



CITY OF ARCADIA

ARCADIA PLANNING COMMISSION REGULAR MEETING AGENDA

Tuesday, October 28, 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. 2177** – A recommendation that the City Council approve the Alexan Arroyo Mixed-Use Development with a density bonus, comprising 359 Residential units, including 35 very low affordable units and nine (9) live/work units at 325 N. Santa Anita Avenue
CEQA: Categorically and Statutorily Exemptions
Recommendation: Adopt

Applicant: Arcadia Apartments, LLC

- 2. Resolution No. 2178** – Denying the appeal of the denial of a new two-story Mid-Century Modern single-family house at 363 Warren Way
CEQA: Exempt
Recommendation: Adopt

Appellant: Thomas Li

There is a ten day appeal period. Appeals are to be filed by 4:30 p.m. on Friday, November 7, 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.

- 3. Resolution No. 2175** – Approving 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

4. Minutes of the October 14, 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, November 25, 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。



CITY OF ARCADIA

STAFF REPORT

DEVELOPMENT SERVICES DEPARTMENT

DATE: October 28, 2025

TO: Honorable Chairperson and Planning Commission

FROM: Lisa L. Flores, Deputy Development Services Director
By: Melissa Chipres, Senior Planner
Ken Fields, Building Official

SUBJECT: RESOLUTION NO. 2177 – A RECOMMENDATION THAT THE CITY COUNCIL APPROVE THE ALEXAN ARROYO MIXED-USE DEVELOPMENT WITH A DENSITY BONUS, COMPRISING 359 RESIDENTIAL UNITS, INCLUDING 35 VERY LOW AFFORDABLE UNITS AND NINE (9) LIVE/WORK UNITS AT 325 N. SANTA ANITA AVENUE
CEQA: Categorically and Statutorily Exemptions
Recommendation: Adopt

SUMMARY

The Applicant, Arcadia Apartments, LLC, on behalf of the property owner, Positive Investments, Inc., is requesting approval of Minor Use Permit No. MUP 23-10, Tentative Tract Map No. TTM 23-04, Site Plan and Design Review No. ADR 23-12, Certificate of Demolition No. COD 23-32, and Healthy Protected Tree Permit No. TRH 25-13 to allow the construction of a new mixed-use development at 325 North Santa Anita Avenue and the surrounding parcels (collectively, the “Project”). The proposed Project, known as Alexan Arroyo, includes a density bonus and would consist of a seven to eight story mixed-use building with 359 residential units, including 35 affordable units, and nine (9) live/work units.

The proposed development is consistent with the City’s General Plan, Development Code, Subdivision Map Act, and the California Density Bonus Law. It is recommended that the Planning Commission adopt Resolution No. 2177 (refer to Attachment No. 1) recommending that the City Council find the Tentative Tract Map is Categorically Exempt from CEQA pursuant to Section 15332 (Class 32 – Infill Development), the

mixed-use development Statutorily Exempt under Assembly Bill 130 (AB 130), and approve the Project, subject to the conditions of approval.

BACKGROUND

The Alexan Arroyo project site consists of six developed parcels totaling approximately 3.08 acres. The site is located along the west side of North Santa Anita Avenue and east side of Rolyn Place north of West Saint Joseph Street and south of the Metro A Line rail (see Figure 1 for an aerial of the site). The parcels and corresponding Assessor's Parcel Numbers (APNs) are:

- 420 Rolyn Place — APN 5775-022-028
- 414 Rolyn Place — APN 5775-022-029
- 333 N. Santa Anita Avenue — APN 5775-022-046
- 400 Rolyn Place — APN 5775-022-047
- 325 N. Santa Anita Avenue — APN 5775-022-048
- 325 N. Santa Anita Avenue — APN 5775-022-049

The site is currently developed with three Arroyo Pacific Academy school buildings and three light industrial buildings, all of which are surrounded by surface parking. The property is located within Downtown Arcadia and is bordered by a mix of commercial, residential, and light industrial uses. To the north, the site abuts the Metro A Line rail corridor, Fasching's Car Wash, and multi-family residential. To the east, across Santa Anita Avenue, are the Metro A Line overpass and A&A Building Material. To the south, the site is adjacent to the Arcadia Animal Hospital, and across Rolyn Place to the west are light industrial and commercial uses, including Fitness Factor and Relton Corporation. To the west are industrial and the school district yard, and further west are single-family homes.

In February 2024, the City Council adopted Ordinance No. 2399 as part of the City's 6th Cycle Housing Element implementation program. This ordinance included the rezoning of commercial areas throughout the City to support expanded housing opportunities. As part of these efforts, the subject site was also rezoned from Commercial Manufacturing (C-M) and the Arroyo Pacific Specific Plan to Downtown Mixed Use (DMU). These actions expanded the boundaries of the DMU zone, allowing residential and mixed-use development consistent with state housing law and the City's adopted Housing Element. This designation supports mixed-use, straight

residential uses, or commercial uses with a maximum commercial Floor Area Ratio (FAR) of 1.0 and residential density of 80 dwelling units per acre.

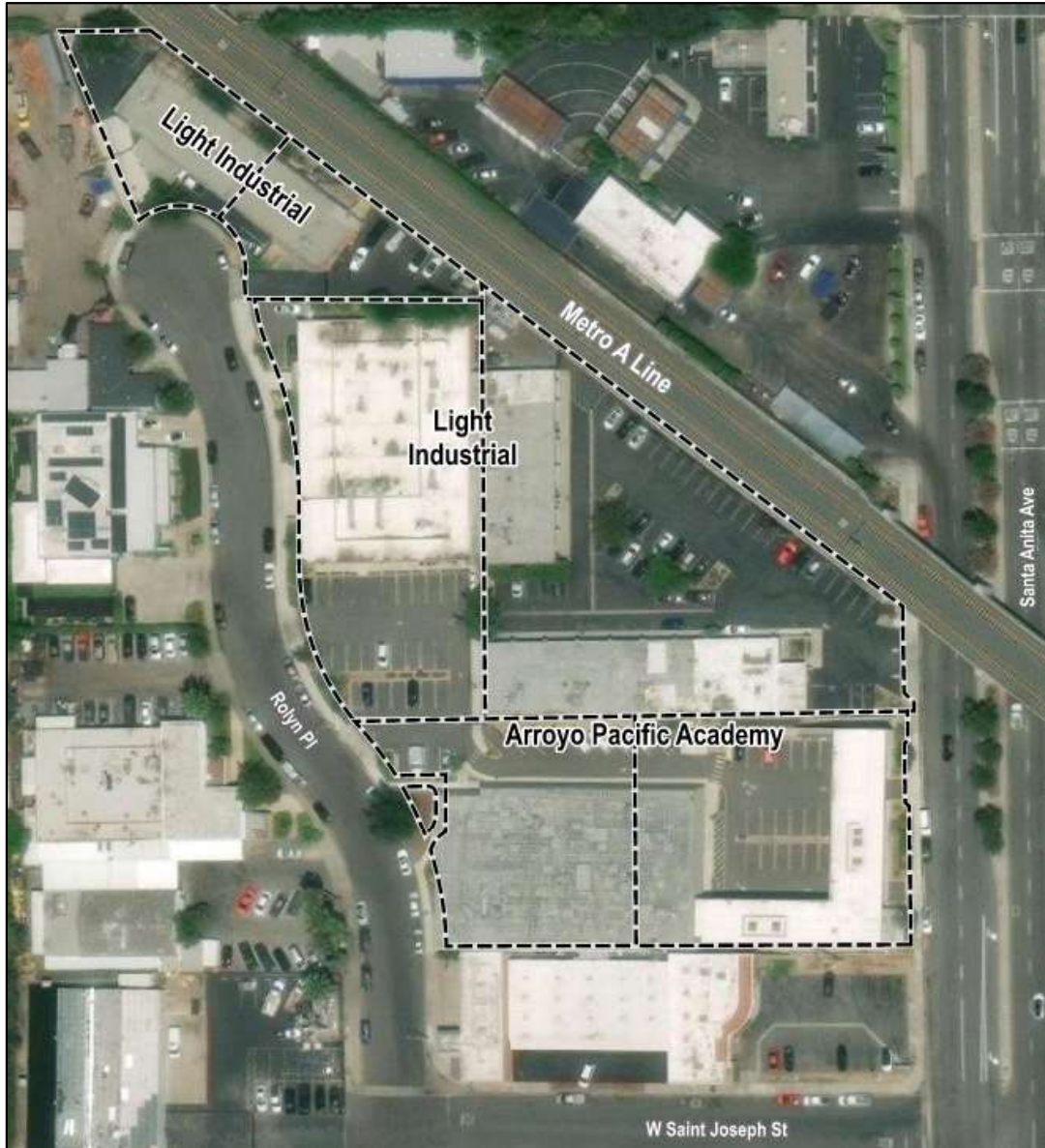


Figure No. 1 - Aerial of Subject Site

The six existing structures on site will be demolished to accommodate the Project. The Development Code requires a Certificate of Demolition (COD) be approved to demolish any structures over 50 years of age, which is the case for the three industrial buildings. An evaluation by an Architectural Historian concluded that the structures do not meet the criteria for recognition as historical resources and are

therefore not eligible for listing on the California Register or designation as local landmarks. The existing industrial buildings are not considered significant examples of any specific architectural style, nor are they associated with any notable historical events or figures.

PROPOSAL

The Project will introduce a new Contemporary-style mixed-use development featuring 359 rental residential units, including 35 affordable units for very low-income households and nine ground-floor live/work units along Rolyn Place to activate the street frontage. The development will feature two towers of varying heights, one at seven stories (See Figure No. 2 below) and the other to eight (See Figure No. 3). Each tower will include five levels of residential units situated above a three-story above-ground parking structure. At the end of the cul-de-sac, near the adjacent single-family neighborhood of Arcadia Gardens, the building steps down to seven stories, comprising four residential levels above the parking structure to better transition into the surrounding context.



Figure No. 2 - View from Southeast on Rolyn Pl.



Figure No. 3 - View looking Northwest on Santa Anita Ave.

The Project will include 454 parking spaces for residents, guests, including dedicated spaces for electric vehicle (EV) charging (see Figure 4- Site Plan). The Project provides 72 bicycle parking stalls on the ground level. Residential amenities will include landscaped courtyards, roof decks, an outdoor pool and spa, a dog park, and other recreational spaces. The ground floor frontage along North Santa Anita Avenue will feature the leasing office, residential lobby and lounge, and has been designed to look like a commercial space from the streetscape to enhance pedestrian engagement.

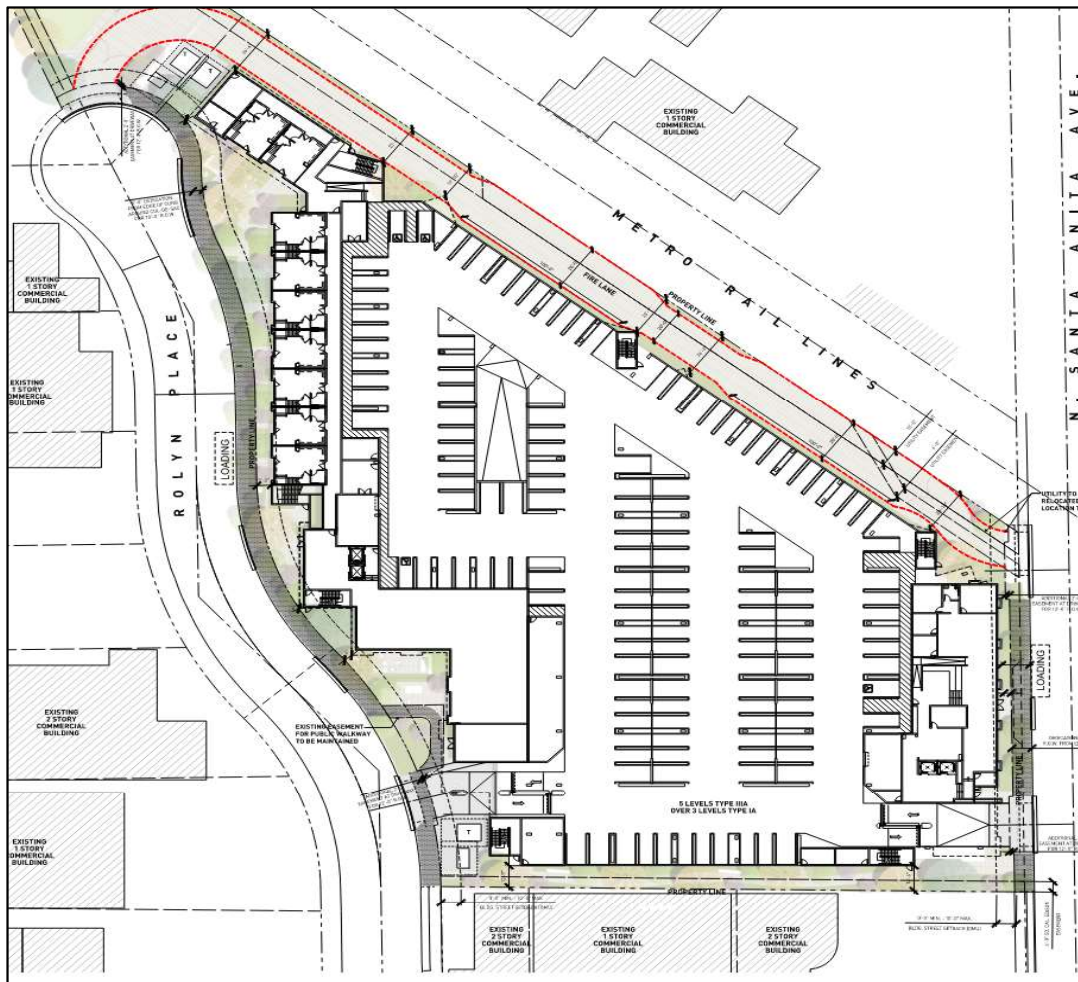


Figure No. 4 - Site Plan

The proposed residential units consist of 83 studio units, 199 one-bedroom units, and 68 two-bedroom units, for a total of 359 units. Unit sizes range from approximately 548 square feet for the studios, 650–900 square feet for the one-bedroom units, and up to 1,296 square feet for the two-bedroom units. This mix offers a range of housing options intended to serve a variety of household types.

