Finding:

The property is located at the northwest corner of E. Foothill Boulevard and N. 2nd Avenue. Both streets are adequate in width and pavement condition to accommodate the traffic generated by the proposed car wash as well as access for emergency vehicles. Therefore, the project will not adversely affect the existing conditions of these rights-of-way.

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

Facts to Support This Finding:

The Fire and Police Departments have reviewed the application and determined that the proposed car wash can be adequately served with existing resources. No additional impacts to public protection services are anticipated as a result of the project.

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:

A utility review has been conducted for the proposed car wash. A sewer study submitted by the applicant demonstrates that there is sufficient capacity within the existing wastewater collection and treatment system to accommodate the projected flows from the project. The City's water system also has adequate supply and pressure to serve the proposed use. Solid waste generated by the project will be

collected and disposed of through the City's franchised waste hauler, consistent with other commercial uses in the area. The project site is located in a fully urbanized area where storm drainage facilities are available, and the project will be required to comply with applicable stormwater management regulations. No impacts to schools are anticipated, as the car wash is a commercial use that does not generate residential population. Therefore, adequate utilities and public services are in place to serve the project without requiring off-site improvements.

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

Facts to Support This Finding:

The proposed car wash has been evaluated for its potential impacts on the surrounding area, and the evidence indicates that the type, density, and intensity of the use will not adversely affect the public convenience, health, interest, safety, or welfare. The project is located on a commercially zoned parcel at the intersection of E. Foothill Boulevard and N. 2nd Avenue, within an established commercial corridor where service-oriented uses are expected and appropriate. The nearest residential properties are located approximately 200 feet to the north and are buffered by intervening commercial development, reducing the likelihood of direct impacts.

Operationally, the car wash will function with two shifts per day and a maximum of four employees on site at any given time. Hours of operation are limited to daytime and early evening (8:00 a.m. to 8:00 p.m. Monday through Saturday, and 8:00 a.m. to 6:00 p.m. on Sunday), ensuring that activities do not extend into late-night hours when conflicts are more likely. A sewer study and utility review confirm that adequate capacity exists within the City's infrastructure to serve the project without overloading existing systems. Emergency vehicle access has been reviewed and determined to be sufficient.

The project also provides adequate on-site queuing capacity for vehicles, with a dual queuing aisle accommodating up to 20 cars at a time and 20 vacuum stalls for self-service cleaning. A parking study demonstrates that overall demand within the Highlander Center, which will share access and parking with the car wash, is well below available supply, ensuring that the limited employee parking demand can be absorbed without adverse impacts on surrounding tenants. Noise and activity associated with vehicle washing and vacuuming will be largely contained within or west of the building, which acts as a buffer between site operations and the public street frontage.

Based on these factors, the project as conditioned will not create a nuisance, will not be materially injurious to nearby properties, and will not adversely affect the public health, safety, or welfare.

Architectural Design Review

The Planning Commission may approve a Site Plan and Design Review application, only if it first makes all of the following findings:

1. Be in compliance with all applicable development standards and regulation in the Development Code.

Facts to Support This Finding:

The Project design complies with all applicable development standards and regulations in the Development Code. The proposed building has a floor area ratio (FAR) of 0.14, whereas the maximum permitted FAR in the C-G (General Commercial) Zone is 0.5, demonstrating compliance with the FAR standard. The height of the proposed building is 28 feet, which is below the maximum allowed height of 40 feet in the C-G Zone. The project also meets the setback and lot coverage requirements applicable to the site, and the building placement has been reviewed for consistency with those standards.

The property is located within the Architectural Design Overlay; however, the project's impact under the Overlay is limited, and the proposed design is consistent with the Overlay's objectives for cohesive architectural character along E. Foothill Boulevard. With respect to parking, the project is supported by an off-site parking agreement with the Highlander Center. As long as this agreement remains in place, the project complies with the Development Code requirements for parking and circulation. Accordingly, the project satisfies Finding No. 1, as it is in full compliance with all applicable development standards and regulations in the Development Code.

2. Be consistent with the objectives and standards of the applicable Design Guidelines.

Facts to Support This Finding:

The Project is consistent with the objectives and standards of the Commercial/Mixed Use Design Guidelines. The building employs a contemporary architectural style that incorporates a mix of neutral tones and varied materials, allowing it to blend with the existing, adjacent, and nearby commercial centers along E. Foothill Boulevard. The massing and scale are compatible with surrounding commercial structures, reinforcing the corridor's established character as a prominent commercial district in

the City. Although the functional requirements of a car wash dictate much of the building's layout and design, the project has been oriented to the E. Foothill Boulevard and N. 2nd Avenue corner to the greatest extent feasible, creating a defined edge at this highly visible intersection. The design balances operational needs with aesthetic considerations, incorporating articulation throughout the building and softening it with extensive landscaping along the perimeter of the site.

3. Be compatible in terms of scale and aesthetic design with surrounding properties and developments.

Facts to Support This Finding:

The Project is compatible in terms of scale and aesthetic design with surrounding properties and developments. The building utilizes a contemporary architectural style with neutral tones and a mix of materials that reflect and blend with adjacent and nearby commercial buildings along the E. Foothill Boulevard corridor. This approach ensures the new structure integrates into the existing developed landscape rather than standing out as a distinct or incompatible element.

In addition, the building's massing and scale are consistent with surrounding commercial structures being one-story and maintaining visual harmony within the center and along the street frontage. Perimeter landscaping has been incorporated into the design to soften the building edges, provide visual screening of functional elements, and enhance the overall appearance of the site.

Notwithstanding, the functional design and layout of the car wash, including its massing and scale, are not compatible with higher-intensity mixed-use or residential redevelopment scenarios envisioned for the adjacent Highlander Center. Furthermore, the Project's dependence on off-site parking and shared access creates long-term encumbrances that would limit flexibility in site planning, circulation, and building placement should the Highlander Center redevelop in the future.

4. Have an adequate and efficient site layout in terms of access, vehicular circulation, parking and landscaping.

Facts to Support This Finding:

The Project provides an adequate and efficient site layout in terms of access, vehicular circulation, and landscaping. Site ingress and egress is provided through the Highlander Center, off N. 2nd Avenue, ensuring sufficient access to the public street system. While no parking is provided on the subject site, the Project includes use of an off-site parking agreement for four (4) spaces located within the adjacent Highlander Center property. These spaces are relatively small in number, are to be located immediately adjacent to the subject site, and a Parking Study demonstrates

there is sufficient capacity within the Highlander Center to accommodate the collective parking for both the car wash and Highlander Center. Landscaping is also incorporated into the site to provide screening, shade, and visual enhancement, contributing to an efficient and well-designed layout. However, reliance on reciprocal access and off-site parking arrangements permanently ties the subject site to the larger Highlander Center. This connection reduces flexibility for the Highlander Center to be redeveloped in the future, as parking and circulation patterns would need to be maintained to accommodate the car wash. In effect, the agreement creates an encumbrance that could limit alternative site designs, building placement, or land use configurations, thereby constraining the long-term planning potential of the Highlander Center.

- 5. Be in compliance with all of the applicable criteria identified in Subparagraph 9107.19.040 C.5.:**
 - a. Compliance with this Section, this Development Code, and all other applicable City regulations and policies;**
 - b. Consistency with the General Plan and any applicable specific plan;**
 - c. Consistency with any adopted Design Guidelines, policies, and standards.**
 - d. Efficient site and layout and design. In terms of the following:**
 - i. The arrangement and relationship of proposed structures to one another and to other developments in the vicinity and whether the relationship is harmonious and based on good standards of design;**
 - ii. Efficiency and safety of public access and parking;**
 - iii. The adequacy of proposed driveways, landscaping, parking spaces, potential on-site and off-site parking and traffic impacts and other potential impacts upon the environment;**
 - iv. Appropriate open space and use of water efficient landscaping;**
 - e. Compatibility with neighboring properties and developments; in terms of scale and aesthetic treatment of proposed structures with public areas.**

Facts to Support This Finding:

The proposed car wash complies with the provisions of the Arcadia Development Code and other applicable City regulations. The project meets all quantitative development standards of the C-G (General Commercial) Zone, including floor area ratio, building height, and required setbacks.

The site is designated Commercial in the General Plan, which accommodates a broad range of retail and service uses. While the Housing Element and RSI identify this property and the adjacent Highlander Center as a site suitable for future residential or mixed-use development, the General Plan does not require housing to be constructed here. As such, the proposed use can be considered consistent with the

overall General Plan framework, even though it does not advance the housing opportunities envisioned in the Housing Element.

The project has been reviewed against the City's Design Guidelines and the standards implemented through the Architectural Design (D) Overlay Zone. The building design employs a contemporary style and neutral tones that are consistent with nearby commercial development along E. Foothill Boulevard. Landscaping is provided around the perimeter and within the site, including tree planting near vacuum stations, in compliance with minimum requirements.

The site layout provides adequate circulation and vehicle queuing, with the tunnel entrance oriented to the south and the bulk of activity located to the west of the building, helping shield operational impacts from N. 2nd Avenue. Reciprocal access with the Highlander Center ensures emergency and customer access is available from both E. Foothill Boulevard and N. 2nd Avenue. A parking study confirms that observed demand within the Highlander Center is well below available capacity, allowing the project's limited employee parking demand to be accommodated.

With respect to compatibility, the most significant issue is the relationship of the project to the Highlander Center. While the proposed car wash is designed to function on its own parcel, it relies on reciprocal access and off-site parking arrangements with the larger center. This dependence ties the two sites together in a way that may constrain the Highlander Center's ability to redevelop in the future, limiting flexibility in site planning, building placement, and circulation. Although the project's design and scale are consistent with surrounding commercial properties, the long-term encumbrance it creates on the Highlander Center raises broader compatibility concerns that extend beyond immediate visual or aesthetic considerations.

Off-site Parking Agreement

According to Arcadia Development Code Section 9103.07.090(E), an Off-site Parking Agreement may be approved if the following findings can be made:

- 1. There is clear and convincing evidence that peak hour parking demand from all uses does not coincide and/or the uses are established in a way that the hours of operation are different for the various businesses or uses.**
- 2. There is adequate parking provided for all participating users.**
- 3. The shared/joint use or off-site parking arrangement will be an incentive to, and a benefit for, the nonresidential development.**
- 4. Adjacent or nearby properties will not be adversely affected by the shared/joint use or off-site parking.**

5. The parking arrangement is consistent with the General Plan and all requirements of this Code.

Facts to Support This Finding:

The proposed Off-site Parking Agreement for the provision of four (4) vehicular parking spaces within the Highlander Center satisfies the required findings for approval. The parking study prepared for the Project demonstrates that, while the Development Code requires 319 spaces for the combined uses, actual observed parking demand across the Highlander Center is substantially lower. During a week-long survey, the highest peak occupancy was 82 vehicles, representing only 37 percent of the 219 spaces available with the project in place. The maximum parking demand generated by the car wash is associated with employee parking, as the operation has an average of two (2) to four (4) employees on site per shift. This demand can be accommodated within the existing supply of the Highlander Center through the proposed off-site parking agreement.

Although the off-site parking agreement meets the provisions of the Development Code and the study shows that adequate parking is available to support current uses, reliance on an off-site parking supply ties the subject site to the larger Highlander Center. This arrangement may constrain future redevelopment potential, specifically of the Highlander Center, by limiting flexibility in site planning and building placement. Nevertheless, for purposes of evaluating the current proposal, the evidence demonstrates that adequate parking is available, no adverse effects to adjacent or nearby properties are anticipated due to the off-site parking agreement, and the Project will be facilitated by the use of the agreement.

ENVIRONMENTAL IMPACT

Pursuant to Section 15270 of the California Environmental Quality Act (CEQA) Guidelines, CEQA does not apply to projects that are disapproved or denied.

If the Project were to be approved, it has been determined that it would likely qualify for a Class 3 Categorical Exemption for the new construction of small structures, including commercial facilities not exceeding 10,000 square feet in floor area, where public services and utilities are available and the surrounding area is not environmentally sensitive, pursuant to Section 15303 of the State California Environmental Quality Act (CEQA) Guidelines. Refer to Attachment No. 6 for the Preliminary Exemption Assessment.

PUBLIC COMMENTS/NOTICE

A public hearing notice for this item was posted at the City Clerk's Office, City Council Chambers, at the Arcadia Library, and on the City's website on October 2, 2025. It was also

mailed to the property owners located within 300 feet of the subject property. As of October 9, 2025, no comments were received regarding this project.

RECOMMENDATION

It is recommended that the Planning Commission deny Conditional Use Permit No. CUP 24-13, Site Plan and Design Review No. ADR 24-16, and Lot Line Adjustment No. LLA 25-02, as the design, location, size, and operating characteristics of the proposed car wash project will not be compatible with future land uses in the vicinity, and adopt Resolution No. 2175.

PLANNING COMMISSION ACTION

Denial

If the Planning Commission intends to deny the Project, the Commission should move to deny Conditional Use Permit No. CUP 24-13, Site Plan and Design Review No. ADR 24-16, and Lot Line Adjustment No. LLA 25-02, and state the specific findings that the Project does not satisfy based on the evidence presented and approve Resolution No. 2175.

Approval

If the Planning Commission intends to approve this project, the Commission should state that the proposed Project meets all findings and direct staff to prepare a resolution for adoption at a subsequent meeting that incorporates the Commission's decision and findings.

If any Planning Commissioner, or other interested party has any questions or comments regarding this matter prior to the October 14, 2025, Planning Commission Meeting, please contact Planning Services Manager, Fiona Graham, at (626) 547-5442, or fgraham@ArcadiaCA.com.

Approved:



Jason Kruckeberg

On behalf of

Lisa L. Flores

Deputy Development Services Director

Attachment No. 1: Resolution No. 2175

CUP 24-13, ADR 24-16, LLA 25-02 - 169 E. Foothill Blvd.

October 14, 2025

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Attachment No. 2: Aerial Photo with Zoning Information

Attachment No. 3: Architectural Plans

Attachment No. 4: Lot Line Adjustment Map

Attachment No. 5: Parking Study

Attachment No. 6: Preliminary Exemption Assessment

Attachment No. 1

Resolution No. 2175

RESOLUTION NO. 2175

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ARCADIA, CALIFORNIA, DENYING CONDITIONAL USE PERMIT NO. CUP 24-13, SITE PLAN AND DESIGN REVIEW NO. ADR 24-16, AND LOT LINE ADJUSTMENT NO. LLA 25-02 FOR A NEW 4,295 SQUARE FOOT SELF-SERVICE CAR WASH WITH AN OFF-SITE PARKING AGREEMENT AT 169 E. FOOTHILL BOULEVARD

WHEREAS, on September 19, 2024, an application for Site Plan and Design Review No. ADR 24-16 was filed; on October 28, 2024, an application for Conditional Use Permit No. CUP 24-13 was filed; and on March 28, 2025, an application for Lot Line Adjustment No. LLA 25-02 was submitted by Karl Huy, on behalf of the business owner, Igor Paskhova, to develop a new 4,295-square-foot self-service car wash with an off-site parking agreement (the “Project”); and

WHEREAS, the proposed Project would utilize four (4) parking spaces within the adjacent The Shoppes at Highlander Center (“Highlander Center”) and require perpetual access through the Highlander Center parking lot to facilitate the Project; and

WHEREAS, the City’s Housing Element and Residential Sites Inventory (RSI) identify the subject property and the Highlander Center as sites providing residential capacity to accommodate the City’s Regional Housing Needs Allocation (RHNA); and

WHEREAS, on February 20, 2024, the subject property at 169 E. Foothill Boulevard and the adjacent Highlander Center at 121 E. Foothill Boulevard were

rezoned to apply the Residential Flex (RF) Overlay to allow residential and mixed-use development in order to implement the City's Housing Element; and

WHEREAS, pursuant to Section 15270 of the California Environmental Quality Act (CEQA) Guidelines, CEQA does not apply to projects that are disapproved or denied; and

WHEREAS, on October 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 HEREBY RESOLVES AS FOLLOWS:

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

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

Conditional 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;

FACTS: The Project is consistent with the General Plan, is an allowed use within the General Commercial 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. The property is zoned General Commercial (C-G). Pursuant to Development Code Section 9102.03.020, Table 2-8, car washes are conditionally permitted in this zone, subject to Planning Commission approval of a Conditional Use Permit. The proposed Project has been reviewed for compliance with all applicable development standards, including maximum floor area ratio, building height, and required setbacks, and complies with each of these requirements.

The subject property has a General Plan land use designation of Commercial, which supports a variety of retail and service-oriented activities in addition to residential development. The proposed Project is a commercial service use in an established commercial corridor and is consistent with several General Plan goals and policies, including:

Policy LU-1.2: Promote new uses of land that provide diverse economic, social, and cultural opportunities, and that reinforce the characteristics that make Arcadia a desirable place to live.

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

Goal LU-6: Attractive and vibrant commercial corridors that provide for the retail, commercial, and office needs of Arcadia with expanded opportunities for mixed-use development

The Housing Element, a component of the General Plan, applies the Residential Flex (RF) Overlay to the subject site and the adjacent Highlander Center to expand opportunities for residential and mixed-use development, including affordable housing. Both properties are listed in the RSI and contribute potential capacity toward meeting the City's Regional Housing Needs Allocation (RHNA). While inclusion in the RSI does not require that each site be developed with housing—its purpose is to demonstrate adequate citywide capacity—the proposed Project does not advance residential or mixed-use development on either parcel. Even so, the Project remains consistent with the General Plan as a whole and therefore satisfies the required finding.

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: The proposed car wash will not be compatible with the existing and future land uses in the vicinity. The subject property, formerly occupied by a bank, is located immediately adjacent to the Highlander Center, a large commercial site that occupies a highly visible and strategically important corner at E. Foothill Boulevard and N. 2nd Avenue. This intersection has long been viewed by the City as a focal point

for reinvestment and potential mixed-use redevelopment, as reflected in both the General Plan and the recently adopted Housing Element. In February 2024, the Residential Flex (RF) Overlay Zone was applied to the Highlander Center to provide opportunities for residential or mixed-use redevelopment, including affordable housing. The Highlander Center itself has faced challenges in recent years, with the loss of key tenants and the introduction of less successful uses, such as the Quality Dialysis Center that has never opened despite being approved in 2020. As a result, the mix of land uses in this location—both now and in the future—is especially critical.

The acquisition of the Bank of America parcel created an opportunity for the Highlander Center to be repositioned with new uses that could energize the site. However, the proposed car wash, by its design, location, and operational characteristics, does not advance those objectives. Located on the most prominent corner of the property, directly across from and in front of the Highlander Center's anchor tenant (Grocery Outlet), the car wash would become the visible focal point of the intersection. A self-service car wash, which relies on customers vacuuming and detailing their own vehicles, does not generate synergy with surrounding retail tenants and may deter more desirable commercial users. While not directly harmful to the residential uses to the north, the noise, circulation, and operational impacts

are inconsistent with a site that has been identified for higher-intensity and mixed-use redevelopment.