As part of the Project, a Tentative Tract Map (Attachment No. 3) is proposed to consolidate the six existing parcels, totaling approximately 3.08 acres, into a single legal lot to accommodate the development. Also, the map includes right-of-way dedications along N. Santa Anita Avenue and Rolyln Place to provide a consistent 10-foot sidewalk along each frontage. Additionally, two-foot easements are included around all proposed driveway approaches to provide a 12-foot right-of-way to

maintain an accessible path-of-travel. No other easements are identified on the Project site.

An Arborist Report (Attachment No. 6) prepared by the applicant's sub-consultant evaluated thirty-two (32) existing trees across the site, documenting each tree's species, size, condition, and potential impacts from grading, building placement, and utility installation. Most trees were found to be ornamental or non-native species in fair to good condition. Two Coast Live Oaks were identified as protected under the City's Tree Preservation Ordinance. One of these trees (Tree No. 48), located along the northern portion of the site, conflicts with the alignment of the required 26-foot fire access lane and associated underground utilities, making preservation infeasible. The Certified Arborist concluded that excavation, pavement installation, and soil compaction within the root zone would result in the tree's decline and recommended its removal. The second protected Coast Live Oak, located near the northwest corner, is in healthy condition and will be retained and protected in place throughout construction.

To mitigate the removal of the protected oak, the Arborist recommends planting two (2) 24-inch-box Coast Live Oak trees. However, consistent with the City's Tree Preservation requirements and to better support long-term canopy restoration, the Project will instead be conditioned to plant two (2) 36-inch-box Coast Live Oak replacement trees.

The Project complies with the minimum open space requirement of 100 square feet per dwelling unit in the DMU zone, as set forth in Section 9102.05.030(E) of the Development Code. For 359 units, this equates to a minimum requirement of 35,900 square feet. The Project proposes a total of 40,150 square feet of open space, exceeding the minimum by approximately 4,250 square feet.

Amenities are distributed throughout the development and include a variety of outdoor and indoor spaces (see Figure 5 for an overview of open space). Most outdoor amenities are located on Level 4, featuring three landscaped courtyards with flexible turf panels, fire pits, gaming tables, lounge areas, an outdoor pool and spa, and cooking and dining areas.



Figure No. 5 - Open Space Overview

Additional outdoor spaces include two roof decks (on Levels 7 and 8) and a private fenced and gated dog park on the ground floor. Interior amenities include a fitness center, co-working space, pet spa (ground floor), speakeasy (Level 3), pool room (Level 4), and sky lounge (Level 8). These open space and amenity areas provide ample opportunities for passive and active recreation for residents.

The Project would include a three-level parking garage for residents and guests. Primary vehicle access to the parking garage would be via two gated ingress/egress driveways: one on Santa Anita Avenue and another on Rolyn Place. The Project would provide a total of 454 parking spaces, including standard, accessible standard, and accessible van spaces. The driveways and ground floor of the parking garage are illustrated on the Architectural Plans – refer to Attachment No. 4.

Public Outreach

To ensure community engagement and gather input on the Project, the Applicant conducted a formal public outreach effort. This included a City Council presentation in February 2023, two public meetings held on May 1, 2023 (virtual) and July 25, 2024 (in person at 333 N. Santa Anita Avenue #11), and a CEQA Scoping Meeting on August 29, 2024, at the Gilb Museum of Arcadia Heritage Education Center. For each meeting, the noticing radius was extended beyond the minimum 300 feet, including outreach to residents in the adjacent Arcadia Gardens neighborhood.

The Scoping Meeting was originally conducted in compliance with California Environmental Quality Act (CEQA) requirements because the Project was initially subject to the preparation of an Environmental Impact Report (EIR). However, following the enactment of Assembly Bill 130 (AB 130) that went into effect on June 30, 2025, and modified the CEQA applicability for certain qualifying projects, the Applicant elected to proceed under the new statutory provisions, and preparation of an EIR was no longer required.

Throughout the outreach process, some of the residents raised concerns primarily related to privacy, shadow impacts, and potential view obstruction associated with the Project's height and massing. In response, the Applicant revised the building design to reduce height along the western side by lowering the tower to seven (7) stories, creating a more gradual transition to the adjacent lower-density residential areas. Additional refinements included enhanced landscaping buffers at the podium and roof-deck levels and reorientation of select units toward the northwest to help redirect lines of sight away from neighboring single-family homes located west of the adjacent commercial buffer.

ANALYSIS

The Project site is located within the Downtown Mixed-Use (DMU) zone, which allows both mixed-use and, where affordable housing is provided, stand-alone residential development. This is consistent with the Land Use and Community Design Element of the General Plan and the applicable provisions of the Development Code. The proposed Project meets these criteria by incorporating affordable housing and providing nine live/work units, which count toward satisfying the non-residential area requirement in the DMU zone.

Architecture and Site Plan

The Alexan Arroyo is designed in a contemporary architectural style, featuring a neutral color palette of grays, tans, and off-whites. The building façade incorporates a variety of high-quality materials, including cement plaster, stone veneer, standing seam metal panels, metal trellises with integrated greenery, metal mesh balcony guardrails, dark bronze storefront systems with clear glazing, and dark bronze vinyl windows. A combination of horizontal and vertical articulation, along with material variation, breaks up the building massing and clearly differentiates the live/work units on the ground floor from the residential levels above, adding visual interest and enhancing the building's overall form.

At street level, the building activates the frontage along both Santa Anita Avenue and Rolyñ Place with nine live/work units and primary residential lobby entrances. Landscaped and seating areas, and direct pedestrian connections to the public sidewalks reinforce the pedestrian realm and foster an active streetscape.

Levels two and three are dedicated to residential units, with step backs along key frontages to provide private terraces and soften the building's profile. Level four features a central outdoor amenity deck with landscaped courtyards, artificial turf areas, lounge seating, and recreational amenities including a pool and spa (See Figure No. 6). Residential levels continue above, with the fifth through seventh (or eighth) stories incorporating additional step backs, rooftop terraces, and a sky lounge. These design strategies help reduce the perceived mass of the building while providing outdoor amenities and private open space for residents.



Figure No. 6 Courtyard 1 and Pool room

Durability and sustainability are also emphasized in the design. Natural ventilation, shaded terraces, and integrated planting elements contribute to energy efficiency, occupant comfort, and long-term environmental performance. These features encourage outdoor activity and social interaction while supporting the City's broader sustainability goals.

Overall, the Project's thoughtful massing, high-quality materials, and active street interface create a cohesive and well-integrated mixed-use development (See Figure No. 7). The design supports the vision for a more urban, walkable Downtown and aligns with the goals outlined in the City's General Plan and Design Guidelines.



Figure No. 7 Views looking West from the Metro Line

Density Bonus

The Applicant is requesting a Density Bonus under California Government Code Section 65915 (State Density Bonus Law) by reserving 14% of the base density for units affordable to very low-income households. This qualifies the Project for associated benefits, including two incentives/concessions and one waiver. While only one concession is being requested, the Project is entitled to a waiver to accommodate building heights that exceed local standards. This waiver is necessary to accommodate the density bonus and make the Project physically and financially feasible.

The requested concession is to allow all 35 affordable units to be designated as studios, deviating from the City's requirement under Development Code Section 9103.15.060.A that affordable units reflect the same bedroom mix as market-rate units. State Density Bonus Law allows Applicants to request such concessions and requires cities to grant them unless specific findings can be made that the concession would cause an adverse impact on public health or safety, the physical environment, or a historic resource that cannot be mitigated. As no such impacts are present, the City is obligated to approve this concession. This is not a discretionary action; the Planning Commission and City Council are required to approve the request under State law.

The Project also includes a request for a waiver of development standards to exceed the City's maximum building height limit of 60 feet. The proposed building height is 90 feet 8 inches at its tallest point. This waiver is necessary because compliance with the local height limit would preclude the Project from achieving the density allowed under State Density Bonus Law, including the affordable units and the associated development incentives.

Both the concession and the waiver are required to facilitate the inclusion of affordable housing under State law, and the City cannot deny them unless specific, significant adverse impacts are identified, none of which are applicable to this Project. These provisions ensure the Project can achieve its intended density while delivering on its affordable housing obligations in full compliance with California Density Bonus Law.

Parking

The Project proposes a comprehensive parking program to accommodate residents, visitors, and bicycle users. A total of 454 parking spaces will be provided within a three-level parking garage, accessed via two two-way drive aisles located on Rolyn Place and Santa Anita Avenue. A dedicated fire access lane runs along the Metro rail tracks. Residential parking areas will be gated to enhance security while maintaining convenient access to building entrances and pedestrian pathways. In addition, the Project provides 72 bicycle parking stalls on Level 1, which fully satisfies the City's requirement of 0.2 bicycle spaces per unit. No designated loading spaces are proposed or required by Code; operational needs such as move-ins and deliveries are anticipated to be managed through on-site property management using internal circulation and parking areas.

Under AB 2345, which amended the State Density Bonus Law (Government Code Section 65915) and went into effect on January 1, 2021, parking ratios were reduced for projects that include at least 11% of units for very low-income households, a threshold met by this proposal.

Pursuant to this law, the maximum number of parking spaces the City may require is 1.0 space per studio and one-bedroom unit, and 1.5 spaces per two- and three-bedroom unit, with no additional guest parking requirement. Applying these ratios, the project would require a total of 393 parking spaces. However, if the site is located within ½ mile of a major transit stop, which it is, the required parking is further

reduced to 0.5 spaces per unit. Applying this reduced ratio, the required parking for the Project would be 180 spaces. The Project proposes 454 parking spaces, which is 274 more than the minimum required.

A parking demand analysis was prepared using data from the Institute of Transportation Engineers (ITE) Parking Generation Manual. The analysis estimates a peak parking demand of 402 spaces on weekdays and 413 spaces on Saturdays, indicating that the proposed parking supply will exceed projected peak demand by more than 40 spaces. This provides a buffer to accommodate visitor parking and operational flexibility. The live/work units are expected to generate minimal additional parking demand, which has been accounted for in the total supply.

A neighborhood parking survey conducted in September 2024 along Rolyn Place and St. Joseph Street found that existing on-street parking is heavily utilized in certain areas. However, the removal of existing on-site uses is expected to offset some of this demand. Visitor signage directing drivers to the on-site garage and the City's existing overnight parking restrictions will further help manage potential parking impacts on surrounding streets.

Overall, the Project provides more parking than required under State Density Bonus Law, accommodates anticipated demand, and incorporates bicycle facilities and on-site operational management strategies to minimize neighborhood parking impacts.

Healthy Protected Tree Removal

The Project includes the removal of one (1) protected Coast Live Oak tree that is approximately 5-inch in diameter, and it is located along the site's northern property line. The tree lies directly within the path of the required fire access drive aisle, which must be constructed to meet Fire Department emergency access standards. Due to the tree's location relative to the property boundary and the configuration of the site, it is not feasible to realign the drive aisle or otherwise redesign the Project to avoid removal while still maintaining required fire safety access. As such, removal of the tree is necessary to allow the Project to proceed in compliance with applicable fire and life safety regulations. In accordance with the City's Protected Tree Ordinance, Condition of Approval No. 3 requires the Applicant to plant two (2) 36-inch box replacement Coast Live Oak trees.

FINDINGS

Minor Use Permit

Section 9107.09.050(B) of the Development Code requires that for a Minor Use Permit to be granted for a mixed-use development within the Downtown Mixed Use Zone, and it must be found that all of the following findings can be satisfied.

- 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 Minor Use Permit, and complies with all other applicable provisions of this Development Code and the Municipal Code.**

Facts to Support This Finding: The Project site's General Plan land use designation is Downtown Mixed Use (DMU), which permits mixed-use or stand-alone residential development when affordable housing is provided, in accordance with the Land Use and Community Design Element of the City's General Plan. Under this designation, mixed-use development is encouraged to incorporate both residential and non-residential uses that support one another within a pedestrian-oriented environment.

The proposed Alexan Arroyo project is consistent with the DMU land use designation. The Project includes 359 residential units and nine live/work units, with the live/work component contributing toward the DMU zone's non-residential use requirement. While the Project does not include traditional commercial uses, the live/work units align with the policy intent to promote a blend of residential and non-residential activity in the Downtown area.

The Project supports and implements several General Plan policies, including:

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

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

Overall, the proposal is consistent with the DMU land use designation, meets the affordable housing conditions that enables stand-alone residential use, provides live/work units as the non-residential component, and implements applicable General Plan goals and policies, the project is consistent with the General Plan and complies with the applicable zoning regulations.

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

Facts to Support This Finding: The subject site is approximately 3.08 acres and is located within the Downtown Mixed-Use (DMU) zone. The site is situated in the City’s downtown area and is surrounded by a mix of commercial, light industrial, and residential uses. While the Project does not include traditional commercial space, it incorporates nine live/work units and ground-floor residential services and amenities, which are consistent with the non-residential area provisions of the DMU zone and the policies of the City’s General Plan for this area.

The Project’s height and mass exceed those of surrounding developments, making it the tallest structure in the downtown area. However, the proposed height is permitted under State Density Bonus Law, which allows waivers of development standards when necessary to accommodate the increased density and inclusion of affordable housing. Although the scale differs from nearby buildings, the design and site planning incorporate step-backs, articulation, and transitional elements to reduce visual impacts and better relate to the surrounding context.

The Project is consistent with the planned future land uses envisioned for the DMU zone, which anticipates higher-density residential development supported by pedestrian-oriented amenities and proximity to transit. Therefore, while the Project’s scale is greater than existing structures, it remains consistent with the regulatory framework and planned character of the area.

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 3.08-acre site is adequately sized and configured to accommodate the proposed residential development with ground-floor live/work units. The Project provides two primary access points from Santa Anita Avenue and Rolyn Place, directing project-related traffic onto local surface streets rather than major corridors. The internal circulation system is designed to accommodate residents, visitors, and service vehicles efficiently. A total of 454 on-site parking spaces will be provided, exceeding the required parking under State Density Bonus Law. While no dedicated loading docks are proposed, move-in and service vehicles can utilize internal drive aisles and the fire lane, minimizing interference with public rights-of-way. The building footprint and site design fit the parcel shape and support the proposed use. For these reasons, this finding can be made.

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

Facts to Support This Finding: The Project site fronts Santa Anita Avenue and Rolyn Place, both of which provide adequate width and pavement to carry emergency vehicles and project-generated traffic. Access driveways are provided on both streets, and the project includes a dedicated fire access lane adjacent to the Metro right-of-way. The surrounding street network is adequate to accommodate the proposed use. Therefore, this finding can be made.

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

Facts to Support This Finding: The Fire and Police Departments have reviewed the Project and determined that, with the required fire protection systems, hydrants, and access improvements, the proposed development will not adversely impact public protection services.