In addition, the project requires reciprocal access and off-site parking agreements with the Highlander Center, tying the subject property to the larger shopping center. These encumbrances prioritize the functional needs of the car wash and reduce the ability to reconfigure circulation, parking, and building placement in the event the Highlander Center is redeveloped. The permanent siting of a car wash structure at this corner would also dictate orientation and setback patterns that are inconsistent with redevelopment scenarios, which would likely emphasize continuous building frontage and pedestrian-friendly, active ground-floor uses along E. Foothill Boulevard and N. 2nd Avenue. By contrast, the proposed car wash locks the subject parcel into a layout that undermines these goals and significantly reduces the potential to provide new housing, including affordable housing, under the RF Overlay.

Although the RF Overlay does not require the Highlander Center to redevelop with residential uses, the consolidation of the former bank parcel into the ownership of the Highlander Center created an opportunity for a more comprehensive site strategy. A smaller and more adaptable retail use would be more compatible with the grocery anchor and surrounding tenants while preserving long-term flexibility. The proposed car wash does not achieve this, and while it may be considered

through the Conditional Use Permit process, the evidence shows that the design, location, size, and operating characteristics of the project are incompatible with both the existing commercial context and the City's long-term vision for this prominent commercial property.

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: The site is physically suitable in terms of design, location, shape, size, and operating characteristics to accommodate the proposed car wash use. The Project site occupies the north-west corner of E. Foothill Boulevard and N. 2nd Avenue and is adjacent to the Highlander Center, a large, commercially zoned property that has historically accommodated a variety of retail and service uses. The reconfigured property is of sufficient size and shape to provide the required building footprint, loading, circulation, and stacking lanes for the proposed car wash, however the required parking and site access will be accommodated on the adjacent Highlander Center.

The design of the site plan incorporates reciprocal access and parking with the larger Highlander Center, thereby allowing vehicles to enter and exit safely from both E. Foothill Boulevard and N. 2nd Avenue. The Project has been configured to

maintain circulation patterns within the center while accommodating vehicle queuing and vacuum stations on-site, minimizing potential conflicts with other tenants. The shape and size of the parcel at this location provide sufficient depth and frontage to contain the proposed use.

In terms of operating characteristics, the proposed car wash will be professionally managed by an experienced operator. Hours of operation, on-site supervision, and best-practice equipment are expected to limit noise and off-site impacts, ensuring compatibility with the adjacent commercial uses. The location along E. Foothill Boulevard, a major commercial corridor, is appropriate for a service-oriented use that generates regular vehicle traffic, and the site has been designed to accommodate these operational needs while remaining consistent with the regular functioning of the Highlander Center. Therefore, the Project site is physically suitable in terms of its design, location, shape, size, and operating characteristics to accommodate the proposed car wash use.

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

FACTS: The property is located at the northwest corner of E. Foothill Boulevard and N. 2nd Avenue. Both streets are adequate in width and pavement condition to accommodate the traffic generated by the proposed car wash as well as access for

emergency vehicles. Therefore, the project will not adversely affect the existing conditions of these rights-of-way.

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

FACTS: The Fire and Police Departments have reviewed the application and determined that the proposed car wash can be adequately served with existing resources. No additional impacts to public protection services are anticipated as a result of the project.

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

FACTS: A utility review has been conducted for the proposed car wash. A sewer study submitted by the applicant demonstrates that there is sufficient capacity within the existing wastewater collection and treatment system to accommodate the projected flows from the project. The City's water system also has adequate supply and pressure to serve the proposed use. Solid waste generated by the project will be collected and disposed of through the City's franchised waste hauler, consistent with other commercial uses in the area. The project site is located in a fully urbanized area where storm drainage facilities are available, and the project will be required to comply with applicable stormwater management regulations. No impacts to schools are anticipated, as the car wash is a commercial use that does not generate

residential population. Therefore, adequate utilities and public services are in place to serve the project without requiring off-site improvements.

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: The proposed car wash has been evaluated for its potential impacts on the surrounding area, and the evidence indicates that the type, density, and intensity of the use will not adversely affect the public convenience, health, interest, safety, or welfare. The project is located on a commercially zoned parcel at the intersection of E. Foothill Boulevard and N. 2nd Avenue, within an established commercial corridor where service-oriented uses are expected and appropriate. The nearest residential properties are located approximately 200 feet to the north and are buffered by intervening commercial development, reducing the likelihood of direct impacts.

Operationally, the car wash will function with two shifts per day and a maximum of four employees on site at any given time. Hours of operation are limited to daytime and early evening (8:00 a.m. to 8:00 p.m. Monday through Saturday, and 8:00 a.m. to 6:00 p.m. on Sunday), ensuring that activities do not extend into late-night hours when conflicts are more likely. A sewer study and utility review confirm

that adequate capacity exists within the City's infrastructure to serve the project without overloading existing systems. Emergency vehicle access has been reviewed and determined to be sufficient.

The project also provides adequate on-site queuing capacity for vehicles, with a dual queuing aisle accommodating up to 20 cars at a time and 20 vacuum stalls for self-service cleaning. A parking study demonstrates that overall demand within the Highlander Center, which will share access and parking with the car wash, is well below available supply, ensuring that the limited employee parking demand can be absorbed without adverse impacts on surrounding tenants. Noise and activity associated with vehicle washing and vacuuming will be largely contained within or west of the building, which acts as a buffer between site operations and the public street frontage.

Based on these factors, the project as conditioned will not create a nuisance, will not be materially injurious to nearby properties, and will not adversely affect the public health, safety, or welfare.

Architectural Design Review

5. Be in compliance with all applicable development standards and regulation in the Development Code.

FACTS: The Project design complies with all applicable development standards and regulations in the Development Code. The proposed building has a floor area

ratio (FAR) of 0.14, whereas the maximum permitted FAR in the C-G (General Commercial) Zone is 0.5, demonstrating compliance with the FAR standard. The height of the proposed building is 28 feet, which is below the maximum allowed height of 40 feet in the C-G Zone. The project also meets the setback and lot coverage requirements applicable to the site, and the building placement has been reviewed for consistency with those standards.

The property is located within the Architectural Design Overlay; however, the project's impact under the Overlay is limited, and the proposed design is consistent with the Overlay's objectives for cohesive architectural character along E. Foothill Boulevard. With respect to parking, the project is supported by an off-site parking agreement with the Highlander Center. As long as this agreement remains in place, the project complies with the Development Code requirements for parking and circulation.

Accordingly, the project satisfies Finding No. 1, as it is in full compliance with all applicable development standards and regulations in the Development Code.

6. Be consistent with the objectives and standards of the applicable Design Guidelines.

FACTS: The Project is consistent with the objectives and standards of the Commercial/Mixed Use Design Guidelines. The building employs a contemporary architectural style that incorporates a mix of neutral tones and varied materials,

allowing it to blend with the existing, adjacent, and nearby commercial centers along E. Foothill Boulevard. The massing and scale are compatible with surrounding commercial structures, reinforcing the corridor's established character as a prominent commercial district in the City. Although the functional requirements of a car wash dictate much of the building's layout and design, the project has been oriented to the E. Foothill Boulevard and N. 2nd Avenue corner to the greatest extent feasible, creating a defined edge at this highly visible intersection. The design balances operational needs with aesthetic considerations, incorporating articulation throughout the building and softening it with extensive landscaping along the perimeter of the site.

7. Be compatible in terms of scale and aesthetic design with surrounding properties and developments.

FACTS: The Project is compatible in terms of scale and aesthetic design with surrounding properties and developments. The building utilizes a contemporary architectural style with neutral tones and a mix of materials that reflect and blend with adjacent and nearby commercial buildings along the E. Foothill Boulevard corridor. This approach ensures the new structure integrates into the existing developed landscape rather than standing out as a distinct or incompatible element.

In addition, the building's massing and scale are consistent with surrounding commercial structures being one-story and maintaining visual harmony within the

center and along the street frontage. Perimeter landscaping has been incorporated into the design to soften the building edges, provide visual screening of functional elements, and enhance the overall appearance of the site.

Notwithstanding, the functional design and layout of the car wash, including its massing and scale, are not compatible with higher-intensity mixed-use or residential redevelopment scenarios envisioned for the adjacent Highlander Center. Furthermore, the Project's dependence on off-site parking and shared access creates long-term encumbrances that would limit flexibility in site planning, circulation, and building placement should the Highlander Center redevelop in the future.

8. Have an adequate and efficient site layout in terms of access, vehicular circulation, parking and landscaping.

FACTS: The Project provides an adequate and efficient site layout in terms of access, vehicular circulation, and landscaping. Site ingress and egress is provided through the Highlander Center, off N. 2nd Avenue, ensuring sufficient access to the public street system. While no parking is provided on the subject site, the Project includes use of an off-site parking agreement for four (4) spaces located within the adjacent Highlander Center property. These spaces are relatively small in number, are to be located immediately adjacent to the subject site, and a Parking Study demonstrates there is sufficient capacity within the Highlander Center to accommodate the collective parking for both the car wash and Highlander Center.

Landscaping is also incorporated into the site to provide screening, shade, and visual enhancement, contributing to an efficient and well-designed layout. However, reliance on reciprocal access and off-site parking arrangements permanently ties the subject site to the larger Highlander Center. This connection reduces flexibility for the Highlander Center to be redeveloped in the future, as parking and circulation patterns would need to be maintained to accommodate the car wash. In effect, the agreement creates an encumbrance that could limit alternative site designs, building placement, or land use configurations, thereby constraining the long-term planning potential of the Highlander Center.

9. Be in compliance with all of the applicable criteria identified in Subparagraph 9107.19.040 C.5.:

- a. Compliance with this Section, this Development Code, and all other applicable City regulations and policies;
- b. Consistency with the General Plan and any applicable specific plan;
- c. Consistency with any adopted Design Guidelines, policies, and standards.
- d. Efficient site and layout and design. In terms of the following:
 - i. The arrangement and relationship of proposed structures to one another and to other developments in the vicinity and whether the relationship is harmonious and based on good standards of design;
 - ii. Efficiency and safety of public access and parking;

- iii. The adequacy of proposed driveways, landscaping, parking spaces, potential on-site and off-site parking and traffic impacts and other potential impacts upon the environment;
- iv. Appropriate open space and use of water efficient landscaping;
- e. Compatibility with neighboring properties and developments; in terms of scale and aesthetic treatment of proposed structures with public areas.

FACTS: The proposed car wash complies with the provisions of the Arcadia Development Code and other applicable City regulations. The project meets all quantitative development standards of the C-G (General Commercial) Zone, including floor area ratio, building height, and required setbacks.

The site is designated Commercial in the General Plan, which accommodates a broad range of retail and service uses. While the Housing Element and RSI identify this property and the adjacent Highlander Center as a site suitable for future residential or mixed-use development, the General Plan does not require housing to be constructed here. As such, the proposed use can be considered consistent with the overall General Plan framework, even though it does not advance the housing opportunities envisioned in the Housing Element.

The project has been reviewed against the City's Design Guidelines and the standards implemented through the Architectural Design (D) Overlay Zone. The building design employs a contemporary style and neutral tones that are consistent

with nearby commercial development along E. Foothill Boulevard. Landscaping is provided around the perimeter and within the site, including tree planting near vacuum stations, in compliance with minimum requirements.

The site layout provides adequate circulation and vehicle queuing, with the tunnel entrance oriented to the south and the bulk of activity located to the west of the building, helping shield operational impacts from N. 2nd Avenue. Reciprocal access with the Highlander Center ensures emergency and customer access is available from both E. Foothill Boulevard and N. 2nd Avenue. A parking study confirms that observed demand within the Highlander Center is well below available capacity, allowing the project's limited employee parking demand to be accommodated.

With respect to compatibility, the most significant issue is the relationship of the project to the Highlander Center. While the proposed car wash is designed to function on its own parcel, it relies on reciprocal access and off-site parking arrangements with the larger center. This dependence ties the two sites together in a way that may constrain the Highlander Center's ability to redevelop in the future, limiting flexibility in site planning, building placement, and circulation. Although the project's design and scale are consistent with surrounding commercial properties, the long-term encumbrance it creates on the Highlander Center raises broader

compatibility concerns that extend beyond immediate visual or aesthetic considerations.

Off-site Parking Agreement

1. There is clear and convincing evidence that peak hour parking demand from all uses does not coincide and/or the uses are established in a way that the hours of operation are different for the various businesses or uses.

2. There is adequate parking provided for all participating users.

3. The shared/joint use or off-site parking arrangement will be an incentive to, and a benefit for, the nonresidential development.

4. Adjacent or nearby properties will not be adversely affected by the shared/joint use or off-site parking.

5. The parking arrangement is consistent with the General Plan and all requirements of this Code.

FACTS: The proposed Off-site Parking Agreement for the provision of four (4) vehicular parking spaces within the Highlander Center satisfies the required findings for approval. The parking study prepared for the Project demonstrates that, while the Development Code requires 319 spaces for the combined uses, actual observed parking demand across the Highlander Center is substantially lower. During a week-long survey, the highest peak occupancy was 82 vehicles, representing only 37 percent of the 219 spaces available with the project in place. The maximum parking

demand generated by the car wash is associated with employee parking, as the operation has an average of two (2) to four (4) employees on site per shift. This demand can be accommodated within the existing supply of the Highlander Center through the proposed off-site parking agreement.

Although the off-site parking agreement meets the provisions of the Development Code and the study shows that adequate parking is available to support current uses, reliance on an off-site parking supply ties the subject site to the larger Highlander Center. This arrangement may constrain future redevelopment potential, specifically of the Highlander Center, by limiting flexibility in site planning and building placement. Nevertheless, for purposes of evaluating the current proposal, the evidence demonstrates that adequate parking is available, no adverse effects to adjacent or nearby properties are anticipated due to the off-site parking agreement, and the Project will be facilitated by the use of the agreement.

SECTION 3. Pursuant to Section 15270 of the California Environmental Quality Act (CEQA) Guidelines, CEQA does not apply to projects that are disapproved or denied.

SECTION 4. For the foregoing reasons the Planning Commission denies Conditional Use Permit No. CUP 24-13, Site Plan and Design Review No. ADR 24-16, and Lot Line Adjustment No. LLA 25-02 for a new 4,295-square-foot self-service car wash with an off-site parking agreement at 169 E. Foothill Boulevard.

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

[SIGNATURES ON THE NEXT PAGE]


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

Domenico Tallerico
Chair, Planning Commission

ATTEST:

Lisa L. Flores
Secretary

APPROVED AS TO FORM:



Michael J. Maurer
City Attorney

Attachment No. 2

Aerial Photo with Zoning Information

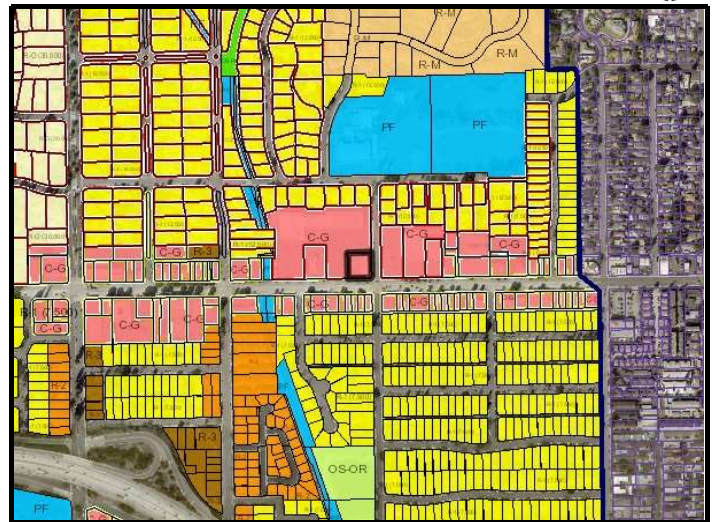
Site Address: 169 E FOOTHILL BLVD

Property Owner(s): Property Owner



Property Characteristics	
Zoning:	C-G
General Plan:	C
Lot Area (sq ft):	
Main Structure / Unit (sq. ft.):	5,600
Year Built:	1966
Number of Units:	0
Overlays	
Architectural Design Overlay:	Yes
Downtown Overlay:	N/A
Downtown Parking Overlay:	N/A
Parking Overlay:	N/A
Racetrack Event Overlay:	N/A
Residential Flex Overlay:	Yes
Special Height Overlay:	N/A

Selected parcel highlighted



Parcel location within City of Arcadia

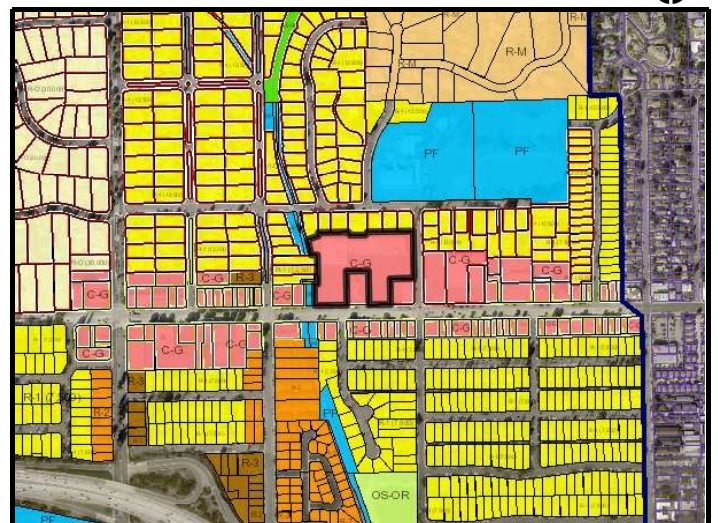
Site Address: 121 E FOOTHILL BLVD

Property Owner(s): Property Owner



Property Characteristics	
Zoning:	C-G
General Plan:	C
Lot Area (sq ft):	
Main Structure / Unit (sq. ft.):	17,000
Year Built:	1966
Number of Units:	0
Overlays	
Architectural Design Overlay:	Yes
Downtown Overlay:	N/A
Downtown Parking Overlay:	N/A
Parking Overlay:	N/A
Racetrack Event Overlay:	N/A
Residential Flex Overlay:	Yes
Special Height Overlay:	N/A

Selected parcel highlighted



Parcel location within City of Arcadia

Attachment No. 3

Architectural Plans

ZONING INFORMATION

ZONING INFORMATION NOT PROVIDED

BUILDING AREA

5,622 SQ FT

LAND AREA

23,902 SQ FT / 0.55 ACRE

BENCHMARK

LOS ANGELES COUNTY BENCHMARK: 104724
DESCRIPTION: 75.706 INCH W x 26.538 INCH DIAM BUSH
SANTA ANITA WASH 48FT 5/2" CA, FOOTBALL
BALL & CEMENT 1/2" C/D, HOKLAND 5483 WSD
(BN 43-70)
ELEVATION: 541.837'

BASIS OF BEARING

THE BASIS OF BEARING OF THIS SURVEY IS THE CENTERLINE
OF FOOTBALL BOULEVARD AS SHOWN ON TRACT NO. 23972
AND IN COUNTY RECORDS 44-07-000000-0000
BEARING BEING: N 89° 57' 54" W