Adequate emergency vehicle access is provided via two two-way drive aisles off Santa Anita Avenue and Rolyn Place, as well as a dedicated fire access lane along the Metro Rail right-of-way.

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

Facts to Support This Finding: As part of the development, new utility connections, including connections, including potable water and storm drainage, will be required. Implementation of best management practices by the Applicant during construction and operation would ensure impacts to water quality do not occur. If any upgrades to existing infrastructure, including sewers, are necessary to accommodate the Project, the Applicant will be required to contribute its fair share toward those improvements as a condition of approval.

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 Project is not anticipated to be detrimental to the public health, safety, or welfare of the surrounding area. The proposed residential development, including ground-floor live/work spaces, is consistent with the types of uses envisioned in the Downtown Mixed-Use (DMU) zone, which supports higher-density housing in proximity to commercial areas and transit.

While the Project exceeds the base height limit for the zone, the additional height is permitted under State Density Bonus Law and is necessary to accommodate the proposed density and required affordable housing. Without the height waiver, the Project would not be physically or financially feasible, which would preclude the delivery of needed housing, including units for very low-income households.

The Project has been conditioned to address potential operational impacts related to construction, traffic circulation, and ongoing site activities. Additionally, the building design incorporates height step-downs, articulation, and transitional elements to reduce visual impacts and ensure compatibility with surrounding development. These measures ensure that the Project's type, density, and intensity of use will not create a nuisance or negatively affect surrounding properties, public safety, or the general welfare. For these reasons, this finding can be made.

Tentative Tract Map

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

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

Facts in Support of the Finding: The proposed subdivision map, design, and associated improvements the Project are consistent with the General Plan's Downtown Mixed Use (DMU) land use designation, which supports higher-density residential and mixed-use development in the City's core. The subdivision complies with applicable provisions of the Subdivisions Division of the Development Code, including standards for lot configuration, access, and public improvements.

The Project layout has been designed to align with surrounding development patterns and to integrate with existing street, utility, and storm drainage infrastructure. Circulation and utility systems have been planned to adequately serve the proposed density and use types. All required improvements will be constructed in accordance with City standards.

Therefore, the proposed map and subdivision design are consistent with the General Plan, the applicable zoning and development regulations, and the standards of the Subdivisions Division of the Development Code.

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

Facts in Support of the Finding: The 3.08-acre site is physically suitable to accommodate the proposed 359-unit residential development, including 35 very low-income units, at a density of approximately 115 units per acre. This exceeds the base DMU density of 80 units per acre but is permitted under State Density Bonus Law, which allows increased density and related concessions when affordable housing is provided. The building massing has been designed to transition toward the adjacent single-family neighborhood by stepping down to seven stories at the western side of the development. Building setbacks, access points, and internal circulation patterns are appropriately designed for the site configuration. The site is generally level, has no physical constraints, and is served by existing infrastructure, making it physically suitable for the proposed use and density. Therefore, this finding can be made.

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

Facts in Support of the Finding: The proposed tentative tract map involves the consolidation of six legal lots into a single parcel to facilitate a high-density residential development within an urbanized area. The Project site is currently developed and located within the City's Downtown core, which is fully built out with existing infrastructure, paved streets, and surrounding urban uses. No sensitive biological resources, natural habitats, wetlands, or watercourses are present on the site or in the immediate vicinity. Because the Project is not located in or near an environmentally sensitive area, it is not expected to cause substantial environmental damage or result in harm to fish, wildlife, or their habitats.

Any potential construction-related impacts such as noise, dust, or runoff will be temporary and minimized through required best management practices (BMPs).

Therefore, the design of the subdivision and associated improvements will not result in substantial or avoidable environmental damage and will not significantly impact fish, wildlife, or habitat.

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

Facts in Support of the Finding: The proposed subdivision consolidates six lots together as one parcel to facilitate development. Construction of the Project will comply fully with all the applicable Building, Fire, and Safety Codes, as well as other relevant regulations. The City's existing infrastructure, including roads, water, sewer, and emergency services, is sufficient to support the new development. Furthermore, the Project has been designed and conditioned to meet all public health and safety standards, and it is not expected to create any significant health or safety concerns for the community.

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

Facts in Support of the Finding: The Project does not encroach upon or interfere with any existing public easements of record or court-established easements. In fact, the Project includes provisions for new easements and public dedications to ensure adequate sidewalk access along N. Santa Anita Avenue and Rolyn Place. Therefore, no conflicts with public easements or rights of access are anticipated.

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

Facts in Support of the Finding: The existing sewer infrastructure along Santa Anita Avenue currently has limited capacity to serve new development. To address this, the Applicant will be responsible for paying their fair share toward necessary improvements to sewer system as required by the City's Public Works Department. These improvements will be coordinated to accommodate

the Project and future development in the area. The Project will comply with all applicable requirements of the California Regional Water Quality Control Board to ensure that sewage discharge does not violate water quality standards. Therefore, this finding can be made.

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

Facts in Support of the Finding: The subdivision design, including lot layout, access, and dedications, complies with applicable provisions of the Arcadia Development Code, including the Downtown Mixed Use (DMU) zone standards and Subdivision Division. The Project will also adhere to the requirements and conditions set forth by all relevant public agencies, including the City's Engineering Division, Public Works Services Department, and City's Fire Department. Therefore, this finding can be made.

Site Plan & Design Review

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

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

Facts to Support This Finding: The Project complies with the applicable development standards of the Downtown Mixed Use (DMU) zone as modified through the provisions of California Density Bonus Law (Government Code Section 65915). The proposed development includes 359 residential units at a density of approximately 115 units per acre, exceeding the base maximum of 80 units per acre. The proposed building height of 90 feet 8 inches also exceeds the maximum 60-foot height limit allowed under base zoning standards. However, both the increased density and height waiver are permitted under State Density Bonus Law in exchange for the provision of affordable housing and are therefore considered compliant.

The Project also includes one concession under State Density Bonus Law to allow all affordable units to be studio units, which is not otherwise permitted

under the City's Development Code. This concession facilitates the inclusion of affordable housing units while maintaining the Project's design and feasibility. In addition, the Project meets other applicable development standards, including floor area ratio (FAR), setbacks, and parking through the density bonus provisions. Therefore, the proposed development is in compliance with all applicable development standards and regulations of the Development Code. This finding can be made.

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

Facts to Support This Finding: The Project incorporates several features consistent with the City's Design Guidelines, including articulated building façades, varied massing, recessed balconies, and the use of high-quality materials to break down the building's visual bulk and add interest. Setbacks along Santa Anita Avenue, Rolyn Place, and adjacent property lines provide appropriate transitions to surrounding uses. At the street level, live/work units, leasing space, and residential amenities create active and transparent frontages that support pedestrian activity. Landscaping and streetscape improvements are integrated throughout the site to complement the surrounding urban context and enhance the public realm. Collectively, these features align with the Mixed-Use Objective Development Standards and Design Guidelines to enhances an area's unique character and sense of place, respects existing neighborhood compatibility and privacy, and ensures a high-quality living environment. Therefore, this finding can be made.

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

Facts to Support This Finding: The proposed seven- to eight-story building, with a maximum height of 90 feet 8 inches, will be significantly taller than surrounding existing development and will be the tallest structure in the downtown area. The additional height is permitted through a waiver under State Density Bonus Law (Government Code Section 65915), which allows exceptions to local development standards, including building height, when necessary to accommodate additional density and affordable housing units.

While the Project is larger in scale than nearby buildings, its design has been intentionally designed to promote visually compatibility and reduce massing impacts. Step-backs at upper floors, façade modulation, and the use of varied materials help break up the building's scale and provide architectural interest. Setbacks along Santa Anita Avenue (3'-7"), the north property line (19'-10"), and the south property line (12'-5") create visual separation from adjacent properties and help ease the transition to lower scale development..

At the street level, active frontages such as live/work units and residential amenities enhance pedestrian engagement and contribute to the evolving mixed-use, transit-oriented character envisioned for the Downtown Mixed Use (DMU) zone. Although the building height exceeds that of existing structures, the Project's architectural design, mass transitions, and pedestrian-focused ground floor treatment ensure that it is compatible in scale and aesthetic character with surrounding development and the City's broader goals for the downtown area. For these reasons, this finding can be made.

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

Facts to Support This Finding: The site layout is designed to function efficiently, with both two-way driveways providing vehicular access from Santa Anita Avenue and Rolyn Place. Internal circulation has been reviewed by the City Engineer and found to be adequate to serve the development. Parking is provided within a three-level garage located above grade, with clear internal circulation and minimal dead-end aisles. Landscaping is distributed along frontages, within courtyards, and on roof decks to provide visual relief and usable open space. The Project's site plan demonstrates efficient circulation, parking layout, and landscape integration. Therefore, the site will be adequate in terms of parking and circulation.

The proposed site layout provides efficient and adequate access, circulation, parking, and landscaping to support the development. Vehicular access is provided via two two-way driveways - one from Santa Anita Avenue and one from Rolyn Place - ensuring convenient ingress and egress. Internal circulation has been reviewed and deemed sufficient by the City Engineer, with the layout supporting clear vehicle movement and emergency access.

Parking is accommodated within a three-level above-grade garage, designed with logical circulation patterns and minimal dead-end aisles to enhance functionality. Landscaping is thoughtfully integrated throughout the site, including along public frontages, within private courtyards, and on rooftop decks, contributing both to visual relief and the provision of usable open space for residents.

Overall, the Project demonstrates an efficient and well-organized site layout that meets the City's standards for access, vehicular circulation, parking, and landscape design. Therefore, this finding can be made.

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

Facts to Support This Finding: The proposed development meets all applicable requirements of the Development Code, General Plan, and relevant City policies, design guidelines, and objective development standards specific to the Downtown Mixed Use (DMU) zone. The Project reflects the City's goals for a higher-density, pedestrian-oriented urban environment near transit, consistent with the Land Use Element and Downtown vision.

Although the building exceeds the scale of surrounding development, its design is consistent with the evolving character anticipated for the area. The Project includes design features such as vertical and horizontal articulation, varied materials, and meaningful setbacks to visually break down the building's mass and provide interest at the pedestrian level. Active frontages, including live/work units and enhanced landscaping along public frontages, contribute to a more engaging and walkable streetscape. Podium-level open spaces and rooftop amenities further support the Project's functionality and livability.

The site layout accommodates efficient vehicular access from both Santa Anita Avenue and Rolyn Place, with clearly organized internal circulation and

structured parking. Landscaping is integrated throughout the site to soften building edges and enhance the pedestrian experience.

The Applicant/Property Owner shall comply with all applicable City requirements related to disabled access, occupancy limits, building and fire safety, health code standards, environmental regulations, and parking and site design, to the satisfaction of the Building Official, City Engineer, Deputy Development Services Director, Fire Marshal, Public Works Services Director, or their respective designees.

Overall, the Project demonstrates compliance with the objective criteria outlined in Section 9107.19.040.C.5 and supports the City's broader planning goals for a vibrant, mixed-use downtown core. Therefore, this finding can be made.

Removal of a Healthy Protected Tree

The following findings are required for the approval of the removal of a healthy protected tree per Development Code Section 9110.01.070.A.2.

1. Removal of a Healthy Protected Tree

The removal of one protected Coast Live Oak (Tree No. 48) is necessary to accommodate the proposed Project. As documented in the Arborist Report (Attachment No. 6), this tree is located within the proposed 26-foot-wide fire lane along the northern portion of the site. Construction of the fire lane will require grading and installation of pavement and underground utilities that would directly impact the tree's root zone, making preservation infeasible. The Arborist concluded that the tree would not survive due to the extent of the necessary excavation and compaction associated with the fire lane construction.

To mitigate the removal of the protected tree, the Project is conditioned to provide replacement trees consistent with the Arcadia Development Code, which requires at least two 36-inch-box Coast Live Oak trees for each protected tree removed. These replacement trees will be incorporated into the final landscape plan to help restore canopy coverage and preserve the site's environmental and aesthetic value.

Therefore, removal of the healthy protected tree is warranted to accommodate essential site and life-safety improvements associated with the proposed development and remains consistent with the intent of Development Code Section 9110.01.070.

ENVIRONMENTAL ANALYSIS

The Alexan Arroyo project was initially anticipated to undergo environmental review under the California Environmental Quality Act (CEQA), including preparation of an Environmental Impact Report (EIR). However, effective July 1, 2025, Assembly Bill (AB) 130 established a new statutory exemption from CEQA for qualifying infill housing and mixed-use residential developments. Unlike categorical exemptions, statutory exemptions are absolute and not subject to exceptions for unusual circumstances.

To qualify for the AB 130 exemption, a Project must meet all of the following requirements:

- Be a housing development (including mixed-use projects with at least two-thirds of the floor area dedicated to residential uses);
- Be located on a site of no more than 20 acres within an incorporated city or urbanized area;
- Be situated on a previously developed site or one surrounded by urban uses;
- Be consistent with applicable zoning and general plan standards; and
- Not located on environmentally sensitive lands or involve the demolition of an historic structure.

The Alexan Arroyo project satisfies all these criteria. The 3.08 acre site is located within the City of Arcadia, is currently developed with existing commercial buildings and surface parking and is entirely surrounded by urban land uses. The proposed development is a mixed-use residential project with over two-thirds of the total floor area dedicated to residential use. It is consistent with the applicable zoning and General Plan land use designation and does not involve the demolition of any historic resources or encroach on environmentally sensitive lands.

Accordingly, the Project is statutorily exempt from CEQA under AB 130, and no further environmental review is required for purposes of Planning Commission consideration.

Pursuant to AB 130 and Public Resources Code Section 21080.3.1, the City provided notice to California Native American tribes requesting consultation under AB 52. One tribe requested consultation, and the City completed the required process. Input received during consultation has been incorporated into the project's conditions of approval.

The Tentative Tract Map qualifies for a Class 32 Categorical Exemption as an urban infill project under Section 15332 of the CEQA Guidelines. Additionally, pursuant to Public Resources Code Section 21080(b)(1).

PUBLIC COMMENTS/NOTICE

A public hearing notice for this item was published in the Arcadia Weekly newspaper, posted on the City's website, and posted at the City Council Chambers and the Arcadia Public Library. The notice was also mailed on October 16, 2025, to property owners and occupants within a 500-foot radius of the project site. Although the City is only required to mail notices within a 300-foot radius, the Applicant elected to expand the notification area to 500 feet to promote transparency, broaden community awareness, and proactively address questions that may arise from the Planning Commission or surrounding neighborhood. This expanded notice exceeded the City's minimum legal requirement and provided additional outreach as courtesy (refer to Attachment No. 7 for the expanded radius map). As of October 22, 2025, no additional public comments have been received.

RECOMMENDATION

It is recommended that the Planning Commission adopt Resolution No. 2177 recommending that the City Council find the project is statutorily exempt from the California Environmental Quality Act ("CEQA") pursuant to AB 130 and approve Minor Use Permit No. MUP 23-10, Tentative Tract Map No. TTM 23-04, Site Plan and Design Review No. ADR 23-12, Certificate of Demolition No. COD 23-32, and Healthy Protected Tree Permit No. TRH 25-13 for the new Alexan Arroyo mixed-use development, subject to the conditions of approval listed below.

Planning

1. The Project shall be developed and maintained by the Property Owner/Applicant in a manner that is consistent with the approved plans for

Minor Use Permit No. MUP 23-10, Tentative Tract Map No. TTM 23-04, Site Plan and Design Review No. ADR 23-12, and Certificate of Demolition No. COD 23-32 and Healthy Protected Tree Permit No. TRH 25-13, subject to the satisfaction of the Deputy Development Services Director or designee. Noncompliance with the conditions of approval shall be grounds for immediate suspension or revocation of any approvals. Minor changes to the Project, may be approved administratively by the Deputy Development Services Director at his/her discretion.

2. The final landscape and irrigation plan shall be prepared by a licensed landscape architect and submitted to Building Services for plan check. The plan must comply with Water Efficiency Landscape Ordinance and receive approval from the Planning Division prior to the issuance of any building permits.
3. The final landscape plan submitted to Building Services for plan check shall include at least two (2) Coast Live Oak trees, each with a minimum box size of 36 inches. The placement of these trees shall be determined by a licensed landscape architect and subject to approval by the Deputy Development Services Director or their designee prior to issuance of a building permit for the development.
4. The Applicant/Property Owner shall maintain and preserve Tree No. 19, a protected Coast Live Oak located at the northwest corner of the project site. The tree shall be protected throughout all construction activities, including installation of the recommended protective fencing and measures identified in the arborist report. Any activity that may impact the tree's roots, trunk, or canopy shall require prior approval in accordance with the City's Tree Ordinance.
5. All proposed mechanical equipment, including but not limited to roof-mounted equipment, shall be fully screened from public view and not visible from the public right-of-way in accordance with the requirements in the City's Development Code. Screening materials shall be architecturally integrated with the building design and will be reviewed and approved during building plan check.

6. All exterior lighting shall be designed to prevent glare, light trespass, and spillover onto adjacent properties. Lighting fixtures shall be shielded and directed downward. Lighting plans shall be subject to review and approval by the Planning Division during building plan check.
7. All exterior signage shall comply with the City's Development Code. A separate sign permit shall be required for any proposed signage.
8. All screen walls, fences, and gates shall be constructed in accordance with the approved plans and shall comply with the maximum height and design standards of the Arcadia Development Code. Any modification to materials, height, or location shall require review and approval by the Planning Division.
9. The Applicant/Property Owner shall comply with all applicable provisions of the State Density Bonus Law (Government Code Section 65915), including maintaining the required number, type, and affordability levels of restricted units for the duration required by law. Prior to the issuance of any building permits, the Applicant shall enter into a Density Bonus and Affordable Housing Agreement with the City, which shall be recorded against the property to ensure long-term compliance.
10. Ongoing maintenance of all buildings, landscaping, open spaces, fences, walls, and on-site amenities shall be the responsibility of property management in accordance with the recorded Covenants, Conditions & Restrictions (CC&Rs). The CC&Rs shall include provisions requiring regular maintenance consistent with the approved plans and City standards. Failure to maintain the property as required may result in enforcement action by the City.
11. The Applicant/Property Owner shall install and maintain wayfinding and directional signage within the site for vehicles and pedestrians, including clear markings for visitor parking, loading zones, and EV charging spaces, subject to review during building plan check.
12. Prior to the issuance of a Certificate of Occupancy, the Applicant/Property Owner shall install clear and visible on-site signage directing visitors to the on-site parking garage and advising residents and guests of the City's existing overnight parking restrictions.

13. The Applicant/Property Owner shall implement best management practices (BMPs) for stormwater management during construction and operation, consistent with City and Regional Water Quality Control Board requirements.
14. The Final Tract Map must be recorded prior to the issuance of any building or foundation permits for the mixed-use development. The map shall include all required dedications and easements along Santa Anita Avenue and Rolyon Place to the satisfaction of the City Engineer.
15. The Applicant/Property Owner shall pay its fair share contribution toward any infrastructure upgrades required to serve the project, including but not limited to the sewer line upsizing project on Santa Anita Avenue. The scope of required improvements and the Applicant's proportional share shall be determined by the Public Works Services Department during plan check. No building permits shall be issued until the required contribution has been determined by Public Works Services Director.
16. The Property Owner/Applicant shall file a Notice of Intent (NOI) with the State Water Resources Control Board for a General Construction NPDES Permit, due to the proposed project exceeding one acre of disturbed land. The NOI must include items such as the preparation of a Stormwater Pollution Prevention Plan, applicable fees, and other required documentation. The City will not approve any grading plans until a Waste Discharger Identification number has been issued by the State.
17. The Applicant/Property Owner shall submit a haul route map and staging plan to Planning Services for review and approval prior to issuance of a grading permit.
18. All above ground utilities serving the site shall be removed, including all utility poles along property boundaries, and all new utility services shall be placed underground.
19. At the time of plan submittal to Building Services for plan check, the final site plan shall show the location of the backflow prevention device and any transformer. Appropriate screening may be required, depending on the location of these utilities.

20. Prior to issuance of a building permit, the Applicant/Property Owner shall coordinate with Metro and take all necessary measures to ensure the construction shall not disrupt the operation and maintenance activities of the Metro A line or the structural and systems integrity of Metro's light rail infrastructure.

Building

21. The Project shall comply with the latest adopted edition of the following codes as applicable:
 - a. California Building Code
 - b. California Electrical Code
 - c. California Mechanical Code
 - d. California Plumbing Code
 - e. California Energy Code.
 - f. California Fire Code
 - g. California Green Building Standards Code

Fire Department

22. Prior to issuance of a Certificate of Occupancy by the Building Division, the building shall have the following fire and life safety systems fully installed, tested, and approved. Each system shall require a separate permit from the Fire Department and is subject to review and approval by the Fire Marshal:
 - a. Automatic fire sprinkler system
 - b. Fire alarm system
 - c. Emergency responder radio coverage system
 - d. Two-way communication system
23. Prior to issuance of a Certificate of Occupancy by the Building Division, Class I standpipes shall be installed within all stairwells and shall extend to the roof level, subject to review and approval by the Fire Department in accordance with applicable fire and building codes.
24. New public and private fire hydrants shall be installed as shown on the approved site plan that is submitted to the Building Division for plan-check. All

hydrant locations and specifications shall comply with applicable fire code requirements. Final placement and installation details shall be verified during plan check and prior to issuance of a Certificate of Occupancy by the Building Division. The hydrants shall be located at:

- a. Three (3) public hydrants on Rolyn Place
 - b. One (1) public hydrant on Santa Anita Avenue
 - c. Two (2) private hydrants on the north access road
25. All exit stairwells that do not discharge directly to the exterior shall be provided with a protected exterior access route leading to an access road at grade, in compliance with applicable fire and building code requirements. Final design shall be subject to review and approval by the Fire Department during plan check.
 26. Knox boxes shall be installed at the main building entrance and at all exterior stairwell entrances. Knox switches shall be provided for any automatic vehicular gates.
 27. Standby power shall be provided for a minimum of one elevator in each elevator bank.
 28. A minimum of one (1) Emergency Medical Services (EMS) elevator shall be provided at each elevator bank, in compliance with applicable Fire Codes.
 29. A minimum fire flow of 2,000 gallons per minute (gpm) at 20 pounds per square inch (psi) residual pressure shall be provided, in accordance with applicable fire code standards. Verification of fire flow capacity shall be required prior to issuance of building permits.
 30. Prior to issuance of a Certificate of Occupancy by the Building Division, the Applicant/Property Owner shall pay a fair-share contribution toward the City's traffic mitigation system for all areas impacted by the Project. The amount and scope of the contribution shall be based on the findings of an approved traffic study.

Engineering

31. A. Prior to recordation of the Final Map, the Applicant/Property Owner shall enter into an Offsite Improvement Agreement with the City and provide the required cost estimate and improvement bonds, subject to the City Engineer's approval or
B. Prior to Certificate of Occupancy by the Building Division, the Applicant/Property Owner shall remove and replace existing curb and gutter and sidewalk along the property frontages on Santa Anita Avenue and Rolyn Place, subject to the City Engineer approval
32. Prior to recordation of the Final Tract Map, the Applicant/Property Owner shall also dedicate the necessary right-of-way along Santa Anita Avenue to establish a consistent ten-foot (10') width from the north to the south property line. Additionally, a five-foot (5') dedication shall be provided along the Rolyn Place to achieve a ten-foot (10') right-of-way width from the north to the south property line, as approved by the City Engineer. These dedications shall be depicted on the Final Tract Map prior to approval by the City Council.
33. Prior to Certificate of Occupancy by the Building Division, the path of travel around the tree on Rolyn Place shall be removed and reconstructed to ensure ADA compliance and safe pedestrian circulation. Existing Easement on Rolyn Place for public sidewalk purposes shall be reconfigured to include the path of travel around the tree and may be depicted on the Final Tract Map prior to approval by the City Council. Alternatively, the easement may be shown per separate documents (Legal Description and Plat Map) submitted to the City Engineer for review and approval.
34. Prior to Certificate of Occupancy by the Building Division, all existing driveway approaches shall be removed and reconstructed per City Standard 801-1. Each approach shall include ADA compliant sidewalk access and transitions. In addition, a two (2') foot wide easement shall be provided at each driveway approach for public sidewalk purposes and may be depicted on the Final Tract Map prior to approval by the City Council. Alternatively, the easements may be shown per separate documents (Legal Description and Plat Map) submitted to the City Engineer for review and approval

35. The Applicant/Property Owner shall prepare a Low Impact Development (LID) Plan in compliance with the Los Angeles County Department of Public Works 2014 LID Standard Manual. All selected LID measures shall be incorporated into the grading and drainage plans, subject to review and approval by the City Engineer prior to issuance of any grading or building permits.
36. At the time of building plan-check submittal, the Project shall include a Stormwater Pollution Prevention Plan (SWPPP) prepared in accordance with all applicable City and regional requirements. A copy of the SWPPP, including the Waste Discharge Identification Number (WDID#), shall be submitted to the City's Engineering Division prior to building permit issuance.
37. At the time of building plan-check submittal, a grading and drainage plan, erosion control plan, and hydrology report shall be submitted for review and approval to the City's Engineering Division. The plans and report shall demonstrate compliance with all applicable City grading, drainage and stormwater management standards.
38. At the time of building plan-check submittal, a soils and geotechnical report shall be prepared and submitted for review and approval by the City's Engineering Division. Approval of the report is required prior to the start of any construction to ensure safe and stable site development.
39. The Applicant shall be responsible for repairing all asphalt street frontages from property line to property line for any damage caused by development activities, including but not limited to trench cuts and construction traffic, per the direction of the City Engineer.

Public Works Services

40. The development shall connect to the existing 30-inch welded steel water main with 51 psi static pressure located on the east side of Santa Anita Avenue, and the existing 8-inch cast iron water main with 51 psi static pressure located on Rolyn Place. Both mains may be used to serve domestic water and/or fire protection needs. Due to the static pressure and the proposed building height, the need for a booster pump system shall be evaluated during building plan check. If required, the booster system shall be designed and installed to the satisfaction of the City Engineer and Fire Department.

41. At the time of building plan-check submittal, the Applicant/Property Owner shall provide water demand calculations, prepared by a licensed Civil or Mechanical Engineer, demonstrating the maximum domestic and fire flow demands to verify the appropriate water service size for the Project.
42. The Applicant/Property Owner shall provide separate water services and meters for each individual structure, including dedicated water services for residential, commercial, and irrigation uses as applicable.
43. Domestic water service for residential developments shall be provided by common master meter equipped with an approved reduced pressure backflow device for meter services protection.
44. A separate landscape meter is required for landscape irrigation in common areas. The backflow preventer shall be Reduce Pressure Backflow Assembly as approved by the Public Works Services Department prior to issuance of a building permit.
45. Fire protection requirements shall be stipulated by the Arcadia Fire Department and shall be confirmed to Arcadia Standard Plan. A separate fire service with Double Check Detector Assembly (DCDA) shall be installed for fire service required.
46. A Water Meter Permit Application shall be submitted to the Public Works Services Department prior to final plan check approval.
47. The Applicant/Property Owner shall provide new water services installations. Installation shall be according to the specifications of the Public Works Services Department, Engineering Section. Abandonment of the existing water services, if necessary shall be by the Applicant/Property Owner, according to the Public Works Services Department, Engineering Section specification.
48. Trash/recycling bins shall be configured to provide easy access for trash collection services. There should be 1 foot clearance around the trash bins/recycling bins and all bins/carts shall meet the specifications of the Public Works Services Department. At a minimum, trash enclosure areas should accommodate three containers: a 3-yard bin for trash, 3-yard bin for recycling,

and 69/96 gallon sized carts for organics recycling. The roof clearance for the trash enclosure must be at least 10 feet high.

Cultural Resources

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

A copy of the monitoring agreement executed with Gabrieleño Band of Mission Indians – Kizh Nation shall be submitted to the City’s Planning Division prior to commencement of any ground-disturbing activity, or the issuance of any permit necessary to commence a ground-disturbing activity.

50. The Gabrieleño Band of Mission Indians – Kizh Nation shall conduct monitoring during ground-disturbing activities and complete daily monitoring logs. These logs will document relevant construction activities, locations of disturbance, soil types, cultural materials, and any other information of significance to the Tribe. The logs will specifically identify and describe any discovered Tribal Cultural Resources (TCRs), including Native American cultural and historical artifacts, remains, places of significance, as well as any ancestral human remains and associated burial goods. Copies of the monitoring logs will be made available to the Applicant/Property Owner or the City upon written request to the Tribe.
51. On-site tribal monitoring shall conclude upon the later of the following: (1) written confirmation from the Applicant/Property Owner or the City to the Kizh Nation that all ground-disturbing activities and related phases at the Project site are complete; or (2) written notification from the Gabrieleño Band of Mission Indians - Kizh Nation to the Applicant/Property Owner or the City confirming that no future planned construction activities or development phases at the Project site have the potential to impact Kizh Tribal Cultural Resources (TCRs).