FLOOD NOTE

SUCH DESIGNATED PROPERTY IS LOCATED WITHIN AN AREA HAVING
ZONE DESIGNATION OF "X" BY THE FEDERAL EMERGENCY
MANAGEMENT AGENCY (FEMA). THE FLOOD INSURANCE RATE MAP
NO. 980314040F HAVING AN EFFECTIVE DATE OF 03/29/2006, IN
LOS ANGELES COUNTY, STATE OF CALIFORNIA, WHICH IS THE CURRENT
FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH SAID
PROPERTY IS LOCATED. NO FIELD SURVEYING WAS PERFORMED TO
DETERMINE THIS ZONE.
ZONE "X" DENOTES AREA OF MINIMAL FLOOD HAZARD

SURVEYOR

SITETECH INC.
8061 CHURCH STREET (15 BOX 592) HOKLAND, CA 95344
PH: (925) 954-3380 FAX: (925) 954-0850
E-mail: jpropp@sitetech.com

GENERAL NOTES

- 1. NO OBSERVABLE EVIDENCE OF EARTH MOVING WITHIN RECENT HISTORY.
- 2. NO OBSERVABLE EVIDENCE OF CHANGES IN STREET RIGHT OF WAY LINES, CORNERS, AND ADJACENT TIES FROM THE CONTROLLING JURISDICTION. NO OBSERVABLE EVIDENCE OF RECENT STREET OR OTHER CONSTRUCTION OR REPAIRS.
- 3. NO DISCREPANCY BETWEEN 2011 L.S.A. AS A SAID WASH DRAIN, CURB OR STREET LAYOUT.
- 4. THE PROPERTY HAS DIRECT PHYSICAL STREET ACCESS TO 169 E. FOOTBALL BOULEVARD AND ADJACENT TIES TO 169 E. FOOTBALL BOULEVARD.
- 5. ALL STATEMENTS WITHIN THE CERTIFICATION AND OTHER REFERENCES LOCATED ELSEWHERE HEREON, RELATED TO SURVEYING, MEASUREMENTS, SPECIFICATIONS, INSTRUMENTS, METHODS, PROCEDURES, STANDARDS, PRACTICES, AND ENCUMBRANCES ARE BASED STRICTLY ON ABOVE-GROUND SURVEYING DATA UNLESS OTHERWISE SPECIFICALLY REFERENCED HEREON.
- 6. THE ACCOMPANYING SURVEY WAS MADE ON THE GROUND AND CORRECTLY SHOWS THE LOCATION OF ALL BENCHMARKS, CORNER POINTS, TIES, AND OTHER POINTS OF INTEREST ON THE SUBJECT PROPERTY OF WHICH ADJACENT LAND ADJUTING SAID PROPERTY EXCEPT AS SHOWN HEREON HAS BEEN MADE IN ACCORDANCE WITH LAAS AND/OR MINIMUM STANDARDS OF THE STATE OF CALIFORNIA.
- 7. THE SUBJECT PROPERTY CLOSES MATHEMATICALLY, WITH NO UNPLANNED ENCROACHMENTS.
- 8. BENCHMARK AND DISTANCE ARE RECORD AND MARKED UNLESS SPECIFICALLY NOTED OTHERWISE.

STATEMENT OF ENCROACHMENTS

NO SIGNIFICANT OBSERVATIONS

VICINITY MAP

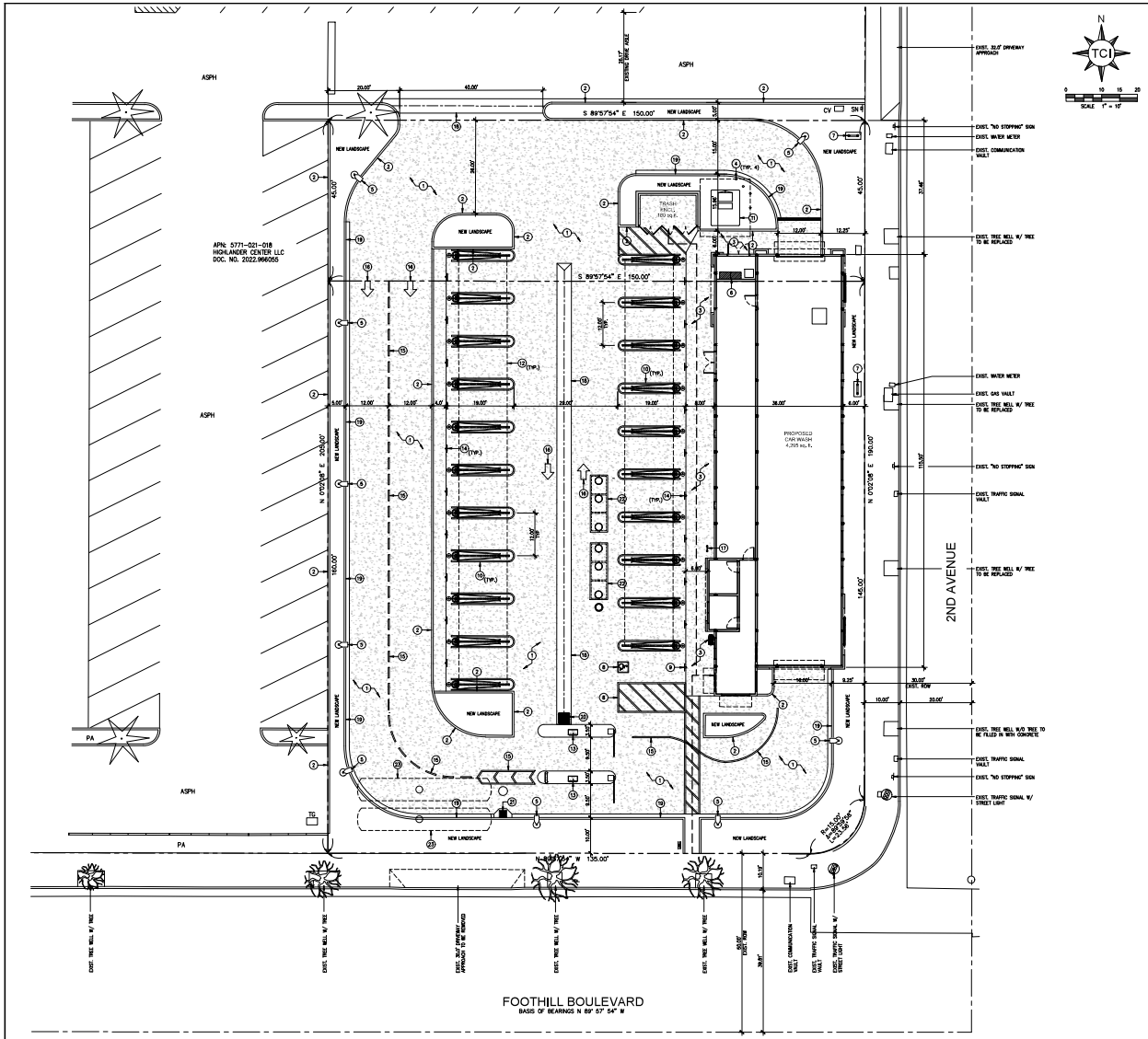


SCHEDULE D-H NOTES

- ITEM 1 IS NON-SURVEY RELATED - NOT PLOTTED
- ITEM 2 IS NON-SURVEY RELATED - NOT PLOTTED
- ITEM 3 WAS INTENTIONALLY DELETED
- ITEM 4 IS NON-SURVEY RELATED - NOT PLOTTED
- ITEMS 5 THROUGH 9 ARE NON-SURVEY RELATED - NOT PLOTTED

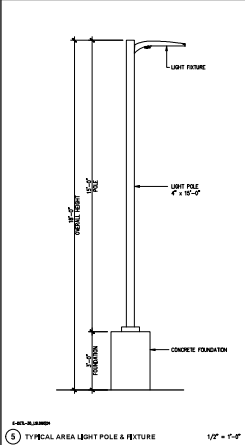
RECORD DESCRIPTION

THIS CASE REFERRED TO OTHER RECORDS LOCATED IN THE CITY OF ARCADIA, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:
151,135,136,137,138,139,140,141,142,143,144,145,146,147,148,149,150,151,152,153,154,155,156,157,158,159,160,161,162,163,164,165,166,167,168,169,170,171,172,173,174,175,176,177,178,179,180,181,182,183,184,185,186,187,188,189,190,191,192,193,194,195,196,197,198,199,200,201,202,203,204,205,206,207,208,209,210,211,212,213,214,215,216,217,218,219,220,221,222,223,224,225,226,227,228,229,230,231,232,233,234,235,236,237,238,239,240,241,242,243,244,245,246,247,248,249,250,251,252,253,254,255,256,257,258,259,260,261,262,263,264,265,266,267,268,269,270,271,272,273,274,275,276,277,278,279,280,281,282,283,284,285,286,287,288,289,290,291,292,293,294,295,296,297,298,299,300,301,302,303,304,305,306,307,308,309,310,311,312,313,314,315,316,317,318,319,320,321,322,323,324,325,326,327,328,329,330,331,332,333,334,335,336,337,338,339,340,341,342,343,344,345,346,347,348,349,350,351,352,353,354,355,356,357,358,359,360,361,362,363,364,365,366,367,368,369,370,371,372,373,374,375,376,377,378,379,380,381,382,383,384,385,386,387,388,389,390,391,392,393,394,395,396,397,398,399,400,401,402,403,404,405,406,407,408,409,410,411,412,413,414,415,416,417,418,419,420,421,422,423,424,425,426,427,428,429,430,431,432,433,434,435,436,437,438,439,440,441,442,443,444,445,446,447,448,449,450,451,452,453,454,455,456,457,458,459,460,461,462,463,464,465,466,467,468,469,470,471,472,473,474,475,476,477,478,479,480,481,482,483,484,485,486,487,488,489,490,491,492,493,494,495,496,497,498,499,500,501,502,503,504,505,506,507,508,509,510,511,512,513,514,515,516,517,518,519,520,521,522,523,524,525,526,527,528,529,530,531,532,533,534,535,536,537,538,539,540,541,542,543,544,545,546,547,548,549,550,551,552,553,554,555,556,557,558,559,560,561,562,563,564,565,566,567,568,569,570,571,572,573,574,575,576,577,578,579,580,581,582,583,584,585,586,587,588,589,590,591,592,593,594,595,596,597,598,599,600,601,602,603,604,605,606,607,608,609,610,611,612,613,614,615,616,617,618,619,620,621,622,623,624,625,626,627,628,629,630,631,632,633,634,635,636,637,638,639,640,641,642,643,644,645,646,647,648,649,650,651,652,653,654,655,656,657,658,659,660,661,662,663,664,665,666,667,668,669,670,671,672,673,674,675,676,677,678,679,680,681,682,683,684,685,686,687,688,689,690,691,692,693,694,695,696,697,698,699,700,701,702,703,704,705,706,707,708,709,710,711,712,713,714,715,716,717,718,719,720,721,722,723,724,725,726,727,728,729,730,731,732,733,734,735,736,737,738,739,740,741,742,743,744,745,746,747,748,749,750,751,752,753,754,755,756,757,758,759,760,761,762,763,764,765,766,767,768,769,770,771,772,773,774,775,776,777,778,779,780,781,782,783,784,785,786,787,788,789,790,791,792,793,794,795,796,797,798,799,800,801,802,803,804,805,806,807,808,809,810,811,812,813,814,815,816,817,818,819,820,821,822,823,824,825,826,827,828,829,830,831,832,833,834,835,836,837,838,839,840,841,842,843,844,845,846,847,848,849,850,851,852,853,854,855,856,857,858,859,860,861,862,863,864,865,866,867,868,869,870,871,872,873,874,875,876,877,878,879,880,881,882,883,884,885,886,887,888,889,890,891,892,893,894,895,896,897,898,899,900,901,902,903,904,905,906,907,908,909,910,911,912,913,914,915,916,917,918,919,920,921,922,923,924,925,926,927,928,929,930,931,932,933,934,935,936,937,938,939,940,941,942,943,944,945,946,947,948,949,950,951,952,953,954,955,956,957,958,959,960,961,962,963,964,965,966,967,968,969,970,971,972,973,974,975,976,977,978,979,980,981,982,983,984,985,986,987,988,989,990,991,992,993,994,995,996,997,998,999,1000,1001,1002,1003,1004,1005,1006,1007,1008,1009,1010,1011,1012,1013,1014,1015,1016,1017,1018,1019,1020,1021,1022,1023,1024,1025,1026,1027,1028,1029,1030,1031,1032,1033,1034,1035,1036,1037,1038,1039,1040,1041,1042,1043,1044,1045,1046,1047,1048,1049,1050,1051,1052,1053,1054,1055,1056,1057,1058,1059,1060,1061,1062,1063,1064,1065,1066,1067,1068,1069,1070,1071,1072,1073,1074,1075,1076,1077,1078,1079,1080,1081,1082,1083,1084,1085,1086,1087,1088,1089,1090,1091,1092,1093,1094,1095,1096,1097,1098,1099,1100,1101,1102,1103,1104,1105,1106,1107,1108,1109,1110,1111,1112,1113,1114,1115,1116,1117,1118,1119,1120,1121,1122,1123,1124,1125,1126,1127,1128,1129,1130,1131,1132,1133,1134,1135,1136,1137,1138,1139,1140,1141,1142,1143,1144,1145,1146,1147,1148,1149,1150,1151,1152,1153,1154,1155,1156,1157,1158,1159,1160,1161,1162,1163,1164,1165,1166,1167,1168,1169,1170,1171,1172,1173,1174,1175,1176,1177,1178,1179,1180,1181,1182,1183,1184,1185,1186,1187,1188,1189,1190,1191,1192,1193,1194,1195,1196,1197,1198,1199,1200,1201,1202,1203,1204,1205,1206,1207,1208,1209,1210,1211,1212,1213,1214,1215,1216,1217,1218,1219,1220,1221,1222,1223,1224,1225,1226,1227,1228,1229,1230,1231,1232,1233,1234,1235,1236,1237,1238,1239,1240,1241,1242,1243,1244,1245,1246,1247,1248,1249,1250,1251,1252,1253,1254,1255,1256,1257,1258,1259,1260,1261,1262,1263,1264,1265,1266,1267,1268,1269,1270,1271,1272,1273,1274,1275,1276,1277,1278,1279,1280,1281,1282,1283,1284,1285,1286,1287,1288,1289,1290,1291,1292,1293,1294,1295,1296,1297,1298,1299,1300,1301,1302,1303,1304,1305,1306,1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- IMPROVEMENT NOTES:**
- 1. NEW 4\"/>

- 1. NEW 4\"/>

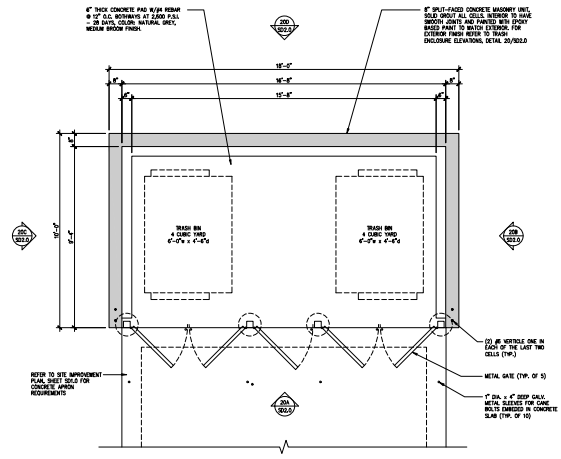


ARCHITECTURAL SITE PLAN
 ARCADIA CAR WASH
 189 E. FOOTHILL BOULEVARD
 ARCADIA, CA 92325

SD1.0

5/6/2025

26	21	19
27	22	17
28	23	18
29	24	20
30	25	21



- NOTES:
- ALL CONCRETE BLOCK MORTAR JOINTS SHALL BE FLUSH & SMOOTH AT FINISH FACE.
 - REFER TO PLAN SHEET 2025 FOR LOCATION OF ENCLOSURE.
 - THE GENERAL CONTRACTOR SHALL SUBMIT SHOP DRAWINGS FOR THE METAL GATE TO THE PROJECT ARCHITECT PRIOR TO FABRICATION.

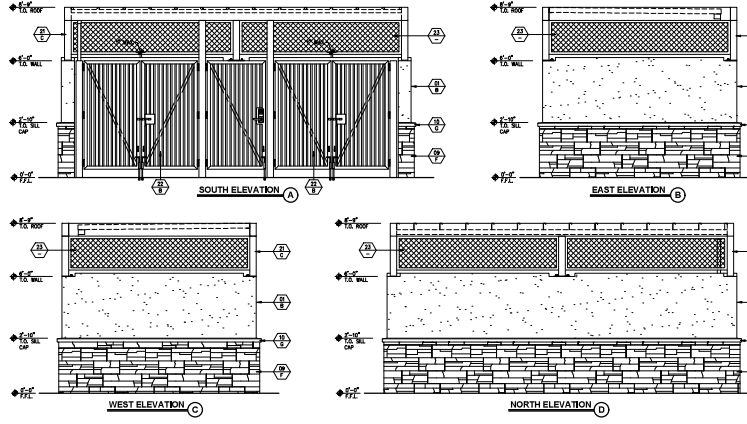
19 TRASH ENCLOSURE PLAN
1/2" = 1'-0"

EXTERIOR FINISH SCHEDULE

- MATERIAL FINISH:**
- 01 EXTERIOR CEMENT PLASTER (2 COAT) OVER CMU BLOCK
 - 02 EXTERIOR SMOOTH FINISH
 - 03 STAINED STONE VENEER
 - 04 BRICK/STONE/SLATE
 - 05 2" x 4" CMU BLOCK CAP
 - 06 METAL ROOF STRUCTURE
 - 07 SOLID METAL GATE
 - 08 STEEL MESH WIRE MESH SCREEN
- COLOR:**
- B DAWN EDWARDS BENECK - "TORNADO IN PLATINUM"
 - C DAWN EDWARDS BENECK - "CHARCOAL SMOKE"
 - F MANUFACTURER: CALANCED STONE - TEL: (949) 255-1727
 - ENG: CALANCED STONE
 - CO: CALANCED STONE
 - DC: CALANCED STONE
 - G MANUFACTURER: CALANCED STONE - TEL: (949) 255-1727
 - ENG: CALANCED STONE
 - CO: CALANCED STONE
 - DC: CALANCED STONE

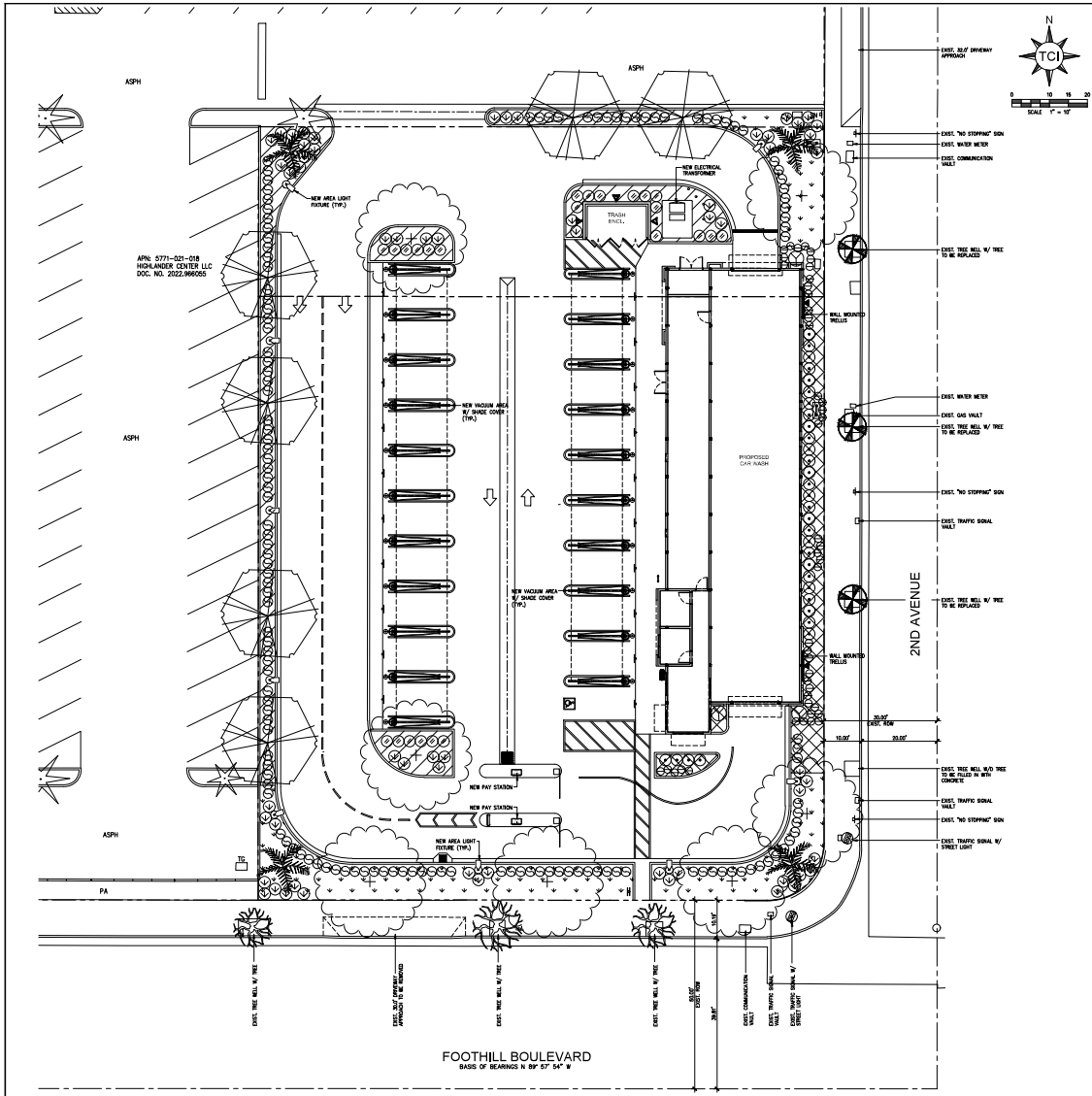
NOTES:
FOR PLAN VIEW OF TRASH ENCLOSURE
SEE DETAIL 13/202.0

20 TRASH ENCLOSURE ELEVATIONS
1/2" = 1'-0"



TRASH ENCLOSURE PLAN & ELEVATIONS
ARCADIA CAR WASH
188 E. FOOTHILL BOULEVARD
ARCADIA, CA 91709

SD2.0
5/8/2025



PROPOSED PLANT LEGEND

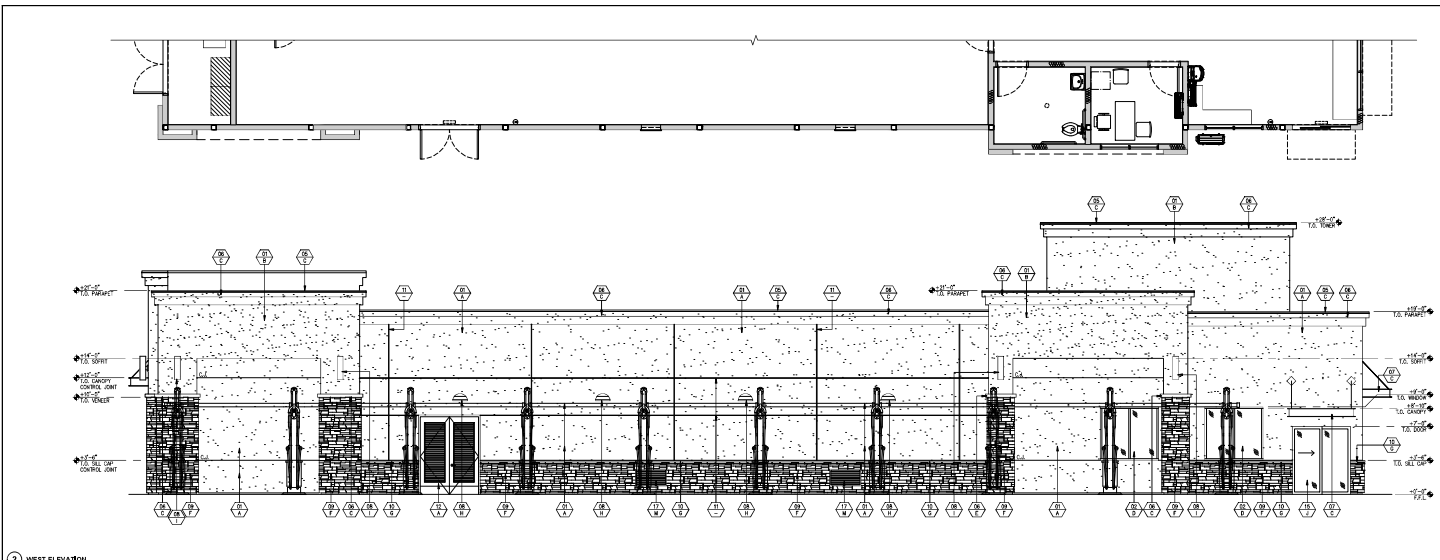
SYMBOL	BOTANICAL NAME	QTY.	CONTAINER SIZE	WATER USE COMMENTS
	CECIS CANADENSIS 'FOREST PANSY' EASTERN REDGATE	3	30" BOX 20" x 20"	MODERATE
	DIAPYCNES HAMBILI WESTERHOLZIAN PAV PALM	4	15 GALLON 15" x 15"	LOW MULCH-TREAT
	LAGERSTROMIA L. 'WATERLILION PEET' WHITE WHELK	6	15 GALLON 20" x 20"	MODERATE STANDARD
	Olea S. 'TWIN HILL' PROFFERS BLUE	7	24" BOX 20" x 20"	LOW LOW BRANCHING
	DIAPYCNES 'HAMBILI' HAMBILI PAV	41	1 GALLON 3" x 3"	LOW
	DIAPYCNES 'STELLA STONY' STONY	45	1 GALLON 2" x 2"	MODERATE
	LEA 'VICTORIA' 'TIDEST' TIDEST	24	5 GALLON 3" x 3"	LOW
	USITTUM A. 'TIDEST' TIDEST	30	5 GALLON 4" x 4"	MODERATE
	PODOCARPUS WACHOPHALLIS WACHOPHALLIS	3	15 GALLON 4" x 4"	MODERATE COLUMNAR
	SALIX BRUGGERI 'TURNING PEET' AUTUMN SAZE	138	5 GALLON 3" x 4"	LOW
	DIAPYCNES UNDER-CAR CATS CLAW VINE	3	5 GALLON	LOW
	DIAPYCNES VOLCANEA LAC VINE	2	5 GALLON	MOD
	DIAPYCNES MARGARETAE MARGARETAE		FLATS #12" O.C.	LOW
	LONGICHA & 'TALLINAK' HILLS HOMEYSOCCLE		1 GALLON #20" O.C.	LOW
	TRACHELOSPERUM 'JUNIBONDES' STAR JUBONNE		1 GALLON #18" O.C.	MOD

NOTES:
 PLANTING AREAS SHALL BE MULCHED WITH A THREE INCH (3") MINIMUM LAYER OF ORGANIC WOOD MULCH.
 MOST SHRUBS ARE REQUIRED WITH TREE IS WITHIN 15' OF PLANTING/INSTALLATION SHALL BE BY DRIP IRRIGATION USING A SMART CONTROLLER AND FLOW SENSOR.
 MAXIMUM ALLOWED WATER ALLOWANCE (MULCH/PLANTING) = 0.250" x 1.250" = 72.962 GPM
 TOTAL LANDSCAPE AREA 4,250 SQ. FT.

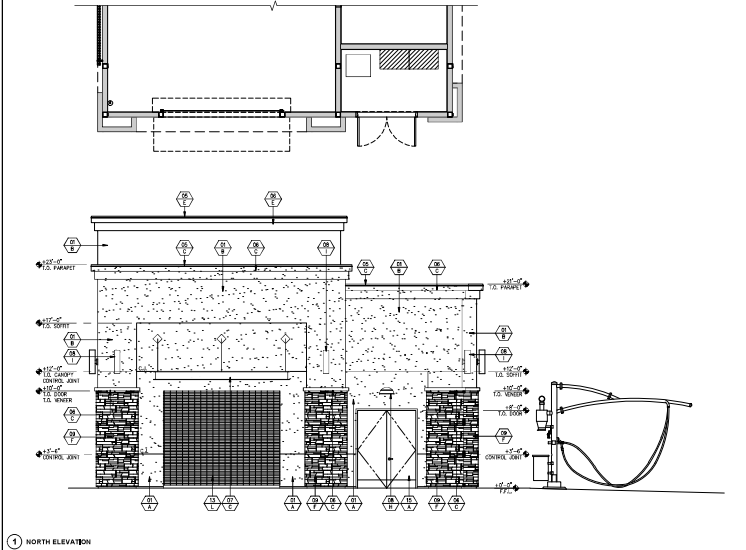
CONCEPTUAL LANDSCAPE PLAN
 ARCADIA CAR WASH
 189 E. FOOTHILL BOULEVARD
 ARCADIA, CA 92325

L1.0

5/6/2025



2 WEST ELEVATION



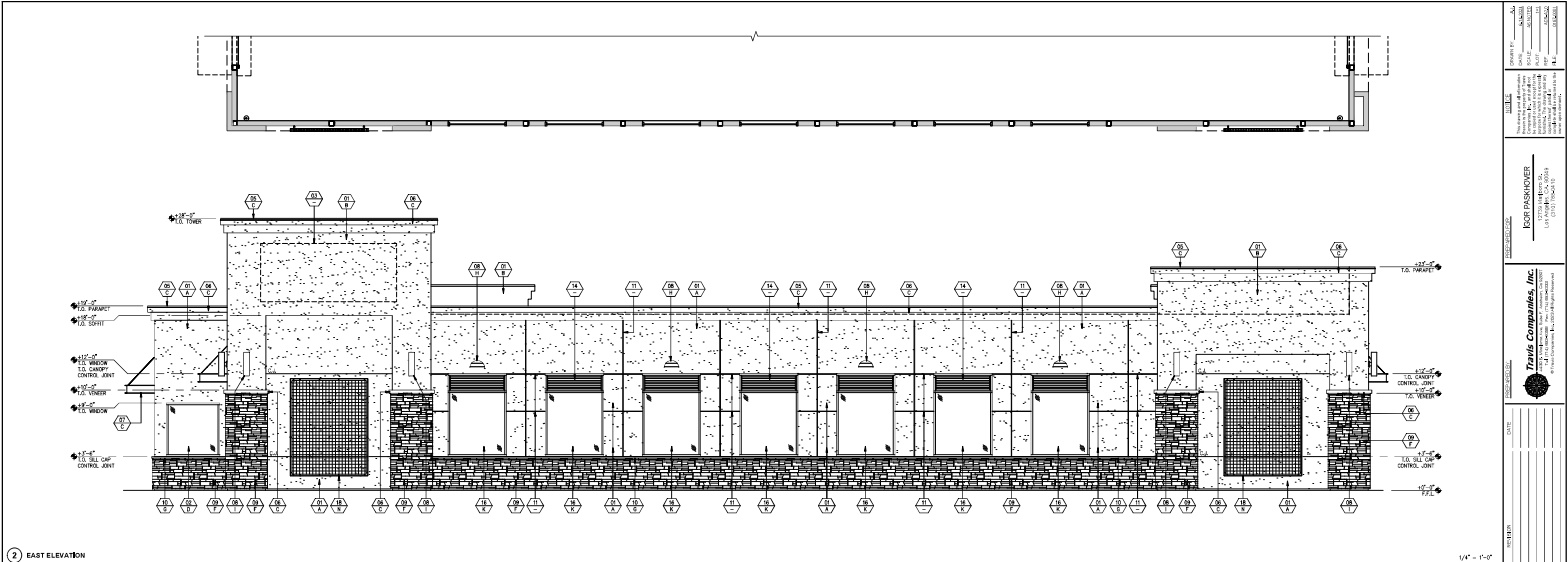
1 NORTH ELEVATION

EXTERIOR FINISH SCHEDULE

FULL DIST. MATERIAL FINISH		COLOR	
G.C. 01	1" EXTENSION GROUT PLASTER (3 COAT) OVER 1/2" FIBRING BRANDED MESH OVER 2" LATCH SPACE 1/2" PAPER OVER SHEATHING SYSTEM BRANDED FINISH	G.C. 07	SUNN REMANOS BRICK - "OLD MORNIN"
G.C. 02	ALUMINUM STOREFRONT SYSTEM WITH 1" CLEAR INSULATED GLAZING	G.C. 08	SUNN REMANOS BRICK - "TOWNED PLATINUM"
DNVT. DNVT. 03	INSULATED GLAZED GL. SKIN (NOT PART OF THIS FINISH)	G.C. 09	SUNN REMANOS BRICK - "TOWNED MISTY"
G.C. 04	BRICKING ADDRESS NUMBER	G.C. 10	MANUFACTURER: ARCADIA, INC. - TEL: (916) 248-7500 MODEL: MC COLOR: CLEAR CLEAR ANODIZED FINISH
G.C. 05	METAL FLASHING	G.C. 11	MANUFACTURER: ARCADIA, INC. - TEL: (916) 248-7500 MODEL: MC COLOR: CLEAR CLEAR ANODIZED FINISH
G.C. 06	FORM SHAPE WITH COBALT PLASTER FINISH (SMOOTH FINISH)	G.C. 12	MANUFACTURER: ARCADIA, INC. - TEL: (916) 248-7500 MODEL: MC COLOR: CLEAR CLEAR ANODIZED FINISH
G.C. 07	ALUMINUM CROWN	G.C. 13	MANUFACTURER: ARCADIA, INC. - TEL: (916) 248-7500 MODEL: MC COLOR: CLEAR CLEAR ANODIZED FINISH
G.C. 08	SMALL MOUNTED LIGHT FIXTURE	G.C. 14	MANUFACTURER: ARCADIA, INC. - TEL: (916) 248-7500 MODEL: MC COLOR: CLEAR CLEAR ANODIZED FINISH
G.C. 09	STONE NUMBER	G.C. 15	MANUFACTURER: ARCADIA, INC. - TEL: (916) 248-7500 MODEL: MC COLOR: CLEAR CLEAR ANODIZED FINISH
G.C. 10	ALUMINUM ROLLER	G.C. 16	MANUFACTURER: ARCADIA, INC. - TEL: (916) 248-7500 MODEL: MC COLOR: CLEAR CLEAR ANODIZED FINISH
G.C. 11	1/4" FLUSSER REVEAL	G.C. 17	MANUFACTURER: ARCADIA, INC. - TEL: (916) 248-7500 MODEL: MC COLOR: CLEAR CLEAR ANODIZED FINISH
G.C. 12	HOLLOW METAL DOOR AND FRAME	G.C. 18	MANUFACTURER: ARCADIA, INC. - TEL: (916) 248-7500 MODEL: MC COLOR: CLEAR CLEAR ANODIZED FINISH
G.C. 13	ALUMINUM ROLLER DRILE		
G.C. 14	UPPERING REAR IN ROW STOREFRONT MULLION		
G.C. 15	ALUMINUM SIGNING DOOR		
G.C. 16	ALUMINUM STOREFRONT SYSTEM WITH 1/4" CLEAR GLAZING		
G.C. 17	UPPERING WALL JOINT		
G.C. 18	SMALL MOUNTED TRUSS		

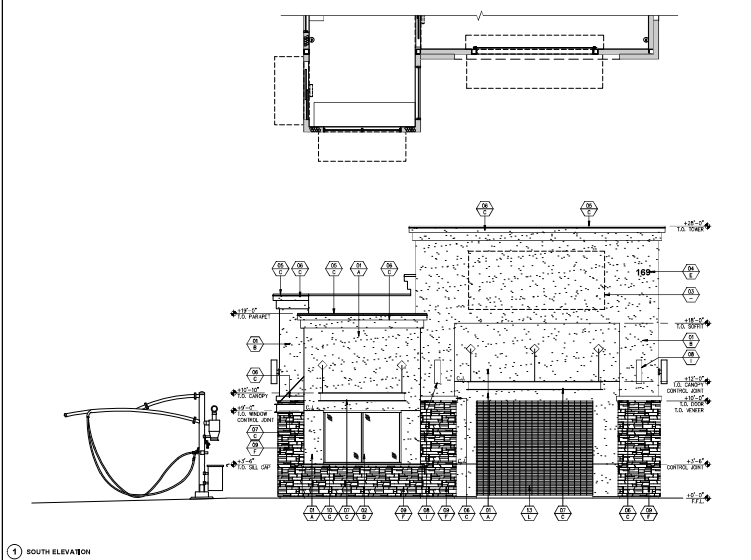
NOTE: EXTERIOR ELEVATIONS
 1. ALL PLASTIC ACCESSORIES, FLASHING ETC. SHALL BE PAINTED TO MATCH ADJACENT SURFACES (GLASS)
 2. FOR WINDOW TYPE AND SIZE REFER TO WINDOW SCHEDULE ON SHEET A1.0
 3. G.C. SHALL PROVIDE SHOP DRAWINGS FOR STOREFRONT PRIOR TO FABRICATION, OF FRAME MATERIAL, FINISHES, COLORS, SPECIES, DIMENSIONS, ETC.