52. Upon discovery of any Tribal Cultural Resources (TCRs), all construction activities within at least a 50-foot radius of the find shall cease immediately and shall not resume until the Gabrieleño Band of Mission Indians – Kizh Nation monitor and/or Kizh’s archaeologist has fully assessed the resource. The Tribe shall recover and retain all discovered TCRs in the manner and for the purposes it deems appropriate, including educational, cultural, and historic uses, at its sole discretion.

53. In the event human remains or associated funerary objects are encountered during any ground-disturbing activities:
 - a. Native American human remains are defined in PRC 5097.98 (d)(1) as an inhumation or cremation, and in any state of decomposition or skeletal completeness. Funerary objects, also referred to as grave goods under Public Resources Code Section 5097.98, shall be treated according to the same statute.

 - b. If Native American human remains and/or grave goods are discovered or recognized on the Project site, then all ground-disturbing in the vicinity of the discovery shall cease immediately. Pursuant to Health and Safety Code Section 7050.5, the discovery shall be reported to the Los Angeles County Coroner. No further work shall occur in that area until the Coroner has made a determination regarding the nature of the remains. If the Coroner determines or has reason to believe the remains are those of a Native American, the Coroner shall contact the Native American Heritage Commission (NAHC) within 24 hours, and the procedures outlined in PRC § 5097.98 shall be followed.

 - c. All human remains and grave or burial goods shall be treated alike in accordance with California Public Resources Code section 5097.98(d)(1) and (2).

 - d. Construction activities may resume in other areas of the Project site at a minimum of 200 feet away from the discovery if, in the sole discretion of the Gabrieleño Band of Mission Indians – Kizh Nation, it is determined that resuming such activities at that distance is appropriate. The Kizh

Nation shall provide any measures it deems necessary to the Applicant/Property Owner and the City prior to resumption of work.

- e. Preservation in place (i.e., avoidance) is the preferred method of treatment for discovered human remains and/or burial goods. Any historic archaeological material that is not Native American in origin (non-TCR) shall be curated at a public, non-profit institution with a research interest in the materials (e.g. Natural History Museum of Los Angeles County or the Fowler Museum) provided such an institution agrees to accept the material. If no institution accepts the archaeological material, it shall be offered to a local school or historical society in the area for educational purposes.
 - f. Any discovery of human remains/burial goods shall be kept confidential to prevent further disturbance.
54. If, in accordance with Public Resources Code § 5097.98 and all applicable regulatory procedures, the Gabrieleño Band of Mission Indians – Kizh Nation is identified by the Native American Heritage Commission (NAHC) as the Most Likely Descendant (MLD) for any discovered Native American human remains or associated funerary objects on the Project site, the following requirements shall apply:
- a. If the Gabrieleño Band of Mission Indians – Kizh Nation is identified as the Most Likely Descendant (MLD), the Tribe’s Koo-nas-gna Burial Policy shall be implemented. For the Tribe, the term "human remains" encompasses more than skeletal material and includes associated cultural and ceremonial elements. Tribal traditions may include, but are not limited to, preparation of the soil for burial, the inclusion of funerary objects, and the ceremonial burning of remains. All treatment of human remains and associated items shall be carried out in accordance with the Tribe’s customs and practices, and in consultation with the MLD.
 - b. If the discovery of human remains includes four or more burials, the discovery location shall be treated as a cemetery, and a separate treatment plan shall be created.

- c. The prepared soil and cremation soils are to be treated in the same manner as bone fragments that remain intact. Associated funerary objects are objects that, as part of the death rite or ceremony of a culture, are reasonably believed to have been placed with individual human remains either at the time of death or later; other items made exclusively for burial purposes or to contain human remains can also be considered as associated funerary objects. Cremations will either be removed in bulk or by means as necessary to ensure complete recovery of all sacred materials.
- d. If discovered human remains cannot be fully documented and recovered on the same day, the remains shall be respectfully covered with muslin cloth and protected with a steel plate capable of being moved by heavy equipment, placed over the excavation area. If a steel plate is not available, a 24-hour security guard shall be posted to protect the site outside of working hours. The Gabrieleño Band of Mission Indians – Kizh Nation, as the Most Likely Descendant (MLD), shall make every effort to recommend Project design modifications to allow the remains to be preserved in situ. If project diversion is not feasible, and upon consultation with the MLD, removal of the remains may proceed in accordance with applicable laws and Tribal protocols.
- e. In the event preservation in place is not feasible despite good faith efforts by the Applicant/Property Owner, no ground-disturbing activities shall resume until the property owner, in consultation with the Most Likely Descendant (MLD), has arranged for a designated reburial location within the Project site footprint. This location shall be used for the respectful reinterment of any human remains and/or ceremonial objects, consistent with the cultural protocols of the Gabrieleño Band of Mission Indians – Kizh Nation.
- f. If human remains or associated funerary objects are discovered, each occurrence shall be respectfully stored in opaque cloth bags. All human remains, funerary objects, sacred objects, and objects of cultural patrimony shall be relocated to a secure on-site container, if feasible. These items shall be reburied within six (6) months of recovery, at a location on the Project site mutually agreed upon by the Tribe and the Applicant/Property Owner. The reburial site shall be protected in

perpetuity and not subject to future disturbance. No public disclosure or publicity regarding the discovery or nature of these cultural materials shall occur.

- g. In the event data recovery is necessary, the Gabrieleño Band of Mission Indians – Kizh Nation shall work in close coordination with a qualified archaeologist to ensure all excavation activities are conducted carefully, ethically, and respectfully. If the Tribe approves data recovery, all associated documentation, at a minimum including detailed descriptive notes and sketches shall be reviewed and approved in advance by the Tribe. Upon completion of any approved data recovery, a final report shall be submitted to both the Tribe and the Native American Heritage Commission (NAHC). The Tribe does not authorize any scientific study or the use of invasive and/or destructive diagnostics on human remains under any circumstances.

General Conditions

55. All City requirements regarding disabled access and facilities, occupancy limits, building safety, health code compliance, emergency equipment, environmental regulation compliance, and parking and site design shall be complied with to the satisfaction of the Building Official, City Engineer, Deputy Development Services Director, Fire Marshal, and Public Works Services Director. Any changes to the existing facility may be subject to having fully detailed plans submitted for plan check review and approval by the aforementioned City officials and employees and may subject to separate building permits.
56. To the maximum extent permitted by law, the Applicant must defend, indemnify, and hold the City, any departments, agencies, divisions, boards, and/or commissions of the City, and its elected officials, officers, contractors serving as City officials, agents, employees, and attorneys of the City ("Indemnitees") harmless from liability for damages and/or claims, actions, or proceedings for damages for personal injuries, including death, and claims for property damage, and with respect to all other actions and liabilities for damages caused or alleged to have been caused by reason of the Applicant's activities in connection with MUP 23-10, TTM 23-04, ADR 23-12, COD 23-32 and TRH 25-13 ("Project") on the Project site, and which may arise from the direct

or indirect operations of the Applicant or those of the Applicant's contractors, agents, tenants, employees or any other persons acting on Applicant's behalf, which relate to the development and/or construction of the Project. This indemnity provision applies to all damages and claims, actions, or proceedings for damages, as described above, regardless of whether the City prepared, supplied, or approved the plans, specifications, or other documents for the Project.

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

57. Approval of MUP 23-10, TTM 23-04, ADR 23-12, COD 23-32 and TRH 25-13 shall not be in effect unless the Applicant and Property Owner have executed and filed the Acceptance Form with the City on or before 30 calendar days after the

Planning Commission has adopted the Resolution. The executed Acceptance Form submitted to the Development Services Department is to indicate awareness and acceptance of the conditions of approval.

If any Planning Commissioner or other interested party has any questions or comments regarding this matter prior to the October 28, 2025, hearing, please contact Senior Planner, Melissa Chipres, at (626) 574-5447, or by email at mchipres@ArcadiaCA.gov.

Approved:

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

Lisa L. Flores
Deputy Development Services Director

Attachment No. 1: Resolution No. 2177

Attachment No. 2: Aerial Photo with Zoning Information and Photos of the Project Site

Attachment No. 3: Tentative Tract Map

Attachment No. 4: Architectural Plans and Renderings

Attachment No. 5: Parking Analysis, dated November 2024

Attachment No. 6: Arborist Report, dated September 2024

Attachment No. 7: Expanded Radius Map

Attachment No. 1

Resolution No. 2177

RESOLUTION NO. 2177

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ARCADIA, CALIFORNIA, RECOMMENDING THAT THE CITY COUNCIL APPROVE THE ALEXAN ARROYO MIXED-USE DEVELOPMENT WITH A DENSITY BONUS, COMPRISING 359 RESIDENTIAL UNITS, INCLUDING 35 VERY LOW AFFORDABLE UNITS AND NINE (9) LIVE/WORK UNITS, AT 325 N. SANTA ANITA AVENUE

WHEREAS, on September 5, 2023, the Applicant, Arcadia Apartments LLC, on behalf of the property owner, Positive Investments, Inc., submitted an application for Minor Use Permit No. MUP 23-10. The Applicant later submitted applications for Tentative Tract Map No. TTM 23-04, Site Plan and Design Review No. ADR 23-12, Certificate of Demolition No. COD 23-32, and Healthy Protected Tree Permit No. TRH 25-13. The Project proposes to consolidate six legal lots into one parcel and remove one healthy Coast Live Oak tree to accommodate a new mixed-use development with a density bonus, consisting of 324 market-rate units, 35 very low-income affordable units, and nine (9) live/work loft units at 325 North Santa Anita Avenue (collectively known as the "Project"); and

WHEREAS, pursuant to CEQA Guidelines Section 15332, the Tentative Tract Map qualifies for a Class 32 Categorical Exemption as an urban infill project; and

WHEREAS, pursuant to Assembly Bill 130 (AB 130) that went into effect on June 30, 2025, which provides a statutory exemption from the California Environmental Quality Act (CEQA) for certain housing developments that (1) include a specified

percentage of affordable units, (2) are located within qualified urban infill areas, and (3) comply with applicable zoning, density, and design standards, the proposed mixed-use development qualifies for a statutory exemption; and

WHEREAS, because the Project includes the required affordable housing component, is located within a designated urban infill area, and meets all other AB 130 criteria, the City has determined that the Project is statutorily exempt from CEQA pursuant to AB 130; and

WHEREAS, on October 28, 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 CITY COUNCIL OF THE CITY OF ARCADIA, CALIFORNIA, DOES HEREBY FIND, DETERMINE AND RESOLVE AS FOLLOWS:

SECTION 1. The factual data submitted by the Development Services Department in the staff report dated October 28, 2025, are true and correct.

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

Minor Use Permit

1. The proposed use is consistent with the General Plan and any applicable specific plan; and is allowed within the applicable zone, subject to the granting of a

Conditional Use Permit, and complies with all other applicable provisions of this Development Code and the Municipal Code.

FACT: The Project site's General Plan land use designation is Downtown Mixed Use (DMU), which permits mixed-use or stand-alone residential development when affordable housing is provided, in accordance with the Land Use and Community Design Element of the City's General Plan. Under this designation, mixed-use development is encouraged to incorporate both residential and non-residential uses that support one another within a pedestrian-oriented environment.

The proposed Alexan Arroyo Project is consistent with the DMU land use designation. The Project includes 359 residential units and nine live/work units, with the live/work component contributing toward the DMU zone's non-residential use requirement. While the Project does not include traditional commercial uses, the live/work units align with the policy intent to promote a blend of residential and non-residential activity in the Downtown area.

The Project supports and implements several General Plan policies, including:

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

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

Overall, the proposal is consistent with the DMU land use designation, meets the affordable housing conditions that enables stand-alone residential use, provides live/work units as the non-residential component, and implements applicable General Plan goals and policies, the project is consistent with the General Plan and complies with the applicable zoning regulations.

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

FACT: The subject site is approximately 3.08 acres and is located within the Downtown Mixed-Use ("DMU") zone. The site is situated in the City's downtown area and is surrounded by a mix of commercial, light industrial, and residential uses. While the project does not include traditional commercial space, it incorporates nine live/work units and ground-floor residential services and amenities, which are consistent with the non-residential area provisions of the DMU zone and the policies of the City's General Plan for this area.

The Project's height and mass exceed those of surrounding developments, making it the tallest structure in the downtown area. However, the proposed height is permitted under State Density Bonus Law, which allows waivers of development standards when necessary to accommodate the increased density and inclusion of

affordable housing. Although the scale differs from nearby buildings, the design and site planning incorporate step-backs, articulation, and transitional elements to reduce visual impacts and better relate to the surrounding context.

The Project is consistent with the planned future land uses envisioned for the DMU zone, which anticipates higher-density residential development supported by pedestrian-oriented amenities and proximity to transit. Therefore, while the Project's scale is greater than existing structures, it remains consistent with the regulatory framework and planned character of the area.

3. The site is physically suitable in terms of:
 - a. Its design, location, shape, size, and operating characteristics of the proposed use in order to accommodate the use, site improvements, loading, and parking.

FACT: The 3.08-acre site is adequately sized and configured to accommodate the proposed residential development with ground-floor live/work units. The Project provides two primary access points from Santa Anita Avenue and Rolyn Place, directing project-related traffic onto local surface streets rather than major corridors. The internal circulation system is designed to accommodate residents, visitors, and service vehicles efficiently. A total of 454 on-site parking spaces will be provided, exceeding the required parking under State Density Bonus Law. While no dedicated loading docks are proposed, move-in and service vehicles can utilize internal drive

aisles and the fire lane, minimizing interference with public rights-of-way. The building footprint and site design fit the parcel shape and support the proposed use. For these reasons, this finding can be made.

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

FACT: The Project site fronts Santa Anita Avenue and Rolyn Place, both of which provide adequate width and pavement to carry emergency vehicles and project-generated traffic. Access driveways are provided on both streets, and the project includes a dedicated fire access lane adjacent to the Metro right-of-way. The surrounding street network is adequate to accommodate the proposed use. Therefore, this finding can be made.

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

FACT: The Fire and Police Departments have reviewed the Project and determined that, with the required fire protection systems, hydrants, and access improvements, the proposed development will not adversely impact public protection services. Adequate emergency vehicle access is provided via two two-way drive aisles off Santa Anita Avenue and Rolyn Place, as well as a dedicated fire access lane along the Metro Rail right-of-way.