1/4" = 1'-0"



2 EAST ELEVATION

1/4" = 1'-0"



1 SOUTH ELEVATION

1/4" = 1'-0"

EXTERIOR FINISH SCHEDULE

FIN. DIST. MATERIAL/FINISH		COLOR	
G.C. S.C. 01	1/2" EXTERIOR GROUT PLASTER (3 COAT) OVER 1/2" FIBRING BRANDED MESH OVER 2" LAID SPACE 1/2" PAPER OVER SHEATING SYSTEM BRUSH FINISH	G.C. S.C. 7	SUNN RENOVOS BRICKS - "OLD WORK"
G.C. S.C. 02	ALUMINUM STOREFRONT SYSTEM WITH 1" CLEAR INSULATED GLAZING	G.C. S.C. 8	SUNN RENOVOS BRICKS - "TOWNED MASONRY"
G.C. S.C. 03	INSULATED GLAZED GL. SKIN (NOT PART OF THIS FINISH)	G.C. S.C. 9	SUNN RENOVOS BRICKS - "TOWNED MASONRY"
G.C. S.C. 04	BRICKING BRICKS BRANDED	G.C. S.C. 10	MANUFACTURER: ANDRUE, INC. - TEL: (330) 248-7500 MODEL NO. 248-7500 COLOR: CLEAR ANODIZED FINISH
G.C. S.C. 05	METAL FLASHING	G.C. S.C. 11	STEEL FINISH: ELECTRICAL COLOR: BLACK - 2025
G.C. S.C. 06	FORM SHAPE WITH CEMENT PLASTER FINISH (SMOOTH FINISH)	G.C. S.C. 12	MANUFACTURER: STEEL INDUSTRIES, INC. - TEL: (800) 226-1727 STEEL COLOR: POLISHED G.C. NO. 12-014
G.C. S.C. 07	ALUMINUM CANNOPY	G.C. S.C. 13	MANUFACTURER: STEEL INDUSTRIES, INC. - TEL: (800) 226-1727 STEEL COLOR: POLISHED G.C. NO. 13-014
G.C. S.C. 08	SMALL MOUNTED LIGHT FIXTURE	G.C. S.C. 14	MANUFACTURER: STEEL INDUSTRIES, INC. - TEL: (800) 226-1727 STEEL COLOR: POLISHED G.C. NO. 14-014
G.C. S.C. 09	STONE VENER	G.C. S.C. 15	MANUFACTURER: STEEL INDUSTRIES, INC. - TEL: (800) 226-1727 STEEL COLOR: POLISHED G.C. NO. 15-014
G.C. S.C. 10	ALUMINUM ROLLUP DOOR	G.C. S.C. 16	MANUFACTURER: STEEL INDUSTRIES, INC. - TEL: (800) 226-1727 STEEL COLOR: POLISHED G.C. NO. 16-014
G.C. S.C. 11	1/4" FLUSSER REVEAL	G.C. S.C. 17	MANUFACTURER: STEEL INDUSTRIES, INC. - TEL: (800) 226-1727 STEEL COLOR: POLISHED G.C. NO. 17-014
G.C. S.C. 12	HOLLOW METAL DOOR AND FRAME	G.C. S.C. 18	MANUFACTURER: STEEL INDUSTRIES, INC. - TEL: (800) 226-1727 STEEL COLOR: POLISHED G.C. NO. 18-014
G.C. S.C. 13	ALUMINUM ROLLUP DOOR	G.C. S.C. 19	MANUFACTURER: STEEL INDUSTRIES, INC. - TEL: (800) 226-1727 STEEL COLOR: POLISHED G.C. NO. 19-014
G.C. S.C. 14	GLASSING REVEAL IN BAY STOREFRONT WALLION	G.C. S.C. 20	MANUFACTURER: STEEL INDUSTRIES, INC. - TEL: (800) 226-1727 STEEL COLOR: POLISHED G.C. NO. 20-014
G.C. S.C. 15	ALUMINUM SLIDING DOOR	G.C. S.C. 21	MANUFACTURER: STEEL INDUSTRIES, INC. - TEL: (800) 226-1727 STEEL COLOR: POLISHED G.C. NO. 21-014
G.C. S.C. 16	ALUMINUM STOREFRONT SYSTEM WITH 3/4" CLEAR GLAZING	G.C. S.C. 22	MANUFACTURER: STEEL INDUSTRIES, INC. - TEL: (800) 226-1727 STEEL COLOR: POLISHED G.C. NO. 22-014
G.C. S.C. 17	GLASSING REVEAL	G.C. S.C. 23	MANUFACTURER: STEEL INDUSTRIES, INC. - TEL: (800) 226-1727 STEEL COLOR: POLISHED G.C. NO. 23-014
G.C. S.C. 18	SMALL MOUNTED TRUSS	G.C. S.C. 24	MANUFACTURER: STEEL INDUSTRIES, INC. - TEL: (800) 226-1727 STEEL COLOR: POLISHED G.C. NO. 24-014

NOTE: EXTERIOR ELEVATIONS

1. ALL PLASTER ACCESSORIES, FLASHING ETC. SHALL BE PAINTED TO MATCH ADJACENT SURFACES (GLAZING)
2. FOR WINDOW TYPE AND SIZE REFER TO WINDOW SCHEDULE ON SHEET A1.0
3. G.C. SHALL PROVIDE SHOP DRAWINGS FOR STOREFRONT PRIOR TO FABRICATION, OF BRASS MATERIAL, FINISHES, COILS, SPECIALS, ETC.

PROJECT: ARCHITECTURAL EXTERIOR ELEVATIONS
 CLIENT: TRANIS COMPANIES, INC.
 PROJECT NO.: 24-00000000-0000
 SHEET NO.: A2.1
 DATE: 5/6/2025
 DRAWING SCALE: 1/4" = 1'-0"
 PROJECT ADDRESS: 189 E. FOOTHILL BOULEVARD, ARCADIA, CA 92320

ARCADIA

CAR WASH

169 E. FOOTHILL BOULEVARD, ARCADIA, CALIFORNIA 92006

3-2-23



Travis Companies, Inc.
4430 E. Miraloma Avenue, Suite F, Anaheim, California 92807

NOTE: This information is essential in nature and is subject to administrative and/or engineering review and approval. No warranties or guarantees of any kind are given or implied by the architect.

ARCADIA

CAR WASH

169 E. FOOTHILL BOULEVARD, ARCADIA, CALIFORNIA 92006

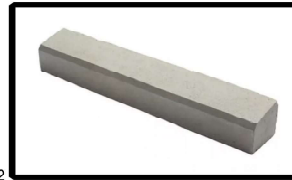
3-8-23



A



1



2

COLOR LEGEND

- A. DUNN EDWARDS
#DET649 - "COLD MORNING"
- B. DUNN EDWARDS
#DE6367 - "COVERED IN PLATINUM"
- C. DUNN EDWARDS
#DFT628 - "CHARCOAL SKETCH"



B



3



4

MATERIAL LEGEND

- 1. STONE VENEER
CULTURED STONE
PRO-FIT LEDGESTONE - "PLATINUM"
- 2. WATERTABLE/SILL
CULTURED STONE
CAST FIT WATERTABLE - "VELLUM"
- 3. WALL MOUNTED LIGHT FIXTURE
LSI INDUSTRIES, INC.
GSQ - "SILVER"
- 4. WALL MOUNTED LIGHT FIXTURE
MAXIM LIGHTING
OUTPOST #86405AL - "BRUSHED ALUMINUM"
- 5. WALL MOUNTED TRELLIS
GRFFN SCREFFN
POWDER COAT FINISH - "SILVER"



C



5



Travis Companies, Inc.

4430 E. Miraloma Avenue, Suite F, Anaheim, California 92807

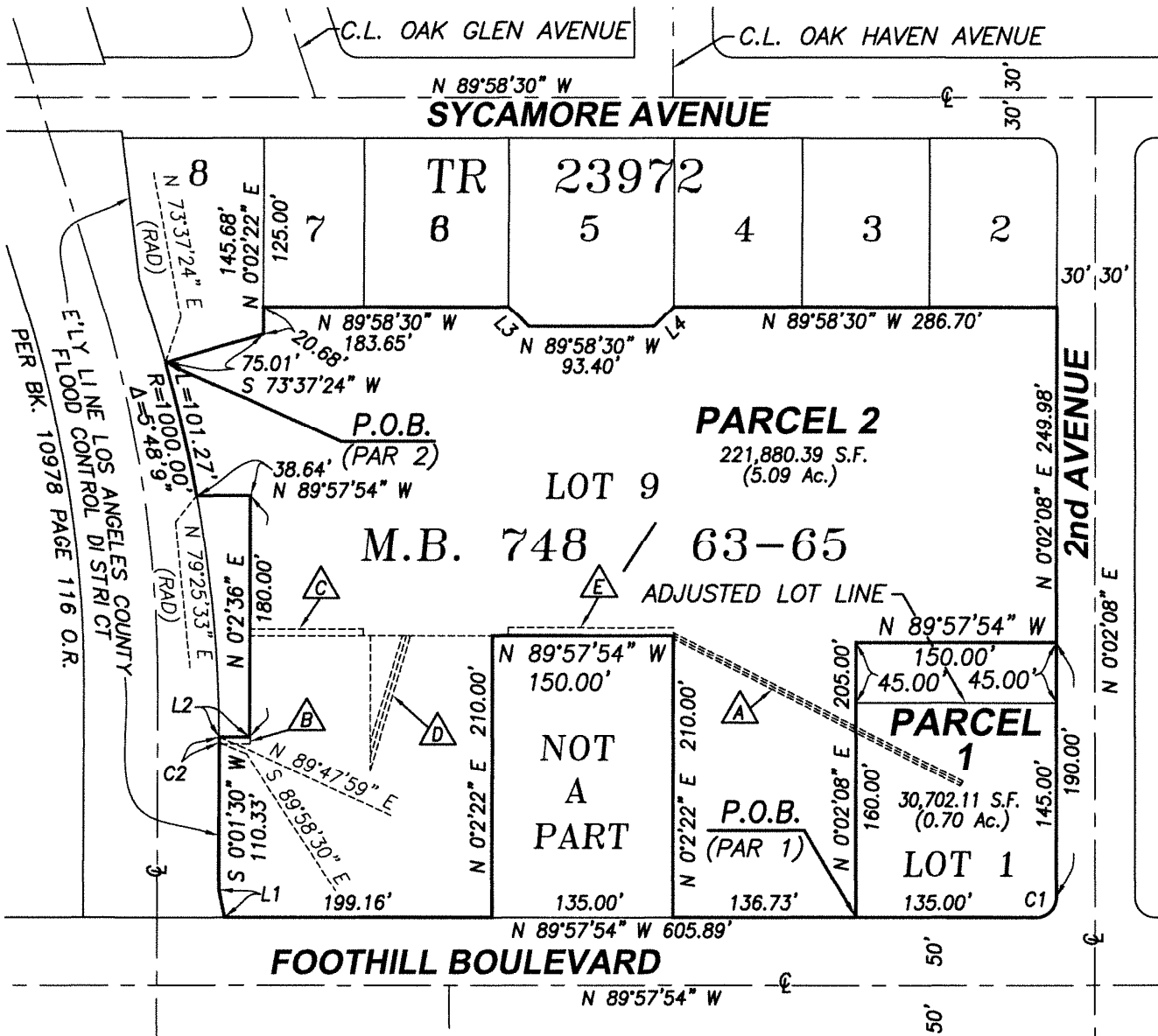
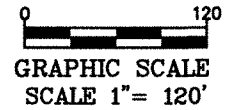
NOTE: This information is provided as a guide only and is subject to change without notice. It is intended for informational purposes only and does not constitute an offer or a contract. No warranty or guarantee of any kind is given or implied by the architect.

Attachment No. 4

Lot Line Adjustment Map

EXHIBIT "B"

LOT LINE ADJUSTMENT



EASEMENT NOTES:

- A** 4' SO. CAL. EDISON CO. EASEMENT PER INST. #4285. JULY 1, 1966, O.R.
- B** 5' SO. CAL. EDISON CO. EASEMENT PER O.R. 24077-87
- C** 5' SO. CAL. EDISON CO. EASEMENT PER D-2936-8 O.R.
- D** 6' SO. CAL. EDISON CO. EASEMENT PER O.R. 47857-286
- E** 6' SO. CAL. EDISON CO. EASEMENT PER D-2936-31 O.R.

CURVE/LINE TABLE			
CURVE	DELTA/BEARING	LENGTH	RADIUS
C1	$89^{\circ}59'58''$	23.56'	15.00'
C2	$00^{\circ}13'31''$	3.93'	1000.00'
L1	$N11^{\circ}13'02''W$	15.19'	
L2	$N89^{\circ}57'54''W$	21.53'	
L3	$N44^{\circ}58'30''W$	21.21'	
L4	$N45^{\circ}01'30''E$	21.21'	

Drawn By: **RLADINEZ** Date: **3/28/2024**

Approved By: **SAM** Date: **3/28/2024**

SAKE ENGINEERS, INC.
 400 S. RAMONA SUITE 202, CORONA, CA 92879
 (951)279-4041 FAX (951)279-2830

LOT LINE ADJUSTMENT PLAT

LOT 1, AND LOT 9 OF TRACT NO. 23972, IN THE CITY OF ARCADIA, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 748, PAGES 63 TO 65, INCLUSIVE, OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

Attachment No. 5

Parking Study



May 8, 2025

Fiona Graham
Planning Services Manager, City of Arcadia
240 W. Huntington Drive
Arcadia, CA 91007

Subject: Parking Study for the Proposed Car Wash Project at the Northwest Corner of Foothill Boulevard and 2nd Avenue in the City of Arcadia

Dear Ms. Graham:

Kimley-Horn and Associates, Inc. (Kimley-Horn) has been retained by the applicant to prepare a parking study for the proposed Car Wash Project located at the northwest corner of the intersection of Foothill Boulevard and 2nd Avenue in the City of Arcadia. Kimley-Horn will provide an evaluation of parking needs based on standards established by the City of Arcadia and will provide empirical data and documentation of actual parking demand and utilization on the site.

PROJECT DESCRIPTION

The applicant proposes to construct a 4,295 new square-foot single-tunnel car wash in an existing shopping center at the northwest corner of the intersection of Foothill Boulevard and 2nd Avenue. The project will demolish an existing bank building and 38 parking spaces and replace it with a new express car wash. The project site plan is shown on **Figure 1**.

The following is a summary of the other uses within the existing shopping center:

1. Dentist: Medical Office - 1,500 square feet
2. Pizza Hut: Restaurant - 1,210 square feet
3. Dollar Tree: General Retail - 9,290 square feet
4. Dialysis Center: Medical Office - 15,310 square feet
5. Bonita Education: Retail - 1,200 square feet
6. Girl Scouts: Retail - 1,600 square feet
7. Peace Nail Salon: Financial Institutions and Related Services - 800 square feet
8. Quality Care Dry Cleaners: Financial Institutions and Related Services - 1,800 square feet
9. Cigar Palace: Retail - 600 square feet
10. West Coast Grooming: Financial Institutions and Related Services - 1,200 square feet
11. Kumon: Retail - 1,600 square feet
12. Best US Tae Kwon Do: Athletic Facility - 3,187 square feet
13. Grocery Outlet: Retail - 17,000 square feet

The shopping center tenant and parking map can be found in **Appendix A**.

Per field data inventory and aerial verification, the shopping center includes 257 parking spaces which serve the existing shopping center uses. Of the 257 total spaces, 236 are “regular” parking spaces, 14 are handicap/ADA spaces, 3 are 15-min spaces, 2 are shopping cart drop-off spaces, 1 is family-reserved space, and 1 is veteran-reserved space. The shopping center parking collection zones are shown on **Figure 2**. The car wash development would remove 38 parking spaces. Therefore, the parking spaces provided with the construction of the project would be 219 total parking spaces. The shopping center parking zones with the proposed project are shown on **Figure 3**.

PARKING REQUIREMENTS

Based on the project description, a parking assessment was conducted to determine the site’s compliance with City parking standards. Parking standards are presented in the City of Arcadia Code of Ordinances, Section 9103.07 Off-Street Parking and Loading.

The site plans provided on **Figure 1** and **Appendix A** serve as the basis for parking requirements for the car wash and surrounding existing uses respectively, based on the square footage of individual land uses. The site plan does not denote internal land use breakdowns by square footage for the existing uses. Due to the size of the shopping center, parking occupancy data collection was performed within four “zones” in the parking lot. These zones are denoted on Figure 2 and will be referred to in the *Parking Data Collection and Observations* section of this memorandum.

The parking requirements for the existing uses and proposed project site were determined based on the City’s parking requirements, as follows: vehicle washing and detailing require 1 space per employee on largest shift; retail sales require 1 space per 200 square feet; medical offices require 5 spaces per 1,000 square feet; financial institutions and related services require 1 space per 250 square feet; and recreational facilities require 1 space per 100 square feet. As employee count data is currently unavailable and in order to maintain a conservative analysis, the parking requirement of 1 space per 200 square feet will be used for the proposed car wash. The parking calculations are presented in **Table 1** and show the existing site plus proposed project configuration requires 319 parking spaces.



NOT TO SCALE

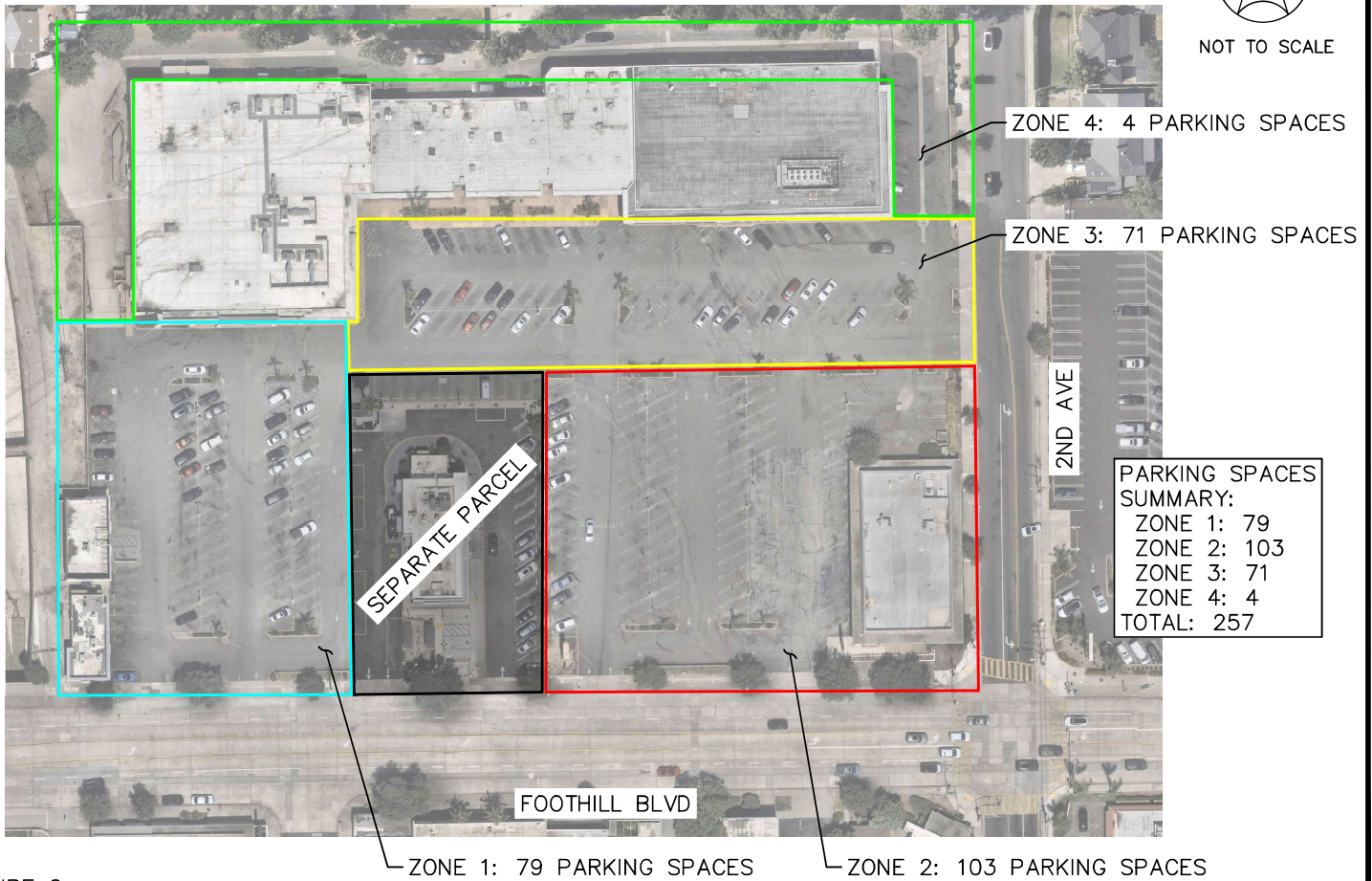
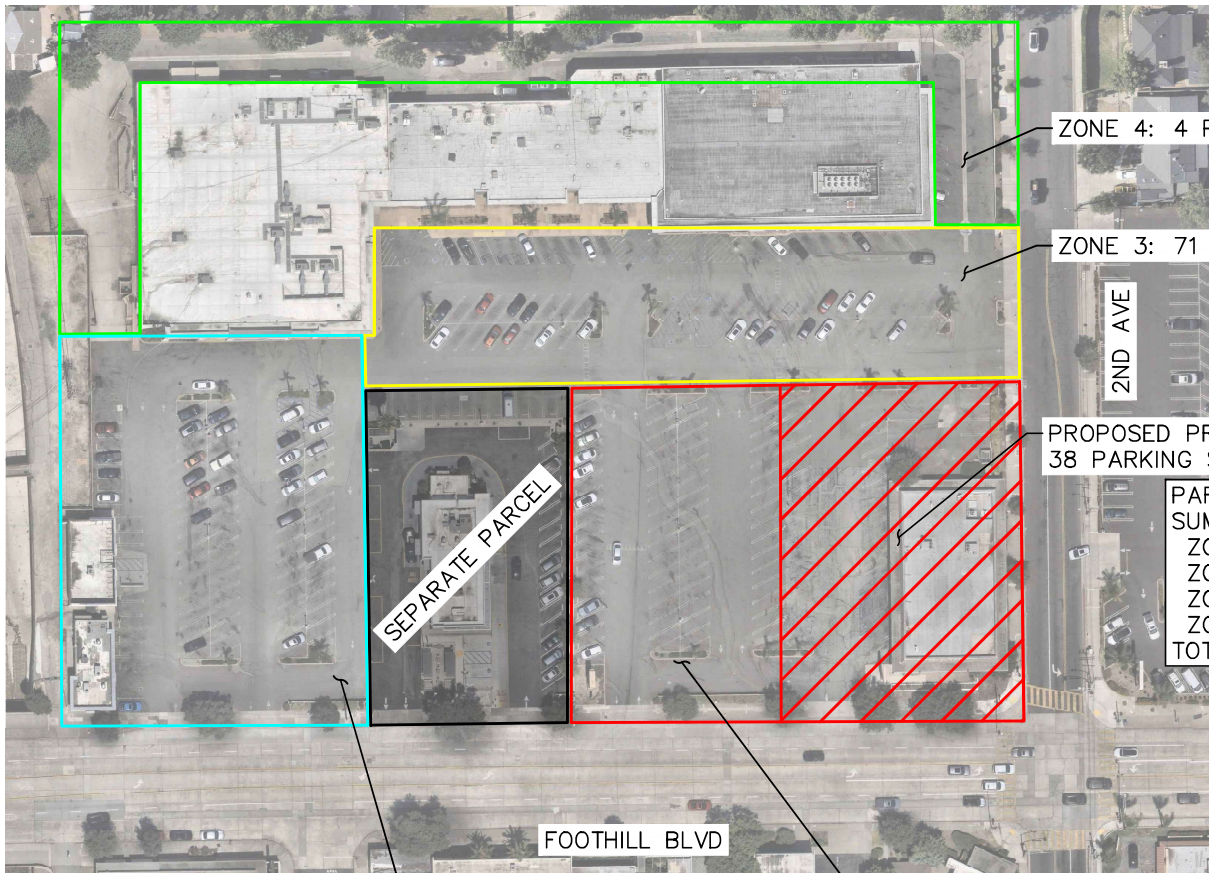


FIGURE 2
EXISTING SHOPPING CENTER PARKING
DATA COLLECTION ZONES
SOURCE: NEARMAP



NOT TO SCALE



ZONE 4: 4 PARKING SPACES

ZONE 3: 71 PARKING SPACES

PROPOSED PROJECT:
38 PARKING SPACES REMOVED

PARKING SPACES SUMMARY:	
ZONE 1:	79
ZONE 2:	65
ZONE 3:	71
ZONE 4:	4
TOTAL:	219

SEPARATE PARCEL

FOOTHILL BLVD

2ND AVE

ZONE 1: 79 PARKING SPACES

ZONE 2: 65 PARKING SPACES

FIGURE 3
PROPOSED SHOPPING CENTER PARKING ZONES
SOURCE: NEARMAP



Table 1. Parking Requirements and Parking Supply

Tenants	Land Use	Quantity	City Parking Requirement (1 space per)	Parking Spaces Required
Suite 169 – Proposed Car Wash	Vehicle Washing/ Detailing	4,295 SF	1 space per 200 sq. ft.	21
Suite 119 – Pizza Hut	Restaurant	1,210 SF	1 space per 200 sq. ft.	6
Suite 121 – Dentist	Medical Office	1,500 SF	5 spaces per 1,000 sq. ft.	8
Suite 131 – Dollar Tree	General Retail	9,290 SF	1 space per 200 sq. ft.	46
Suite 133 – Dialysis Center	Medical Office	15,310 SF	5 spaces per 1,000 sq. ft.	77
Suite 139 – Bonita Education	Retail Sales	1,200 SF	1 space per 200 sq. ft.	6
Suite 145 – Girl Scouts	Retail Sales	1,600 SF	1 space per 200 sq. ft.	8
Suite 147 – Peace Nail Salon	Personal Services	800 SF	1 space per 200 sq. ft.	4
Suite 151 – Quality Care Dry Cleaners	Personal Services	1,800 SF	1 space per 200 sq. ft.	9
Suite 153 – Cigar Palace	Retail Sales	600 SF	1 space per 200 sq. ft.	3
Suite 155 – West Coast Grooming	Personal Services	1,200 SF	1 space per 200 sq. ft.	6
Suite 157 – Kumon	Retail Sales	1,600 SF	1 space per 200 sq. ft.	8
Suite 159 – Best US Tae Kwon Do	Recreation	3,187 SF	1 space per 100 sq. ft.	32
Suite 165 – Grocery Outlet	Retail Sales	17,000 SF	1 space per 200 sq. ft.	85
Parking Spaces Required				319
Parking Spaces Provided				219
Parking Surplus / (Deficit)				(100)

Table 1 summarizes the parking requirements of the site. The Arcadia Municipal Code (AMC) does not specify the number of spaces required for recreational facilities with more than 3,000 square feet, so the requirement for less than 3,000 square feet was used. The project site provides 219 total parking spaces. Per the AMC, the project site would require 319 parking spaces, resulting in a deficit of 100 parking spaces.

PARKING DATA COLLECTION AND OBSERVATIONS

The parking characteristics for the project site were observed to determine the actual parking demand and utilization generated by the existing uses. Parking stall occupancy was categorized by type, including regular, handicap, and reserved. Access to the lot is provided via four reciprocal driveways: two along 2nd Avenue and two along Foothill Boulevard.

Parking data collection was conducted for one consecutive week in January to provide a representative sample of typical weekday and weekend parking conditions. Parking data was collected for 16 consecutive hours each day (6:00 AM to 10:00 PM) to encompass peak conditions in the shared parking lot during standard business hours. The complete resulting count data can be found in **Appendix B**. To provide a concise overall picture of occupancy, the data presented in this memorandum has been averaged by weekday or weekend; Monday through Friday data has been averaged into weekday data, and Saturday and Sunday data have been averaged into weekend data. Although parking data observed 257 existing parking spaces, assessment of occupancy of the proposed site was calculated using the 219 parking spaces remaining after the car wash is constructed, in order to assess occupancy relative to the proposed project. The data is summarized on **Table 2** and **Table 3** for weekday and weekend conditions, respectively. Additionally, this data is presented on **Figure 4** and **Figure 5**. The data collection team split the existing lot into four zones for ease of data collection. The data in Tables 2 and 3 reflect these collection zones, as well as the sum of occupancy observed hourly in all zones. The data collection zones are included on Figure 2 and Figure 3.

It should be noted that parts of the City of Arcadia were used as refuge areas for those affected due to the Eaton Fire, namely the use of The Arcadia Recreation and Community Center at 375 Campus Drive as a shelter. These conditions were not believed to have affected the collected parking occupancy data.

Table 2. Summary of Weekday Parking Occupancy

Stall Type	Zone 1		Zone 2		Zone 3					Zone 4	Total	Occupancy
	Regular	ADA	Regular	ADA	Regular	ADA	15-min	Family	Veteran	Regular	--	--
6:00 AM	2	0	4	0	4	0	0	0	0	0	10	5%
7:00 AM	4	0	8	0	6	0	0	0	0	0	18	8%
8:00 AM	9	0	9	0	9	0	0	0	0	0	27	12%
9:00 AM	16	0	9	0	12	0	0	0	0	0	37	17%
10:00 AM	19	1	10	0	25	1	0	1	1	0	58	26%
11:00 AM	24	1	12	0	29	1	0	1	1	0	69	32%
12:00 PM	25	1	11	0	27	0	0	1	0	0	65	30%
1:00 PM	27	1	11	0	30	1	0	0	0	0	70	32%
2:00 PM	24	1	16	0	27	1	0	1	0	1	71	32%
3:00 PM	22	1	12	0	35	2	1	0	0	0	73	33%
4:00 PM	26	2	11	0	36	3	1	1	0	0	80	37%
5:00 PM	22	1	9	0	33	1	1	1	0	0	68	31%
6:00 PM	17	1	7	0	30	1	1	0	0	0	57	26%
7:00 PM	16	1	8	0	20	1	0	0	1	0	47	21%
8:00 PM	12	0	4	0	9	0	0	0	0	0	25	11%
9:00 PM	8	0	2	0	6	0	0	0	0	0	16	7%
10:00 PM	6	0	1	0	5	0	0	0	0	0	12	5%
Inventory	74	5	65	0	59	7	3	1	1	4	219	100%

Review of **Table 2** indicates that parking occupancy throughout the weekday peaked at 4:00 PM, and the total number of occupied spaces did not exceed 37% of the total proposed parking supply during this peak period.

Table 3. Summary of Weekend Parking Occupancy

Stall Type	Zone 1		Zone 2		Zone 3					Zone 4	Total	Occupancy
	Regular	ADA	Regular	ADA	Regular	ADA	15-min	Family	Veteran	Regular	--	--
6:00 AM	1	0	1	0	3	0	0	0	0	0	5	2%
7:00 AM	1	0	2	0	3	0	0	0	0	0	6	3%
8:00 AM	4	0	3	0	8	0	0	0	0	0	15	7%
9:00 AM	16	0	7	0	12	1	0	0	0	0	36	16%
10:00 AM	19	1	8	0	26	0	1	0	0	0	55	25%
11:00 AM	17	2	13	0	27	3	0	0	0	0	62	28%
12:00 PM	16	1	11	1	27	2	1	0	0	0	59	27%
1:00 PM	21	2	10	1	24	0	1	1	0	0	60	27%
2:00 PM	22	1	8	0	23	2	0	1	0	0	57	26%
3:00 PM	19	1	7	0	23	1	0	1	1	0	53	24%
4:00 PM	17	0	7	0	22	1	0	0	1	0	48	22%
5:00 PM	21	1	7	0	20	1	0	0	1	0	51	23%
6:00 PM	16	1	3	0	13	1	0	0	1	0	35	16%
7:00 PM	19	2	3	0	12	1	0	1	1	0	39	18%
8:00 PM	11	0	2	0	6	1	0	1	1	0	22	10%
9:00 PM	8	0	1	0	8	0	0	0	1	0	18	8%
10:00 PM	8	0	3	0	4	0	0	0	0	0	15	7%
Inventory	74	5	65	0	58	7	2	1	1	4	219	100%

Review of **Table 3** indicates that parking occupancy throughout the weekend peaked at 11:00 AM, and the total number of occupied spaces did not exceed 28% of the total proposed parking supply during this peak period.

An overall maximum occupancy of 80 parking spaces of the total 219 parking spaces provided was observed during the 7-day data collection period. This number is lower than the 319 parking spaces that are required per the AMC.

Figure 4. Weekday Parking Occupancy (Percentage of Total)

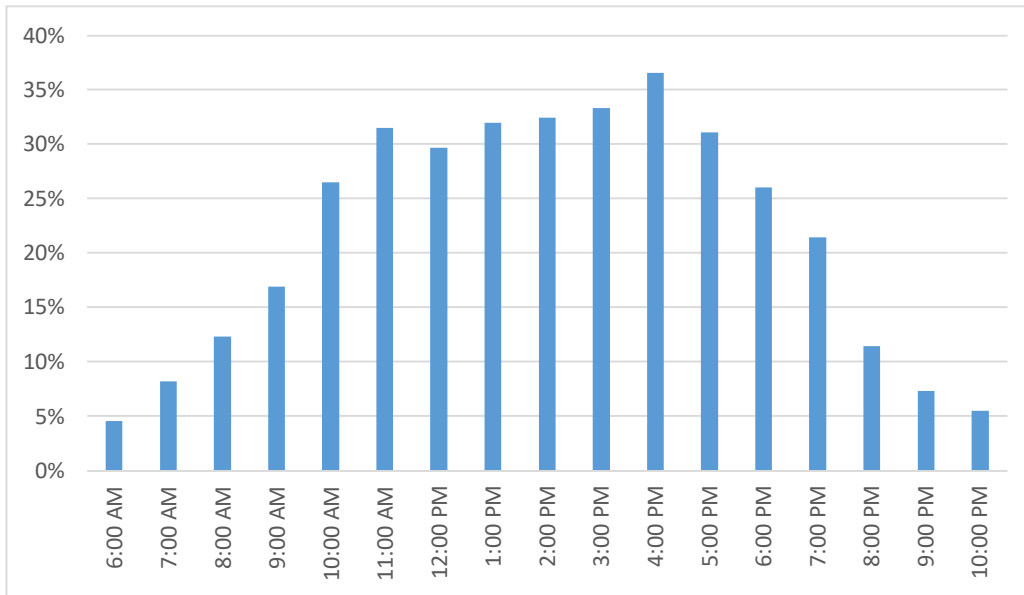
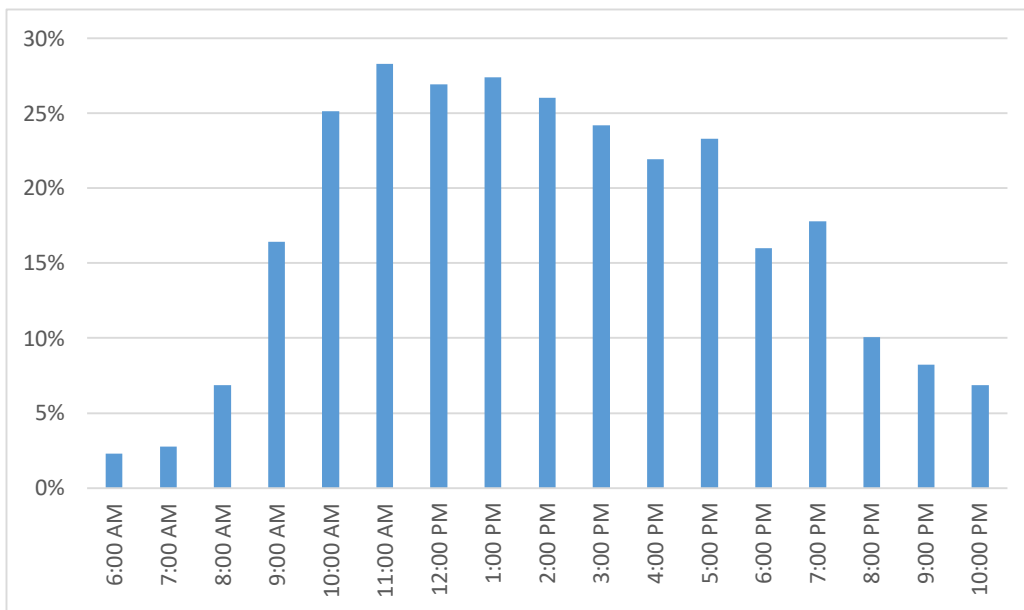


Figure 5. Weekend Parking Occupancy (Percentage of Total)



CONCLUSION

- The project proposes a 4,295 square foot new-single tunnel car wash in an existing shopping center at the northwest corner of the intersection of Foothill Boulevard and 2nd Avenue in the City of Arcadia. The project will demolish an existing bank building and 38 parking spaces and construct an express car wash building in its place. There are 257 parking spaces on site, comprised of 236 “regular” spaces, 14 handicap/ADA spaces, 3 15-minute spaces, 2 shopping cart drop-off spaces, 1 reserved-family space, and 1 reserved-veteran space.
- Pursuant to the City’s existing Code of Ordinances, the construction of the proposed project combined with the other uses in the center, the shared parking lot at the northwest corner of Foothill Boulevard and 2nd Avenue will require 319 parking spaces. A total of 257 parking spaces are provided in existing conditions and a total of 219 parking spaces will be provided with the construction of the project. Based on the collected parking data, the observed peak occupancy was 82 parking spaces during the 7-day data collection period.
- Parking observations at the project site indicate that actual peak parking demands are significantly lower than the parking required by the City of Arcadia Code of Ordinances. Therefore, the existing parking supply at the northwest corner of Foothill Boulevard and 2nd Avenue is sufficient to accommodate demand.

Sincerely,

KIMLEY-HORN AND ASSOCIATES, INC.