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

FACT: As part of the development, new utility connections, including connections, including potable water and storm drainage, will be required. Implementation of best management practices by the Applicant during construction and operation would ensure impacts to water quality do not occur. If any upgrades to existing infrastructure, including sewers, are necessary to accommodate the Project, the Applicant will be required to contribute toward those improvements as a condition of approval.

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

FACT: The Project is not anticipated to be detrimental to the public health, safety, or welfare of the surrounding area. The proposed residential development, including ground-floor live/work spaces, is consistent with the types of uses envisioned in the Downtown Mixed-Use (“DMU”) zone, which supports higher-density housing in proximity to commercial areas and transit.

While the Project exceeds the base height limit for the zone, the additional height is permitted under State Density Bonus Law and is necessary to accommodate the proposed density and required affordable housing. Without the height waiver, the Project would not be physically or financially feasible, which would preclude the delivery of needed housing, including units for very low-income households.

The Project has been conditioned to address potential operational impacts related to construction, traffic circulation, and ongoing site activities. Additionally, the building design incorporates height step-downs, articulation, and transitional elements to reduce visual impacts and ensure compatibility with surrounding development. These measures ensure that the Project's type, density, and intensity of use will not create a nuisance or negatively affect surrounding properties, public safety, or the general welfare. For these reasons, this finding can be made.

Tentative Tract Map

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

FACT: The proposed subdivision map, design, and associated improvements the Project are consistent with the General Plan's Downtown Mixed Use (DMU) land use designation, which supports higher-density residential and mixed-use development in the City's core.. The subdivision complies with applicable provisions

of the Subdivisions Division of the Development Code, including standards for lot configuration, access, and public improvements.

The project layout has been designed to align with surrounding development patterns and to integrate with existing street, utility, and storm drainage infrastructure. Circulation and utility systems have been planned to adequately serve the proposed density and use types. All required improvements will be constructed in accordance with City standards.

Therefore, the proposed map and subdivision design are consistent with the General Plan, the applicable zoning and development regulations, and the standards of the Subdivisions Division of the Development Code.

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

FACT: The 3.08-acre site is physically suitable to accommodate the proposed 359-unit residential development, including 35 very low-income units, at a density of approximately 115 units per acre. This exceeds the base DMU density of 80 units per acre but is permitted under State Density Bonus Law, which allows increased density and related concessions when affordable housing is provided. The building massing has been designed to transition toward the adjacent single-family neighborhood by stepping down to seven stories at the western side of the development. Building setbacks, access points, and internal circulation patterns are appropriately designed

for the site configuration. The site is generally level, has no physical constraints, and is served by existing infrastructure, making it physically suitable for the proposed use and density. Therefore, this finding can be made.

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

FACT: The proposed tentative tract map involves the consolidation of six legal lots into a single parcel to facilitate a high-density residential development within an urbanized area. The Project site is currently developed and located within the City's Downtown core, which is fully built out with existing infrastructure, paved streets, and surrounding urban uses.

No sensitive biological resources, natural habitats, wetlands, or watercourses are present on the site or in the immediate vicinity. Because the Project is not located in or near an environmentally sensitive area, it is not expected to cause substantial environmental damage or result in harm to fish, wildlife, or their habitats.

Any potential construction-related impacts such as noise, dust, or runoff will be temporary and minimized through required best management practices (BMPs).

Therefore, the design of the subdivision and associated improvements will not result in substantial or avoidable environmental damage and will not significantly impact fish, wildlife, or habitat.

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

FACT: The proposed subdivision consolidates six lots together as one parcel to facilitate development. Construction of the Project will comply fully with all the applicable Building, Fire, and Safety Codes, as well as other relevant regulations. The City's existing infrastructure, including roads, water, sewer, and emergency services, is sufficient to support the new development. Furthermore, the Project has been designed and conditioned to meet all public health and safety standards, and it is not expected to create any significant health or safety concerns for the community.

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

FACT: The Project does not encroach upon or interfere with any existing public easements of record or court-established easements. In fact, the Project includes provisions for new easements and public dedications to ensure adequate

sidewalk access along N. Santa Anita Avenue and Rolyn Place. Therefore, no conflicts with public easements or rights of access are anticipated.

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

FACT: The existing sewer infrastructure along Santa Anita Avenue currently has limited capacity to serve new development. To address this, the Applicant will be responsible for paying their contributions toward necessary improvements to sewer system as required by the City's Public Works Department. These improvements will be coordinated to accommodate the Project and future development in the area. The Project will comply with all applicable requirements of the California Regional Water Quality Control Board to ensure that sewage discharge does not violate water quality standards. Therefore, this finding can be made.

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

FACT: The subdivision design, including lot layout, access, and dedications, complies with applicable provisions of the Arcadia Development Code, including the Downtown Mixed Use ("DMU") zone standards and Subdivision Division. The Project will also adhere to the requirements and conditions set forth by all relevant public

agencies, including the City's Engineering Division, Public Works Services Department, and City's Fire Department. Therefore, this finding can be made.

Site Plan & Design Review

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

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

FACT: The Project complies with the applicable development standards of the Downtown Mixed Use ("DMU") zone as modified through the provisions of California Density Bonus Law (Government Code Section 65915). The proposed development includes 359 residential units at a density of approximately 115 units per acre, exceeding the base maximum of 80 units per acre. The proposed building height of 90 feet 8 inches also exceeds the maximum 60-foot height limit allowed under base zoning standards. However, both the increased density and height waiver are permitted under State Density Bonus Law in exchange for the provision of affordable housing and are therefore considered compliant.

The Project also includes one concession under State Density Bonus Law to allow all affordable units to be studio units, which is not otherwise permitted under the City's Development Code. This concession facilitates the inclusion of affordable housing units while maintaining the Project's design and feasibility.

In addition, the Project meets other applicable development standards, including floor area ratio ("FAR"), setbacks, and parking through the density bonus provisions. Therefore, the proposed development is in compliance with all applicable development standards and regulations of the Development Code. This finding can be made.

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

FACT: The Project incorporates several features consistent with the City's Design Guidelines, including articulated building façades, varied massing, recessed balconies, and the use of high-quality materials to break down the building's visual bulk and add interest. Setbacks along Santa Anita Avenue, Rolyn Place, and adjacent property lines provide appropriate transitions to surrounding uses. At the street level, live/work units, leasing space, and residential amenities create active and transparent frontages that support pedestrian activity. Landscaping and streetscape improvements are integrated throughout the site to complement the surrounding urban context and enhance the public realm. Collectively, these features align with the Mixed-Use Objective Development Standards and Design Guidelines to enhances an area's unique character and sense of place, respects existing neighborhood compatibility and privacy, and ensures a high-quality living environment. Therefore, this finding can be made.

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

FACT: The proposed seven- to eight-story building, with a maximum height of 90 feet 8 inches, will be significantly taller than surrounding existing development and will be the tallest structure in the downtown area. The additional height is permitted through a waiver under State Density Bonus Law (Government Code Section 65915), which allows exceptions to local development standards, including building height, when necessary to accommodate additional density and affordable housing units.

While the Project is larger in scale than nearby buildings, its design has been intentionally designed to promote visually compatibility and reduce massing impacts. Step-backs at upper floors, façade modulation, and the use of varied materials help break up the building's scale and provide architectural interest. Setbacks along Santa Anita Avenue (3'-7"), the north property line (19'-10"), and the south property line (12'-5") create visual separation from adjacent properties and help ease the transition to lower scale development.

At the street level, active frontages such as live/work units and residential amenities enhance pedestrian engagement and contribute to the evolving mixed-use, transit-oriented character envisioned for the Downtown Mixed Use ("DMU") zone. Although the building height exceeds that of existing structures, the Project's

architectural design, mass transitions, and pedestrian-focused ground floor treatment ensure that it is compatible in scale and aesthetic character with surrounding development and the City's broader goals for the downtown area. For these reasons, this finding can be made.

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

FACT: The site layout is designed to function efficiently, with two two-way driveways providing vehicular access from Santa Anita Avenue and Rolyn Place. Internal circulation has been reviewed by the City Engineer and found to be adequate to serve the development. Parking is provided within a three-level garage located above grade, with clear internal circulation and minimal dead-end aisles. Landscaping is distributed along frontages, within courtyards, and on roof decks to provide visual relief and usable open space. The Project's site plan demonstrates efficient circulation, parking layout, and landscape integration. Therefore, the site will be adequate in terms of parking and circulation.

The proposed site layout provides efficient and adequate access, circulation, parking, and landscaping to support the development. Vehicular access is provided via both two-way driveways - one from Santa Anita Avenue and one from Rolyn Place - ensuring convenient ingress and egress. Internal circulation has been reviewed and

deemed sufficient by the City Engineer, with the layout supporting clear vehicle movement and emergency access.

Parking is accommodated within a three-level above-grade garage, designed with logical circulation patterns and minimal dead-end aisles to enhance functionality. Landscaping is thoughtfully integrated throughout the site, including along public frontages, within private courtyards, and on rooftop decks, contributing both to visual relief and the provision of usable open space for residents.

Overall, the Project demonstrates an efficient and well-organized site layout that meets the City's standards for access, vehicular circulation, parking, and landscape design.

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

FACT: The proposed development meets all applicable requirements of the Development Code, General Plan, and relevant City policies, design guidelines, and objective development standards specific to the Downtown Mixed Use ("DMU") zone. The Project reflects the City's goals for a higher-density, pedestrian-oriented urban

environment near transit, consistent with the Land Use Element and Downtown vision.

Although the building exceeds the scale of surrounding development, its design is consistent with the evolving character anticipated for the area. The Project includes design features such as vertical and horizontal articulation, varied materials, and meaningful setbacks to visually break down the building's mass and provide interest at the pedestrian level. Active frontages, including live/work units and enhanced landscaping along public frontages, contribute to a more engaging and walkable streetscape. Podium-level open spaces and rooftop amenities further support the Project's functionality and livability.

The site layout accommodates efficient vehicular access from both Santa Anita Avenue and Rolyn Place, with clearly organized internal circulation and structured parking. Landscaping is integrated throughout the site to soften building edges and enhance the pedestrian experience.

The Applicant/Property Owner shall comply with all applicable City requirements related to disabled access, occupancy limits, building and fire safety, health code standards, environmental regulations, and parking and site design, to the satisfaction of the Building Official, City Engineer, Deputy Development Services Director, Fire Marshal, Public Works Services Director, or their respective designees.

Overall, the Project demonstrates compliance with the objective criteria outlined in Section 9107.19.040.C.5 and supports the City's broader planning goals for a vibrant, mixed-use downtown core. Therefore, this finding can be made.

Removal of a Healthy Protected Tree

The following findings are required for the approval of the removal of a healthy protected tree per Development Code Section 9110.01.070.A.2.

1. Removal of a Healthy Protected Tree:

FACT: The removal of one protected Coast Live Oak (Tree No. 48) is necessary to accommodate the proposed Project. As documented in the Arborist Report (Attachment No. 6), this tree is located within the proposed 26-foot-wide fire lane along the northern portion of the site. Construction of the fire lane will require grading and installation of pavement and underground utilities that would directly impact the tree's root zone, making preservation infeasible. The Arborist concluded that the tree would not survive due to the extent of the necessary excavation and compaction associated with fire-lane construction.

To mitigate the removal of the protected tree, the Project is conditioned to provide replacement trees consistent with the Arcadia Development Code, which requires at least two 36-inch-box Coast Live Oak trees for each protected tree removed. These replacement trees will be incorporated into the final landscape plan to help restore canopy coverage and preserve the site's environmental and aesthetic

value.

Therefore, removal of the healthy protected tree is warranted to accommodate essential site and life-safety improvements associated with the proposed development and remains consistent with the intent of Development Code Section 9110.01.070.

SECTION 3. Pursuant to the provisions of the California Environmental Quality Act ("CEQA"), the Tentative Tract Map qualifies for a Class 32 Categorical Exemption as an urban infill project under Section 15332 of the CEQA Guidelines. Additionally, pursuant to Public Resources Code Section 21080(b)(1), the mixed-use development is statutorily exempt from CEQA under Assembly Bill 130 (AB 130).

SECTION 4. For the foregoing reasons, the Planning Commission recommends that the City Council find the Tentative Tract Map categorically exempt from CEQA pursuant to Section 15332 (Class 32 - Infill Development) and the mixed-use development statutorily exempt under Assembly Bill 130 ("AB 130"), and approve Minor Use Permit No. MUP 23-10, Tentative Tract Map No. TTM 23-04, Architectural Design Review No. ADR 23-12, Certificate of Demolition No. COD 23-32, and Healthy Protected Tree Permit No. TRH 25-13 to consolidate six parcels into one and to construct the Alexan Arroyo mixed-use development at 325 North Santa Anita Avenue, consisting of 324 market-rate units, 35 very low-income affordable units, and

nine live/work units, including the removal of one protected Coast Live Oak tree, subject to the conditions of approval attached hereto.

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


Passed, approved and adopted this 28th day of October, 2025.

Domenico Tallerico
Chair, Planning Commission

ATTEST:

Lisa L. Flores
Secretary

APPROVED AS TO FORM:



Michael J. Maurer
City Attorney

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RESOLUTION NO. 2177

Conditions of Approval

Planning

1. The Project shall be developed and maintained by the Property Owner/Applicant in a manner that is consistent with the approved plans for Minor Use Permit No. MUP 23-10, Tentative Tract Map No. TTM 23-04, Site Plan and Design Review No. ADR 23-12, and Certificate of Demolition No. COD 23-32 and Healthy Protected Tree Permit No. TRH 25-13, subject to the satisfaction of the Deputy Development Services Director or designee. Noncompliance with the conditions of approval shall be grounds for immediate suspension or revocation of any approvals. Minor changes to the Project, may be approved administratively by the Deputy Development Services Director at his/her discretion.
2. The final landscape and irrigation plan shall be prepared by a licensed landscape architect and submitted to Building Services for plan check. The plan must comply with Water Efficiency Landscape Ordinance and receive approval from the Planning Division prior to the issuance of any building permits.
3. The final landscape plan submitted to Building Services for plan check shall include at least two (2) Coast Live Oak trees, each with a minimum box size of 36 inches. The placement of these trees shall be determined by a licensed landscape architect and subject to approval by the Deputy Development Services Director or their designee prior to issuance of a building permit for the development.
4. The Applicant/Property Owner shall maintain and preserve Tree No. 19, a protected Coast Live Oak located at the northwest corner of the project site. The tree shall be protected throughout all construction activities, including installation of the recommended protective fencing and measures identified in the arborist report. Any activity that may impact the tree's roots, trunk, or

canopy shall require prior approval in accordance with the City's Tree Ordinance.