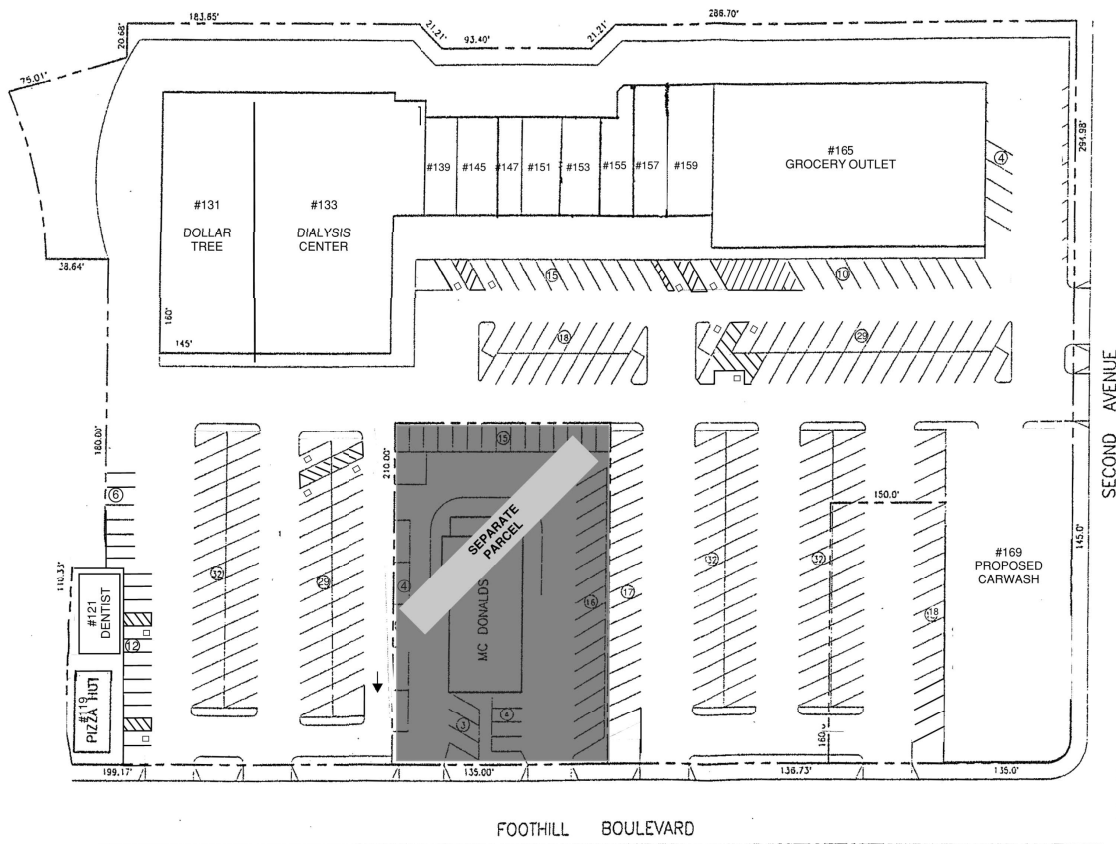
Richard Luo, T.E.
Project Engineer



APPENDIX A
SHOPPING CENTER SITE PLAN



NOT TO SCALE



SHOPPING CENTER SITE PLAN



APPENDIX B
PARKING DATA COLLECTION WORKSHEETS

Arcadia
 The Shoppes at Highlander Center
 119 East Foothill Boulevard, Arcadia, CA 91006

Monday, January 13th, 2025

		Inventory	6:00 AM	7:00 AM	8:00 AM	9:00 AM	10:00 AM	11:00 AM	12:00 PM	1:00 PM	2:00 PM	3:00 PM	4:00 PM	5:00 PM	6:00 PM	7:00 PM	8:00 PM	9:00 PM	10:00 PM
Zone 1	Regular	74	1	2	5	11	22	28	25	17	25	19	29	29	11	18	13	11	9
	Handicap	5	0	0	0	1	1	1	2	2	2	0	2	0	0	0	0	0	0
	Subtotal	79	1	2	5	12	23	29	27	19	27	19	31	29	11	18	13	11	9

Total Occupancy	79	1	2	5	12	23	29	27	19	27	19	31	29	11	18	13	11	9
Total Percent		1%	3%	6%	15%	29%	37%	34%	24%	34%	24%	39%	37%	14%	23%	16%	14%	11%

		Inventory	6:00 AM	7:00 AM	8:00 AM	9:00 AM	10:00 AM	11:00 AM	12:00 PM	1:00 PM	2:00 PM	3:00 PM	4:00 PM	5:00 PM	6:00 PM	7:00 PM	8:00 PM	9:00 PM	10:00 PM
Zone 2	Regular	101	5	9	10	10	6	9	7	11	11	9	8	6	10	10	5	1	0
	Handicap	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	Subtotal	103	5	9	10	10	6	9	7	11	11	9	8	6	10	10	5	1	0

Total Occupancy	103	5	9	10	10	6	9	7	11	11	9	8	6	10	10	5	1	0
Total Percent		5%	9%	10%	10%	6%	9%	7%	11%	11%	9%	8%	6%	10%	10%	5%	1%	0%

		Inventory	6:00 AM	7:00 AM	8:00 AM	9:00 AM	10:00 AM	11:00 AM	12:00 PM	1:00 PM	2:00 PM	3:00 PM	4:00 PM	5:00 PM	6:00 PM	7:00 PM	8:00 PM	9:00 PM	10:00 PM
Zone 3	Regular	59	4	5	13	15	20	33	33	27	22	37	40	30	33	20	7	8	5
	Handicap	7	0	0	0	1	2	1	0	0	0	2	6	3	2	0	0	0	0
	15 Min.	3	0	0	0	1	1	0	0	0	0	1	1	1	2	1	0	0	0
	Reserved - Family	1	0	0	0	0	1	0	1	1	1	0	1	1	0	1	1	1	0
	Reserved - Veteran	1	0	0	0	0	0	1	0	0	0	0	0	0	0	1	0	0	0
	Subtotal	71	4	5	13	17	24	35	34	28	23	40	48	35	37	23	8	9	5

Total Occupancy	71	4	5	13	17	24	35	34	28	23	40	48	35	37	23	8	9	5
Total Percent		6%	7%	18%	24%	34%	49%	48%	39%	32%	56%	68%	49%	52%	32%	11%	13%	7%

		Inventory	6:00 AM	7:00 AM	8:00 AM	9:00 AM	10:00 AM	11:00 AM	12:00 PM	1:00 PM	2:00 PM	3:00 PM	4:00 PM	5:00 PM	6:00 PM	7:00 PM	8:00 PM	9:00 PM	10:00 PM
Zone 4	Regular	4	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	Gated - Closed	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
	Subtotal	4	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	

Total Occupancy	4	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Total Percent		0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%

Counts Unlimited, Inc.
 PO Box 1178
 Corona, CA 92878
 951-268-6268

Arcadia
 The Shoppes at Highlander Center
 119 East Foothill Boulevard, Arcadia, CA 91006

Tuesday, January 14th, 2025

		Inventory	6:00 AM	7:00 AM	8:00 AM	9:00 AM	10:00 AM	11:00 AM	12:00 PM	1:00 PM	2:00 PM	3:00 PM	4:00 PM	5:00 PM	6:00 PM	7:00 PM	8:00 PM	9:00 PM	10:00 PM
Zone 1	Regular	74	3	6	13	14	14	24	21	32	21	23	25	18	20	16	13	7	6
	Handicap	5	0	0	0	0	2	1	2	1	1	0	0	1	1	1	0	0	1
	Subtotal	79	3	6	13	14	16	25	23	33	22	23	25	19	21	17	13	7	7
Total Occupancy		79	3	6	13	14	16	25	23	33	22	23	25	19	21	17	13	7	7
Total Percent			4%	8%	16%	18%	20%	32%	29%	42%	28%	29%	32%	24%	27%	22%	16%	9%	9%

		Inventory	6:00 AM	7:00 AM	8:00 AM	9:00 AM	10:00 AM	11:00 AM	12:00 PM	1:00 PM	2:00 PM	3:00 PM	4:00 PM	5:00 PM	6:00 PM	7:00 PM	8:00 PM	9:00 PM	10:00 PM
Zone 2	Regular	101	7	9	9	9	9	11	11	13	10	11	11	4	7	9	5	2	1
	Handicap	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	Subtotal	103	7	9	9	9	9	11	11	13	10	11	11	4	7	9	5	2	1
Total Occupancy		103	7	9	9	9	9	11	11	13	10	11	11	4	7	9	5	2	1
Total Percent			7%	9%	9%	9%	9%	11%	11%	13%	10%	11%	11%	4%	7%	9%	5%	2%	1%

		Inventory	6:00 AM	7:00 AM	8:00 AM	9:00 AM	10:00 AM	11:00 AM	12:00 PM	1:00 PM	2:00 PM	3:00 PM	4:00 PM	5:00 PM	6:00 PM	7:00 PM	8:00 PM	9:00 PM	10:00 PM
Zone 3	Regular	59	7	10	11	13	21	25	17	28	23	26	29	24	29	23	9	5	2
	Handicap	7	0	0	0	0	0	0	0	0	0	3	4	0	2	1	0	0	0
	15 Min.	3	0	1	0	0	0	0	2	0	0	0	1	1	2	0	0	0	0
	Reserved - Family	1	0	1	1	1	1	1	1	0	0	1	1	1	0	1	0	0	0
	Reserved - Veteran	1	0	0	1	0	1	0	0	0	1	0	0	0	0	1	1	0	0
	Subtotal	71	7	12	13	14	23	26	20	28	24	30	35	26	33	26	10	5	2
Total Occupancy		71	7	12	13	14	23	26	20	28	24	30	35	26	33	26	10	5	2
Total Percent			10%	17%	18%	20%	32%	37%	28%	39%	34%	42%	49%	37%	46%	37%	14%	7%	3%

		Inventory	6:00 AM	7:00 AM	8:00 AM	9:00 AM	10:00 AM	11:00 AM	12:00 PM	1:00 PM	2:00 PM	3:00 PM	4:00 PM	5:00 PM	6:00 PM	7:00 PM	8:00 PM	9:00 PM	10:00 PM
Zone 4	Regular	4	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	Gated - Closed	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	Subtotal	4	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Total Occupancy		4	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Total Percent			0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%

Counts Unlimited, Inc.
 PO Box 1178
 Corona, CA 92878
 951-268-6268

Arcadia
The Shoppes at Highlander Center
119 East Foothill Boulevard, Arcadia, CA 91006

Wednesday, January 15th, 2025

		Inventory	6:00 AM	7:00 AM	8:00 AM	9:00 AM	10:00 AM	11:00 AM	12:00 PM	1:00 PM	2:00 PM	3:00 PM	4:00 PM	5:00 PM	6:00 PM	7:00 PM	8:00 PM	9:00 PM	10:00 PM
Zone 1	Regular	74	1	4	10	20	16	22	23	29	19	23	31	25	15	14	13	9	7
	Handicap	5	0	0	0	0	0	0	0	0	2	1	1	1	1	0	0	0	0
	Subtotal	79	1	4	10	20	16	22	23	29	19	25	32	26	16	15	13	9	7

Total Occupancy	79	1	4	10	20	16	22	23	29	19	25	32	26	16	15	13	9	7
Total Percent		1%	5%	13%	25%	20%	28%	29%	37%	24%	32%	41%	33%	20%	19%	16%	11%	9%

		Inventory	6:00 AM	7:00 AM	8:00 AM	9:00 AM	10:00 AM	11:00 AM	12:00 PM	1:00 PM	2:00 PM	3:00 PM	4:00 PM	5:00 PM	6:00 PM	7:00 PM	8:00 PM	9:00 PM	10:00 PM
Zone 2	Regular	101	1	10	10	10	9	11	11	12	38	14	13	14	7	7	4	6	3
	Handicap	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	Subtotal	103	1	10	10	10	9	11	11	12	38	14	13	14	7	7	4	6	3

Total Occupancy	103	1	10	10	10	9	11	11	12	38	14	13	14	7	7	4	6	3
Total Percent		1%	10%	10%	10%	9%	11%	11%	12%	37%	14%	13%	14%	7%	7%	4%	6%	3%

		Inventory	6:00 AM	7:00 AM	8:00 AM	9:00 AM	10:00 AM	11:00 AM	12:00 PM	1:00 PM	2:00 PM	3:00 PM	4:00 PM	5:00 PM	6:00 PM	7:00 PM	8:00 PM	9:00 PM	10:00 PM
Zone 3	Regular	59	4	9	10	14	34	29	27	31	33	38	38	41	41	21	10	7	6
	Handicap	7	0	0	0	0	1	0	0	3	2	2	3	1	0	1	0	0	1
	15 Min.	3	0	0	0	0	1	0	0	0	2	1	1	1	2	1	0	0	0
	Reserved - Family	1	0	0	0	0	1	0	1	0	1	0	1	0	1	0	1	0	0
	Reserved - Veteran	1	0	0	0	0	1	1	1	0	0	1	1	0	0	0	0	1	0
	Subtotal	71	4	9	10	14	38	30	29	34	38	42	44	43	44	23	11	8	7

Total Occupancy	71	4	9	10	14	38	30	29	34	38	42	44	43	44	23	11	8	7
Total Percent		6%	13%	14%	20%	54%	42%	41%	48%	54%	59%	62%	61%	62%	32%	15%	11%	10%

		Inventory	6:00 AM	7:00 AM	8:00 AM	9:00 AM	10:00 AM	11:00 AM	12:00 PM	1:00 PM	2:00 PM	3:00 PM	4:00 PM	5:00 PM	6:00 PM	7:00 PM	8:00 PM	9:00 PM	10:00 PM
Zone 4	Regular	4	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	Gated - Closed	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	Subtotal	4	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

Total Occupancy	4	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Total Percent		0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%

Counts Unlimited, Inc.
PO Box 1178
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951-268-6268

Arcadia
 The Shoppes at Highlander Center
 119 East Foothill Boulevard, Arcadia, CA 91006

Thursday, January 16th, 2025

	Inventory	6:00 AM	7:00 AM	8:00 AM	9:00 AM	10:00 AM	11:00 AM	12:00 PM	1:00 PM	2:00 PM	3:00 PM	4:00 PM	5:00 PM	6:00 PM	7:00 PM	8:00 PM	9:00 PM	10:00 PM	
Zone 1	Regular	74	3	6	10	21	19	22	25	22	25	15	22	23	21	19	12	7	5
	Handicap	5	0	0	0	0	0	0	1	1	1	1	4	0	1	0	0	1	0
	Subtotal	79	3	6	10	21	19	22	26	23	26	16	26	23	22	19	12	8	5

Total Occupancy	79	3	6	10	21	19	22	26	23	26	16	26	23	22	19	12	8	5
Total Percent		4%	8%	13%	27%	24%	28%	33%	29%	33%	20%	33%	29%	28%	24%	15%	10%	6%

	Inventory	6:00 AM	7:00 AM	8:00 AM	9:00 AM	10:00 AM	11:00 AM	12:00 PM	1:00 PM	2:00 PM	3:00 PM	4:00 PM	5:00 PM	6:00 PM	7:00 PM	8:00 PM	9:00 PM	10:00 PM	
Zone 2	Regular	101	3	7	9	9	8	13	17	7	8	11	14	9	3	8	2	1	1
	Handicap	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	Subtotal	103	3	7	9	9	8	13	17	7	8	11	14	9	3	8	2	1	1

Total Occupancy	103	3	7	9	9	8	13	17	7	8	11	14	9	3	8	2	1	1
Total Percent		3%	7%	9%	9%	8%	13%	17%	7%	8%	11%	14%	9%	3%	8%	2%	1%	1%

	Inventory	6:00 AM	7:00 AM	8:00 AM	9:00 AM	10:00 AM	11:00 AM	12:00 PM	1:00 PM	2:00 PM	3:00 PM	4:00 PM	5:00 PM	6:00 PM	7:00 PM	8:00 PM	9:00 PM	10:00 PM	
Zone 3	Regular	59	3	4	10	15	25	26	30	29	34	35	34	32	31	24	10	2	6
	Handicap	7	0	0	0	0	1	1	1	1	2	3	2	0	0	0	0	1	1
	15 Min.	3	0	0	0	0	0	0	0	1	0	0	2	0	0	0	0	0	0
	Reserved - Family	1	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0
	Reserved - Veteran	1	0	0	0	0	0	0	0	0	1	0	1	0	1	0	0	0	0
	Subtotal	71	3	4	10	15	26	28	31	31	35	38	39	35	31	25	10	3	7

Total Occupancy	71	3	4	10	15	26	28	31	31	35	38	39	35	31	25	10	3	7
Total Percent		4%	6%	14%	21%	37%	39%	44%	44%	49%	54%	55%	49%	44%	35%	14%	4%	10%

	Inventory	6:00 AM	7:00 AM	8:00 AM	9:00 AM	10:00 AM	11:00 AM	12:00 PM	1:00 PM	2:00 PM	3:00 PM	4:00 PM	5:00 PM	6:00 PM	7:00 PM	8:00 PM	9:00 PM	10:00 PM
Zone 4	Regular	4	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0
	Gated - Closed	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	Subtotal	4	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0

Total Occupancy	4	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0
Total Percent		0%	0%	0%	0%	25%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%

Counts Unlimited, Inc.
 PO Box 1178
 Corona, CA 92878
 951-268-6268

Arcadia
 The Shoppes at Highlander Center
 119 East Foothill Boulevard, Arcadia, CA 91006

Friday, January 17th, 2025

		Inventory	6:00 AM	7:00 AM	8:00 AM	9:00 AM	10:00 AM	11:00 AM	12:00 PM	1:00 PM	2:00 PM	3:00 PM	4:00 PM	5:00 PM	6:00 PM	7:00 PM	8:00 PM	9:00 PM	10:00 PM
Zone 1	Regular	74	0	1	5	15	25	25	32	33	29	29	25	16	20	15	11	6	3
	Handicap	5	0	0	0	0	0	2	1	2	0	1	2	2	1	1	0	0	0
	Subtotal	79	0	1	5	15	25	27	33	35	29	30	27	18	21	16	12	6	3
Total Occupancy		79	0	1	5	15	25	27	33	35	29	30	27	18	21	16	12	6	3
Total Percent			0%	1%	6%	19%	32%	34%	42%	44%	37%	38%	34%	23%	27%	20%	15%	8%	4%

		Inventory	6:00 AM	7:00 AM	8:00 AM	9:00 AM	10:00 AM	11:00 AM	12:00 PM	1:00 PM	2:00 PM	3:00 PM	4:00 PM	5:00 PM	6:00 PM	7:00 PM	8:00 PM	9:00 PM	10:00 PM
Zone 2	Regular	101	2	4	5	7	16	14	10	13	13	14	11	10	7	5	3	1	1
	Handicap	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	Subtotal	103	2	4	5	7	16	14	10	13	13	14	11	10	7	5	3	1	1
Total Occupancy		103	2	4	5	7	16	14	10	13	13	14	11	10	7	5	3	1	1
Total Percent			2%	4%	5%	7%	16%	14%	10%	13%	13%	14%	11%	10%	7%	5%	3%	1%	1%