5. All proposed mechanical equipment, including but not limited to roof-mounted equipment, shall be fully screened from public view and not visible from the public right-of-way in accordance with the requirements in the City's Development Code. Screening materials shall be architecturally integrated with the building design and will be reviewed and approved during building plan check.
6. All exterior lighting shall be designed to prevent glare, light trespass, and spillover onto adjacent properties. Lighting fixtures shall be shielded and directed downward. Lighting plans shall be subject to review and approval by the Planning Division during building plan check.
7. All exterior signage shall comply with the City's Development Code. A separate sign permit shall be required for any proposed signage.
8. All screen walls, fences, and gates shall be constructed in accordance with the approved plans and shall comply with the maximum height and design standards of the Arcadia Development Code. Any modification to materials, height, or location shall require review and approval by the Planning Division.
9. The Applicant/Property Owner shall comply with all applicable provisions of the State Density Bonus Law (Government Code Section 65915), including maintaining the required number, type, and affordability levels of restricted units for the duration required by law. Prior to the issuance of any building permits, the Applicant shall enter into a Density Bonus and Affordable Housing Agreement with the City, which shall be recorded against the property to ensure long-term compliance.
10. Ongoing maintenance of all buildings, landscaping, open spaces, fences, walls, and on-site amenities shall be the responsibility of property management in accordance with the recorded Covenants, Conditions & Restrictions (CC&Rs). The CC&Rs shall include provisions requiring regular maintenance consistent with the approved plans and City standards. Failure to maintain the property as required may result in enforcement action by the City.

11. The Applicant/Property Owner shall install and maintain wayfinding and directional signage within the site for vehicles and pedestrians, including clear markings for visitor parking, loading zones, and EV charging spaces, subject to review during building plan check.
12. Prior to the issuance of a Certificate of Occupancy, the Applicant/Property Owner shall install clear and visible on-site signage directing visitors to the on-site parking garage and advising residents and guests of the City's existing overnight parking restrictions.
13. The Applicant/Property Owner shall implement best management practices (BMPs) for stormwater management during construction and operation, consistent with City and Regional Water Quality Control Board requirements.
14. The Final Tract Map must be recorded prior to the issuance of any building or foundation permits for the mixed-use development. The map shall include all required dedications and easements along Santa Anita Avenue and Rolyn Place to the satisfaction of the City Engineer.
15. The Applicant/Property Owner shall pay its fair share contribution toward any infrastructure upgrades required to serve the project, including but not limited to the sewer line upsizing project on Santa Anita Avenue. The scope of required improvements and the Applicant's proportional share shall be determined by the Public Works Services Department during plan check. No building permits shall be issued until the required contribution has been determined by Public Works Services Director.
16. The Property Owner/Applicant shall file a Notice of Intent (NOI) with the State Water Resources Control Board for a General Construction NPDES Permit, due to the proposed project exceeding one acre of disturbed land. The NOI must include items such as the preparation of a Stormwater Pollution Prevention Plan, applicable fees, and other required documentation. The City will not approve any grading plans until a Waste Discharger Identification number has been issued by the State.

17. The Applicant/Property Owner shall submit a haul route map and staging plan to Planning Services for review and approval prior to issuance of a grading permit.
18. All above ground utilities serving the site shall be removed, including all utility poles along property boundaries, and all new utility services shall be placed underground.
19. At the time of plan submittal to Building Services for plan check, the final site plan shall show the location of the backflow prevention device and any transformer. Appropriate screening may be required, depending on the location of these utilities.
20. Prior to issuance of a building permit, the Applicant/Property Owner shall coordinate with Metro and take all necessary measures to ensure the construction shall not disrupt the operation and maintenance activities of the Metro A line or the structural and systems integrity of Metro's light rail infrastructure.

Building

21. The Project shall comply with the latest adopted edition of the following codes as applicable:
 - a. California Building Code
 - b. California Electrical Code
 - c. California Mechanical Code
 - d. California Plumbing Code
 - e. California Energy Code.
 - f. California Fire Code
 - g. California Green Building Standards Code

Fire Department

22. Prior to issuance of a Certificate of Occupancy by the Building Division, the building shall have the following fire and life safety systems fully installed,

tested, and approved. Each system shall require a separate permit from the Fire Department and is subject to review and approval by the Fire Marshal:

- a. Automatic fire sprinkler system
 - b. Fire alarm system
 - c. Emergency responder radio coverage system
 - d. Two-way communication system
23. Prior to issuance of a Certificate of Occupancy by the Building Division, Class I standpipes shall be installed within all stairwells and shall extend to the roof level, subject to review and approval by the Fire Department in accordance with applicable fire and building codes.
24. New public and private fire hydrants shall be installed as shown on the approved site plan that is submitted to the Building Division for plan-check. All hydrant locations and specifications shall comply with applicable fire code requirements. Final placement and installation details shall be verified during plan check and prior to issuance of a Certificate of Occupancy by the Building Division. The hydrants shall be located at:
- a. Three (3) public hydrants on Rolyn Place
 - b. One (1) public hydrant on Santa Anita Avenue
 - c. Two (2) private hydrants on the north access road
25. All exit stairwells that do not discharge directly to the exterior shall be provided with a protected exterior access route leading to an access road at grade, in compliance with applicable fire and building code requirements. Final design shall be subject to review and approval by the Fire Department during plan check.
26. Knox boxes shall be installed at the main building entrance and at all exterior stairwell entrances. Knox switches shall be provided for any automatic vehicular gates.

27. Standby power shall be provided for a minimum of one elevator in each elevator bank.
28. A minimum of one (1) Emergency Medical Services (EMS) elevator shall be provided at each elevator bank, in compliance with applicable Fire Codes.
29. A minimum fire flow of 2,000 gallons per minute (gpm) at 20 pounds per square inch (psi) residual pressure shall be provided, in accordance with applicable fire code standards. Verification of fire flow capacity shall be required prior to issuance of building permits.
30. Prior to issuance of a Certificate of Occupancy by the Building Division, the Applicant/Property Owner shall pay a fair-share contribution toward the City's traffic mitigation system for all areas impacted by the Project. The amount and scope of the contribution shall be based on the findings of an approved traffic study.

Engineering

31. A. Prior to recordation of the Final Map, the Applicant/Property Owner shall enter into an Offsite Improvement Agreement with the City and provide the required cost estimate and improvement bonds, subject to the City Engineer's approval or

B. Prior to Certificate of Occupancy by the Building Division, the Applicant/Property Owner shall remove and replace existing curb and gutter and sidewalk along the property frontages on Santa Anita Avenue and Rolyn Place, subject to the City Engineer approval
32. Prior to recordation of the Final Tract Map, the Applicant/Property Owner shall also dedicate the necessary right-of-way along Santa Anita Avenue to establish a consistent ten-foot (10') width from the north to the south property line. Additionally, a five-foot (5') dedication shall be provided along the Rolyn Place to achieve a ten-foot (10') right-of-way width from the north to the south property line, as approved by the City Engineer. These dedications shall be depicted on the Final Tract Map prior to approval by the City Council.

33. Prior to Certificate of Occupancy by the Building Division, the path of travel around the tree on Rolyn Place shall be removed and reconstructed to ensure ADA compliance and safe pedestrian circulation. Existing Easement on Rolyn Place for public sidewalk purposes shall be reconfigured to include the path of travel around the tree and may be depicted on the Final Tract Map prior to approval by the City Council. Alternatively, the easement may be shown per separate documents (Legal Description and Plat Map) submitted to the City Engineer for review and approval
34. Prior to Certificate of Occupancy by the Building Division, all existing driveway approaches shall be removed and reconstructed per City Standard 801-1. Each approach shall include ADA compliant sidewalk access and transitions. In addition, a two (2') foot wide easement shall be provided at each driveway approach for public sidewalk purposes and may be depicted on the Final Tract Map prior to approval by the City Council. Alternatively, the easements may be shown per separate documents (Legal Description and Plat Map) submitted to the City Engineer for review and approval.
35. The Applicant/Property Owner shall prepare a Low Impact Development (LID) Plan in compliance with the Los Angeles County Department of Public Works 2014 LID Standard Manual. All selected LID measures shall be incorporated into the grading and drainage plans, subject to review and approval by the City Engineer prior to issuance of any grading or building permits.
36. At the time of building plan-check submittal, the Project shall include a Stormwater Pollution Prevention Plan (SWPPP) prepared in accordance with all applicable City and regional requirements. A copy of the SWPPP, including the Waste Discharge Identification Number (WDID#), shall be submitted to the City's Engineering Division prior to building permit issuance.
37. At the time of building plan-check submittal, a grading and drainage plan, erosion control plan, and hydrology report shall be submitted for review and approval to the City's Engineering Division. The plans and report shall demonstrate compliance with all applicable City grading, drainage and stormwater management standards.

38. At the time of building plan-check submittal, a soils and geotechnical report shall be prepared and submitted for review and approval by the City's Engineering Division. Approval of the report is required prior to the start of any construction to ensure safe and stable site development.
39. The Applicant shall be responsible for repairing all asphalt street frontages from property line to property line for any damage caused by development activities, including but not limited to trench cuts and construction traffic, per the direction of the City Engineer.

Public Works Services

40. The development shall connect to the existing 30-inch welded steel water main with 51 psi static pressure located on the east side of Santa Anita Avenue, and the existing 8-inch cast iron water main with 51 psi static pressure located on Rolyn Place. Both mains may be used to serve domestic water and/or fire protection needs. Due to the static pressure and the proposed building height, the need for a booster pump system shall be evaluated during building plan check. If required, the booster system shall be designed and installed to the satisfaction of the City Engineer and Fire Department.
41. At the time of building plan-check submittal, the Applicant/Property Owner shall provide water demand calculations, prepared by a licensed Civil or Mechanical Engineer, demonstrating the maximum domestic and fire flow demands to verify the appropriate water service size for the Project.
42. The Applicant/Property Owner shall provide separate water services and meters for each individual structure, including dedicated water services for residential, commercial, and irrigation uses as applicable.
43. Domestic water service for residential developments shall be provided by common master meter equipped with an approved reduced pressure backflow device for meter services protection.
44. A separate landscape meter is required for landscape irrigation in common areas. The backflow preventer shall be Reduce Pressure Backflow Assembly as approved by the Public Works Services Department prior to issuance of a building permit.

45. Fire protection requirements shall be stipulated by the Arcadia Fire Department and shall be confirmed to Arcadia Standard Plan. A separate fire service with Double Check Detector Assembly (DCDA) shall be installed for fire service required.
46. A Water Meter Permit Application shall be submitted to the Public Works Services Department prior to final plan check approval.
47. The Applicant/Property Owner shall provide new water services installations. Installation shall be according to the specifications of the Public Works Services Department, Engineering Section. Abandonment of the existing water services, if necessary shall be by the Applicant/Property Owner, according to the Public Works Services Department, Engineering Section specification.
48. Trash/recycling bins shall be configured to provide easy access for trash collection services. There should be 1 foot clearance around the trash bins/recycling bins and all bins/carts shall meet the specifications of the Public Works Services Department. At a minimum, trash enclosure areas should accommodate three containers: a 3-yard bin for trash, 3-yard bin for recycling, and 69/96 gallon sized carts for organics recycling. The roof clearance for the trash enclosure must be at least 10 feet high.

Cultural Resources

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

A copy of the monitoring agreement executed with Gabrieleño Band of Mission Indians – Kizh Nation shall be submitted to the City’s Planning Division prior to commencement of any ground-disturbing activity, or the issuance of any permit necessary to commence a ground-disturbing activity.

50. The Gabrieleño Band of Mission Indians – Kizh Nation shall conduct monitoring during ground-disturbing activities and complete daily monitoring logs. These logs will document relevant construction activities, locations of disturbance, soil types, cultural materials, and any other information of significance to the Tribe. The logs will specifically identify and describe any discovered Tribal Cultural Resources (TCRs), including Native American cultural and historical artifacts, remains, places of significance, as well as any ancestral human remains and associated burial goods. Copies of the monitoring logs will be made available to the Applicant/Property Owner or the City upon written request to the Tribe.
51. On-site tribal monitoring shall conclude upon the later of the following: (1) written confirmation from the Applicant/Property Owner or the City to the Kizh Nation that all ground-disturbing activities and related phases at the Project site are complete; or (2) written notification from the Gabrieleño Band of Mission Indians - Kizh Nation to the Applicant/Property Owner or the City confirming that no future planned construction activities or development phases at the Project site have the potential to impact Kizh Tribal Cultural Resources (TCRs).
52. Upon discovery of any Tribal Cultural Resources (TCRs), all construction activities within at least a 50-foot radius of the find shall cease immediately and shall not resume until the Gabrieleño Band of Mission Indians – Kizh Nation monitor and/or Kizh’s archaeologist has fully assessed the resource. The Tribe shall recover and retain all discovered TCRs in the manner and for the purposes it deems appropriate, including educational, cultural, and historic uses, at its sole discretion.
53. In the event human remains or associated funerary objects are encountered during any ground-disturbing activities:
 - a. Native American human remains are defined in PRC 5097.98 (d)(1) as an inhumation or cremation, and in any state of decomposition or skeletal completeness. Funerary objects, also referred to as grave goods under Public Resources Code Section 5097.98, shall be treated according to the same statute.