		Inventory	6:00 AM	7:00 AM	8:00 AM	9:00 AM	10:00 AM	11:00 AM	12:00 PM	1:00 PM	2:00 PM	3:00 PM	4:00 PM	5:00 PM	6:00 PM	7:00 PM	8:00 PM	9:00 PM	10:00 PM
Zone 3	Regular	59	2	4	3	4	24	31	28	33	22	41	40	36	16	10	9	6	4
	Handicap	7	0	0	0	1	0	1	1	1	2	0	0	1	0	1	1	0	0
	15 Min.	3	0	0	0	0	0	0	0	0	0	2	0	1	1	0	0	0	0
	Reserved - Family	1	0	0	0	0	0	1	1	1	1	0	1	1	0	0	0	1	0
	Reserved - Veteran	1	0	0	0	1	1	1	0	1	0	0	1	1	1	1	0	0	0
	Subtotal	71	2	4	3	6	25	34	30	36	25	43	42	40	18	12	10	7	4
Total Occupancy		71	2	4	3	6	25	34	30	36	25	43	42	40	18	12	10	7	4
Total Percent			3%	6%	4%	8%	35%	48%	42%	51%	35%	61%	59%	56%	25%	17%	14%	10%	6%

		Inventory	6:00 AM	7:00 AM	8:00 AM	9:00 AM	10:00 AM	11:00 AM	12:00 PM	1:00 PM	2:00 PM	3:00 PM	4:00 PM	5:00 PM	6:00 PM	7:00 PM	8:00 PM	9:00 PM	10:00 PM
Zone 4	Regular	4	1	1	1	1	1	1	1	1	3	1	2	2	1	1	1	0	0
	Gated - Closed	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	Subtotal	4	1	1	1	1	1	1	1	1	3	1	2	2	1	1	1	0	0
Total Occupancy		4	1	1	1	1	1	1	1	1	3	1	2	2	1	1	1	0	0
Total Percent			25%	25%	25%	25%	25%	25%	25%	25%	75%	25%	50%	50%	25%	25%	25%	0%	0%

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Saturday, January 18th, 2025

		Inventory	6:00 AM	7:00 AM	8:00 AM	9:00 AM	10:00 AM	11:00 AM	12:00 PM	1:00 PM	2:00 PM	3:00 PM	4:00 PM	5:00 PM	6:00 PM	7:00 PM	8:00 PM	9:00 PM	10:00 PM
Zone 1	Regular	74	1	2	6	23	25	16	17	25	21	17	17	20	12	17	11	7	9
	Handicap	5	0	0	0	0	1	1	2	1	2	0	0	1	1	1	0	0	0
	Subtotal	79	1	2	6	23	26	17	19	26	23	17	17	21	13	18	11	7	9
Total Occupancy		79	1	2	6	23	26	17	19	26	23	17	17	21	13	18	11	7	9
Total Percent			1%	3%	8%	29%	33%	22%	24%	33%	29%	22%	22%	27%	16%	23%	14%	9%	11%

		Inventory	6:00 AM	7:00 AM	8:00 AM	9:00 AM	10:00 AM	11:00 AM	12:00 PM	1:00 PM	2:00 PM	3:00 PM	4:00 PM	5:00 PM	6:00 PM	7:00 PM	8:00 PM	9:00 PM	10:00 PM
Zone 2	Regular	101	1	3	4	6	7	13	15	11	9	8	5	6	2	2	2	1	3
	Handicap	2	0	0	0	0	0	1	1	0	0	0	0	0	0	0	0	0	0
	Subtotal	103	1	3	4	6	7	13	16	12	9	8	5	6	2	2	2	1	3
Total Occupancy		103	1	3	4	6	7	13	16	12	9	8	5	6	2	2	2	1	3
Total Percent			1%	3%	4%	6%	7%	13%	16%	12%	9%	8%	5%	6%	2%	2%	2%	1%	3%

		Inventory	6:00 AM	7:00 AM	8:00 AM	9:00 AM	10:00 AM	11:00 AM	12:00 PM	1:00 PM	2:00 PM	3:00 PM	4:00 PM	5:00 PM	6:00 PM	7:00 PM	8:00 PM	9:00 PM	10:00 PM
Zone 3	Regular	59	3	3	10	10	36	37	32	29	24	27	26	22	15	12	6	8	2
	Handicap	7	0	0	0	0	0	4	2	0	2	0	0	0	1	0	1	0	0
	15 Min.	3	0	0	0	0	1	0	2	2	0	0	0	0	0	0	0	0	0
	Reserved - Family	1	0	0	0	0	0	0	0	0	0	1	0	0	0	1	0	0	0
	Reserved - Veteran	1	0	0	0	0	0	0	0	0	0	1	1	1	1	1	1	1	0
	Subtotal	71	3	3	10	10	37	41	36	31	26	29	27	23	17	14	8	9	2
Total Occupancy		71	3	3	10	10	37	41	36	31	26	29	27	23	17	14	8	9	2
Total Percent			4%	4%	14%	14%	52%	58%	51%	44%	37%	41%	38%	32%	24%	20%	11%	13%	3%

		Inventory	6:00 AM	7:00 AM	8:00 AM	9:00 AM	10:00 AM	11:00 AM	12:00 PM	1:00 PM	2:00 PM	3:00 PM	4:00 PM	5:00 PM	6:00 PM	7:00 PM	8:00 PM	9:00 PM	10:00 PM
Zone 4	Regular	4	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	Gated - Closed	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	Subtotal	4	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Total Occupancy		4	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Total Percent			0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%

Counts Unlimited, Inc.
 PO Box 1178
 Corona, CA 92878
 951-268-6268

Arcadia
 The Shoppes at Highlander Center
 119 East Foothill Boulevard, Arcadia, CA 91006

Sunday, January 19th, 2025

		Inventory	6:00 AM	7:00 AM	8:00 AM	9:00 AM	10:00 AM	11:00 AM	12:00 PM	1:00 PM	2:00 PM	3:00 PM	4:00 PM	5:00 PM	6:00 PM	7:00 PM	8:00 PM	9:00 PM	10:00 PM
Zone 1	Regular	74	0	0	1	8	12	18	14	16	23	20	17	21	19	21	10	8	6
	Handicap	5	0	0	0	0	1	2	0	2	0	2	0	0	1	2	0	0	0
	Subtotal	79	0	0	1	8	13	20	14	18	23	22	17	21	20	23	10	8	6

Total Occupancy	79	0	0	1	8	13	20	14	18	23	22	17	21	20	23	10	8	6
Total Percent		0%	0%	1%	10%	16%	25%	18%	23%	29%	28%	22%	27%	25%	29%	13%	10%	8%

		Inventory	6:00 AM	7:00 AM	8:00 AM	9:00 AM	10:00 AM	11:00 AM	12:00 PM	1:00 PM	2:00 PM	3:00 PM	4:00 PM	5:00 PM	6:00 PM	7:00 PM	8:00 PM	9:00 PM	10:00 PM
Zone 2	Regular	101	0	1	1	8	9	13	6	9	7	6	8	7	3	3	2	1	2
	Handicap	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	Subtotal	103	0	1	1	8	9	13	6	9	7	6	8	7	3	3	2	1	2

Total Occupancy	103	0	1	1	8	9	13	6	9	7	6	8	7	3	3	2	1	2
Total Percent		0%	1%	1%	8%	9%	13%	6%	9%	7%	6%	8%	7%	3%	3%	2%	1%	2%

		Inventory	6:00 AM	7:00 AM	8:00 AM	9:00 AM	10:00 AM	11:00 AM	12:00 PM	1:00 PM	2:00 PM	3:00 PM	4:00 PM	5:00 PM	6:00 PM	7:00 PM	8:00 PM	9:00 PM	10:00 PM
Zone 3	Regular	59	2	2	5	13	15	17	22	18	22	19	17	17	11	12	6	8	6
	Handicap	7	0	0	0	1	0	1	1	0	1	1	1	1	1	1	0	0	0
	15 Min.	3	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	Reserved - Family	1	0	0	0	0	0	0	0	1	1	0	0	0	0	0	1	0	0
	Reserved - Veteran	1	0	0	0	0	0	0	0	0	0	0	0	1	1	0	0	0	0
	Subtotal	71	2	2	5	14	15	18	23	19	24	20	18	19	13	13	7	8	6

Total Occupancy	71	2	2	5	14	15	18	23	19	24	20	18	19	13	13	7	8	6
Total Percent		3%	3%	7%	20%	21%	25%	32%	27%	34%	28%	25%	27%	18%	18%	10%	11%	8%

		Inventory	6:00 AM	7:00 AM	8:00 AM	9:00 AM	10:00 AM	11:00 AM	12:00 PM	1:00 PM	2:00 PM	3:00 PM	4:00 PM	5:00 PM	6:00 PM	7:00 PM	8:00 PM	9:00 PM	10:00 PM
Zone 4	Regular	4	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	Gated - Closed	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	Subtotal	4	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

Total Occupancy	4	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Total Percent		0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%

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Attachment No. 6

Preliminary Exemption Assessment



PRELIMINARY EXEMPTION ASSESSMENT

1. Name or description of project:	Conditional Use Permit No. CUP 24-13, Site Plan and Design Review No. ADR 24-16, and Lot Line Adjustment No. LLA 25-02 for a new 4,295-square-foot self-service car wash facility with associated site improvements and an off-site parking agreement for four (4) parking spaces at 169 E. Foothill Boulevard. A Lot Line Adjustment is proposed to realign the property boundary to ensure that all car wash improvements are located on a single parcel.								
2. Project Location – Identify street address and cross streets or attach a map showing project site (preferably a USGS 15' or 7 1/2' topographical map identified by quadrangle name):	169 E. Foothill Boulevard and a portion of the adjacent property at 121 E. Foothill Boulevard. The cross streets are N. 2 nd Avenue and E. Foothill Boulevard								
3. Entity or person undertaking project:	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td colspan="2" style="padding: 2px;">A.</td> </tr> <tr> <td colspan="2" style="padding: 2px;">B. Other (Private)</td> </tr> <tr> <td style="width: 10%; padding: 2px;">(1) Name</td> <td style="padding: 2px;">Igor Paskhover</td> </tr> <tr> <td style="padding: 2px;">(2) Address</td> <td style="padding: 2px;">169 E. Foothill Boulevard, Arcadia, CA</td> </tr> </table>	A.		B. Other (Private)		(1) Name	Igor Paskhover	(2) Address	169 E. Foothill Boulevard, Arcadia, CA
A.									
B. Other (Private)									
(1) Name	Igor Paskhover								
(2) Address	169 E. Foothill Boulevard, Arcadia, CA								
4. Staff Determination:	<p>The Lead Agency's Staff, having undertaken and completed a preliminary review of this project in accordance with the Lead Agency's "Local Guidelines for Implementing the California Environmental Quality Act (CEQA)" has concluded that this project does not require further environmental assessment because:</p>								
a. <input type="checkbox"/>	The proposed action does not constitute a project under CEQA.								
b. <input type="checkbox"/>	The project is a Ministerial Project.								
c. <input type="checkbox"/>	The project is an Emergency Project.								
d. <input type="checkbox"/>	The project constitutes a feasibility or planning study.								
e. <input checked="" type="checkbox"/>	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td colspan="2" style="padding: 2px;">The project is categorically exempt.</td> </tr> <tr> <td style="width: 40%; padding: 2px;">Applicable Exemption Class:</td> <td style="padding: 2px;">15303 – Class 3 (New Construction of small structures)</td> </tr> </table>	The project is categorically exempt.		Applicable Exemption Class:	15303 – Class 3 (New Construction of small structures)				
The project is categorically exempt.									
Applicable Exemption Class:	15303 – Class 3 (New Construction of small structures)								
f. <input type="checkbox"/>	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td colspan="2" style="padding: 2px;">The project is statutorily exempt.</td> </tr> <tr> <td style="width: 40%; padding: 2px;">Applicable Exemption:</td> <td style="padding: 2px;"></td> </tr> </table>	The project is statutorily exempt.		Applicable Exemption:					
The project is statutorily exempt.									
Applicable Exemption:									
g. <input type="checkbox"/>	The project is otherwise exempt on the following basis:								
h. <input type="checkbox"/>	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td colspan="2" style="padding: 2px;">The project involves another public agency which constitutes the Lead Agency.</td> </tr> <tr> <td style="width: 40%; padding: 2px;">Name of Lead Agency:</td> <td style="padding: 2px;"></td> </tr> </table>	The project involves another public agency which constitutes the Lead Agency.		Name of Lead Agency:					
The project involves another public agency which constitutes the Lead Agency.									
Name of Lead Agency:									

Date: September 9, 2025

Staff: Fiona Graham, Planning Services Manager



**ARCADIA PLANNING COMMISSION
REGULAR MEETING MINUTES
TUESDAY, SEPTEMBER 9, 2025**

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

ROLL CALL

PRESENT: Chair Tallerico (via teleconference), Vice Chair Tsoi, Commissioners Arvizu, Hui, and Wilander

ABSENT: None

SUPPLEMENTAL INFORMATION FROM STAFF REGARDING AGENDA ITEMS

Deputy Development Services Director informed the Commission about a last-minute letter received from the California Housing Defense Fund (Cal HDF) which was regarding the project that had been already approved by staff under SB 330.

PUBLIC COMMENTS (5 minute time limit per person)

There were none.

PUBLIC HEARING

- 1. Resolution No. 2174** – Approving Tentative Tract Map No. TTM 25-02 (84785) to subdivide the airspace for an approved 10 unit multi-family residential condominium development at 36 and 42 E. Colorado Boulevard
CEQA: Exempt
Recommendation: Adopt

Applicant: Philip Chan

MOTION - PUBLIC HEARING

Vice Chair Tsoi introduced the item, and Planning Services Manager Fiona Graham presented the staff report.

The Commissioners did not have any questions for staff.

The public hearing was opened.

Philip Chan, the Architect of the project, was present and available for questions.

Commissioner Arvizu asked why he decided to pursue SB 330 to get the project approved.

Mr. Chan explained that design could be subjective, and SB 330 allows for more flexibility in design through objective standards. He added that some design guidelines were followed despite not being required.

There were no speakers for the item.

Commissioner Wilander made a motion to close the public hearing.

Commissioner Hui seconded the motion.

Without objection, the motion was approved.

DISCUSSION

Commissioner Hui said she did not have much to discuss since the project had been approved however, she liked the design and did not foresee any problems with approving the subdivision.

Commissioner Wilander agreed. She stated that it is wise to streamline the review process for housing projects and was in favor of approving the subdivision.

Commissioner Arvizu stated that he does not agree with SB 330 because it takes away from local government control. He added that SB 330 opens the door for bad designs to be approved. However, in this case he did not have any objections to the project because it is a good design from a reputable architect.

Commissioner Wilander asked Ms. Flores if staff have any authority over design review of SB 330 projects.

Ms. Flores stated that they do not, confirming that as long as the development and objective standards are met, the project is considered approved. She added that most architects have followed the design guidelines.

Commissioner Wilander asked if staff have been confronted with challenging designs.

Ms. Flores said yes, but that staff work with applicants to navigate the objective standards and get a compatible design.

Commissioner Hui asked how many SB 330 projects have been approved.

Ms. Graham said about 5 to 6 projects have been approved in the last few years.

Commissioner Hui asked if SB 330 can only be applied to multiple-family projects and if more projects are expected to be approved under the streamlined process.

Ms. Flores said yes, more SB 330 projects are to be expected as the public becomes aware that it is an option.

Ms. Hui asked if parking was required for this project.

Ms. Graham stated that it is within a half mile of a train station and therefore parking was not required due to Assembly Bill 2097. However, this project will be providing two-car garages for each unit, but no guest parking spaces.

Chair Tallerico concurred with the Commissioners and despite not agreeing with SB 330 did not have any concerns about this project because parking will be provided.

MOTION

It was moved by Commissioner Wilander, seconded by Chair Tallerico to adopt Resolution No. 2174 approving Tentative Tract Map No. TTM 25-02 (84785) to subdivide the airspace for an approved 10 unit multi-family residential condominium development at 36 and 42 E. Colorado Boulevard exempt from CEQA and complies with the Subdivision Map Act.

ROLL CALL

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

There is a ten (10) day appeal period. Appeals are to be filed by 5:30 p.m. on Monday, September 22, 2025.

CONSENT CALENDAR

1. Minutes of the August 12, 2025, Regular Meeting of the Planning Commission

Recommendation: Approve

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

ROLL CALL

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

The motion was approved.

MATTERS FROM CITY COUNCIL LIAISON

Mayor Pro Tem Wang had nothing to report.

MATTERS FROM THE PLANNING COMMISSIONERS

Chair Tallerico asked if the recently adopted Code of Conduct for City Council had any effect on the Planning Commission.

Monica Castillo, who was substituting for Assistant City Attorney Kellan Martz, said she will look into it and have City staff follow up with him.

Mayor Pro Tem Wang informed Chair Tallerico that the Code of Conduct was available on the City's website.

MATTERS FROM ASSISTANT CITY ATTORNEY

Attorney Monica Castillo introduced herself, she said she works at BBK, is a San Gabriel Valley local, and is the City Attorney at Santa Paula in Ventura County.

MATTERS FROM STAFF INCLUDING UPCOMING AGENDA ITEMS

Ms. Flores announced that Assistant City Manager/Development Services Director Jason Kruckeberg was retiring, and his last day will be December 27.

Ms. Flores informed the Commission of the following items for upcoming Planning Commission meetings:

1. A subdivision map for a SB 330 project on September 23
2. A carwash on Foothill Boulevard on October 14
3. The Alexan Arroyo project and the Business License Review Board on October 28

Commissioner Hui asked how many units the Alexan Arroyo will have and for more information on upcoming significant projects.

Ms. Flores stated that it will be about 319 units, and she provided the URL of the City's significant projects webpage for all the information on the Alexan Arroyo and other major projects.

Vice Chair Tsoi asked if the staff report for the Alexan Arroyo can be released early so that they have enough time to review it before the October 28 Planning Commission meeting.

Ms. Flores said that she would be out of the office for a couple of weeks before the agenda packet goes out but will do her best to send it out early.

Commissioner Hui asked if they can do a study session or have a "cheat sheet" provided with all the new housing laws in preparation for the Alexan Arroyo and other future projects.

Ms. Flores said yes it can be arranged. Regardless, the staff report will be very informative.

Ms. Flores provided an update on Commissioner Arvizu's inquiry about the traffic flow of the In-N-Out on Colorado Boulevard. She said the south-bound left turn lanes will be reduced to one to evaluate the traffic circulation at that intersection.

Commissioner Wilander reported she will not be present at the September 23 Planning Commission meeting. She also extended an invitation to the Women's League of Voters annual ice cream social on October 12, 2025.

ADJOURNMENT

The Planning Commission adjourned the meeting at 7:43 p.m., to Tuesday, September 23, 2025, at 7:00 p.m. in the City Council Chamber.

Chair Tallerico, Planning Commission

ATTEST: _____
Lisa L. Flores
Secretary, Planning Commission