- b. If Native American human remains and/or grave goods are discovered or recognized on the Project site, then all ground-disturbing in the vicinity of the discovery shall cease immediately. Pursuant to Health and Safety Code Section 7050.5, the discovery shall be reported to the Los Angeles County Coroner. No further work shall occur in that area until the Coroner has made a determination regarding the nature of the remains. If the Coroner determines or has reason to believe the remains are those of a Native American, the Coroner shall contact the Native American Heritage Commission (NAHC) within 24 hours, and the procedures outlined in PRC § 5097.98 shall be followed.
 - c. All human remains and grave or burial goods shall be treated alike in accordance with California Public Resources Code section 5097.98(d)(1) and (2).
 - d. Construction activities may resume in other areas of the Project site at a minimum of 200 feet away from the discovery if, in the sole discretion of the Gabrieleño Band of Mission Indians – Kizh Nation, it is determined that resuming such activities at that distance is appropriate. The Kizh Nation shall provide any measures it deems necessary to the Applicant/Property Owner and the City prior to resumption of work.
 - e. Preservation in place (i.e., avoidance) is the preferred method of treatment for discovered human remains and/or burial goods. Any historic archaeological material that is not Native American in origin (non-TCR) shall be curated at a public, non-profit institution with a research interest in the materials (e.g. Natural History Museum of Los Angeles County or the Fowler Museum) provided such an institution agrees to accept the material. If no institution accepts the archaeological material, it shall be offered to a local school or historical society in the area for educational purposes.
 - f. Any discovery of human remains/burial goods shall be kept confidential to prevent further disturbance.
54. If, in accordance with Public Resources Code § 5097.98 and all applicable regulatory procedures, the Gabrieleño Band of Mission Indians – Kizh Nation

is identified by the Native American Heritage Commission (NAHC) as the Most Likely Descendant (MLD) for any discovered Native American human remains or associated funerary objects on the Project site, the following requirements shall apply:

- a. If the Gabrieleño Band of Mission Indians – Kizh Nation is identified as the Most Likely Descendant (MLD), the Tribe's Koo-nas-gna Burial Policy shall be implemented. For the Tribe, the term "human remains" encompasses more than skeletal material and includes associated cultural and ceremonial elements. Tribal traditions may include, but are not limited to, preparation of the soil for burial, the inclusion of funerary objects, and the ceremonial burning of remains. All treatment of human remains and associated items shall be carried out in accordance with the Tribe's customs and practices, and in consultation with the MLD.
- b. If the discovery of human remains includes four or more burials, the discovery location shall be treated as a cemetery, and a separate treatment plan shall be created.
- c. The prepared soil and cremation soils are to be treated in the same manner as bone fragments that remain intact. Associated funerary objects are objects that, as part of the death rite or ceremony of a culture, are reasonably believed to have been placed with individual human remains either at the time of death or later; other items made exclusively for burial purposes or to contain human remains can also be considered as associated funerary objects. Cremations will either be removed in bulk or by means as necessary to ensure complete recovery of all sacred materials.
- d. If discovered human remains cannot be fully documented and recovered on the same day, the remains shall be respectfully covered with muslin cloth and protected with a steel plate capable of being moved by heavy equipment, placed over the excavation area. If a steel plate is not available, a 24-hour security guard shall be posted to protect the site outside of working hours. The Gabrieleño Band of Mission

Indians – Kizh Nation, as the Most Likely Descendant (MLD), shall make every effort to recommend Project design modifications to allow the remains to be preserved in situ. If project diversion is not feasible, and upon consultation with the MLD, removal of the remains may proceed in accordance with applicable laws and Tribal protocols.

- e. In the event preservation in place is not feasible despite good faith efforts by the Applicant/Property Owner, no ground-disturbing activities shall resume until the property owner, in consultation with the Most Likely Descendant (MLD), has arranged for a designated reburial location within the Project site footprint. This location shall be used for the respectful reinterment of any human remains and/or ceremonial objects, consistent with the cultural protocols of the Gabrieleño Band of Mission Indians – Kizh Nation.
- f. If human remains or associated funerary objects are discovered, each occurrence shall be respectfully stored in opaque cloth bags. All human remains, funerary objects, sacred objects, and objects of cultural patrimony shall be relocated to a secure on-site container, if feasible. These items shall be reburied within six (6) months of recovery, at a location on the Project site mutually agreed upon by the Tribe and the Applicant/Property Owner. The reburial site shall be protected in perpetuity and not subject to future disturbance. No public disclosure or publicity regarding the discovery or nature of these cultural materials shall occur.
- g. In the event data recovery is necessary, the Gabrieleño Band of Mission Indians – Kizh Nation shall work in close coordination with a qualified archaeologist to ensure all excavation activities are conducted carefully, ethically, and respectfully. If the Tribe approves data recovery, all associated documentation, at a minimum including detailed descriptive notes and sketches shall be reviewed and approved in advance by the Tribe. Upon completion of any approved data recovery, a final report shall be submitted to both the Tribe and the Native American Heritage

Commission (NAHC). The Tribe does not authorize any scientific study or the use of invasive and/or destructive diagnostics on human remains under any circumstances.

General Conditions

55. All City requirements regarding disabled access and facilities, occupancy limits, building safety, health code compliance, emergency equipment, environmental regulation compliance, and parking and site design shall be complied with to the satisfaction of the Building Official, City Engineer, Deputy Development Services Director, Fire Marshal, and Public Works Services Director. Any changes to the existing facility may be subject to having fully detailed plans submitted for plan check review and approval by the aforementioned City officials and employees and may subject to separate building permits.
56. To the maximum extent permitted by law, the Applicant must defend, indemnify, and hold the City, any departments, agencies, divisions, boards, and/or commissions of the City, and its elected officials, officers, contractors serving as City officials, agents, employees, and attorneys of the City ("Indemnitees") harmless from liability for damages and/or claims, actions, or proceedings for damages for personal injuries, including death, and claims for property damage, and with respect to all other actions and liabilities for damages caused or alleged to have been caused by reason of the Applicant's activities in connection with MUP 23-10, TTM 23-04, ADR 23-12, COD 23-32 and TRH 25-13 ("Project") on the Project site, and which may arise from the direct or indirect operations of the Applicant or those of the Applicant's contractors, agents, tenants, employees or any other persons acting on Applicant's behalf, which relate to the development and/or construction of the Project. This indemnity provision applies to all damages and claims, actions, or proceedings for damages, as described above, regardless of whether the City prepared, supplied, or approved the plans, specifications, or other documents for the Project.

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

57. Approval of MUP 23-10, TTM 23-04, ADR 23-12, COD 23-32 and TRH 25-13 shall not be in effect unless the Applicant and Property Owner have executed and filed the Acceptance Form with the City on or before 30 calendar days after the Planning Commission has adopted the Resolution. The executed Acceptance Form submitted to the Development Services Department is to indicate awareness and acceptance of the conditions of approval.

Attachment No. 2

Aerial Photo with Zoning Information &
Photos of the Subject Site

Site Address: 420 ROLYN PL

Property Owner(s): Property Owner



Property Characteristics	
Zoning:	DMU
General Plan:	C 1.0
Lot Area (sq ft):	
Main Structure / Unit (sq. ft.):	3,764
Year Built:	1963
Number of Units:	0
Overlays	
Architectural Design Overlay:	N/A
Downtown Overlay:	N/A
Downtown Parking Overlay:	N/A
Parking Overlay:	N/A
Racetrack Event Overlay:	N/A
Residential Flex Overlay:	N/A
Special Height Overlay:	N/A

Selected parcel highlighted



Parcel location within City of Arcadia

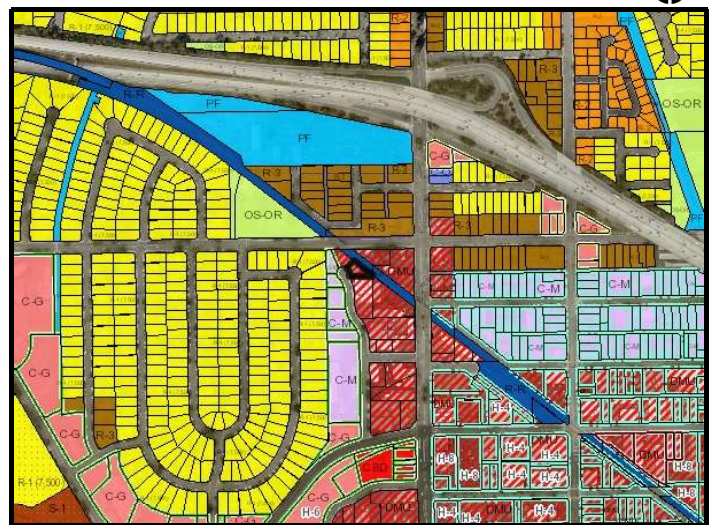
Site Address: **414 ROLYN PL**

Property Owner(s): Property Owner



Property Characteristics	
Zoning:	DMU
General Plan:	C 1.0
Lot Area (sq ft):	
Main Structure / Unit (sq. ft.):	2,918
Year Built:	1963
Number of Units:	0
Overlays	
Architectural Design Overlay:	N/A
Downtown Overlay:	N/A
Downtown Parking Overlay:	N/A
Parking Overlay:	N/A
Racetrack Event Overlay:	N/A
Residential Flex Overlay:	N/A
Special Height Overlay:	N/A

Selected parcel highlighted



Parcel location within City of Arcadia

Site Address: 333 N SANTA ANITA AVE

Property Owner(s): Property Owner



Property Characteristics

Zoning:	DMU
General Plan:	C 1.0
Lot Area (sq ft):	
Main Structure / Unit (sq. ft.):	8,880
Year Built:	1972
Number of Units:	10

Overlays

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

Selected parcel highlighted



Parcel location within City of Arcadia

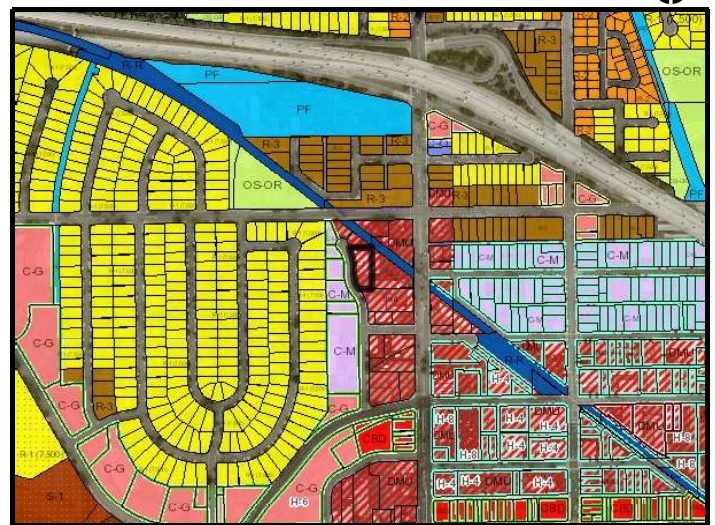
Site Address: 400 ROLYN PL

Property Owner(s): Property Owner



Property Characteristics	
Zoning:	DMU
General Plan:	C 1.0
Lot Area (sq ft):	
Main Structure / Unit (sq. ft.):	15,000
Year Built:	1964
Number of Units:	0
Overlays	
Architectural Design Overlay:	N/A
Downtown Overlay:	N/A
Downtown Parking Overlay:	N/A
Parking Overlay:	N/A
Racetrack Event Overlay:	N/A
Residential Flex Overlay:	N/A
Special Height Overlay:	N/A

Selected parcel highlighted



Parcel location within City of Arcadia

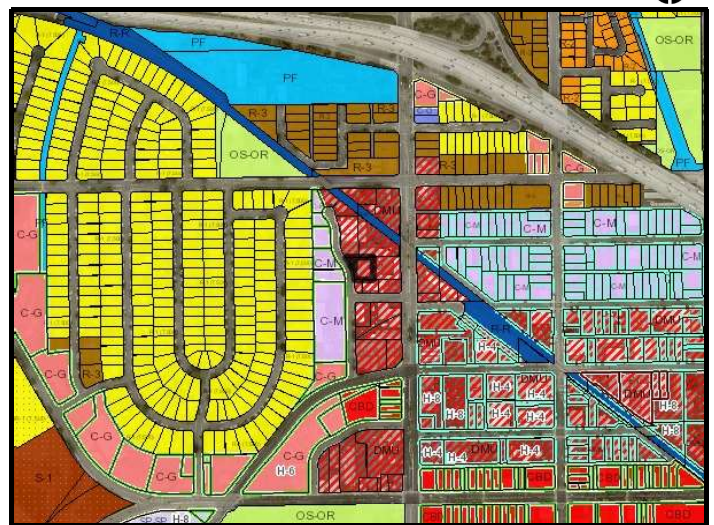
Site Address: 325 N SANTA ANITA AVE

Property Owner(s): Property Owner



Property Characteristics	
Zoning:	DMU
General Plan:	C 1.0
Lot Area (sq ft):	
Main Structure / Unit (sq. ft.):	11,866
Year Built:	1986
Number of Units:	1
Overlays	
Architectural Design Overlay:	N/A
Downtown Overlay:	N/A
Downtown Parking Overlay:	N/A
Parking Overlay:	N/A
Racetrack Event Overlay:	N/A
Residential Flex Overlay:	N/A
Special Height Overlay:	N/A

Selected parcel highlighted



Parcel location within City of Arcadia

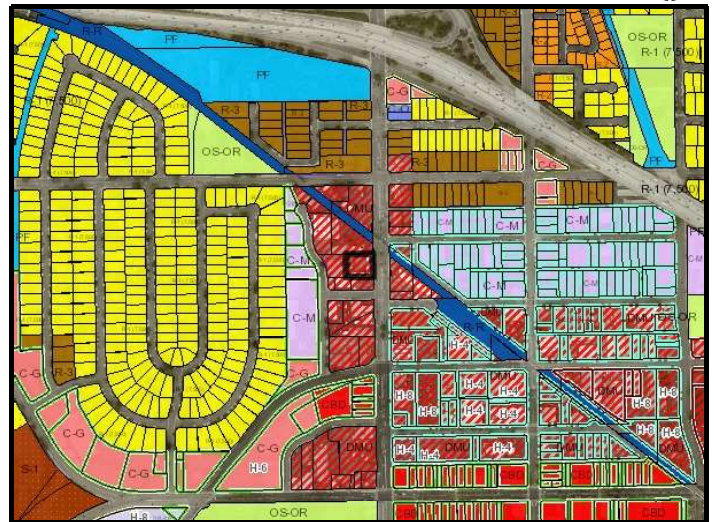
Site Address: 325 N SANTA ANITA AVE

Property Owner(s): Property Owner



Property Characteristics	
Zoning:	DMU
General Plan:	C 1.0
Lot Area (sq ft):	
Main Structure / Unit (sq. ft.):	4,000
Year Built:	1986
Number of Units:	0
Overlays	
Architectural Design Overlay:	N/A
Downtown Overlay:	N/A
Downtown Parking Overlay:	N/A
Parking Overlay:	N/A
Racetrack Event Overlay:	N/A
Residential Flex Overlay:	N/A
Special Height Overlay:	N/A

Selected parcel highlighted



Parcel location within City of Arcadia

Attachment No. 3

Tentative Tract Map

NOTES:

CONTACT INFORMATION

OWNER: MAPLE MULTI-FAMILY LAND CA, LLC
2250 TURNBERRY LANE, SUITE 300
ARCADIA, CA 91006

EXISTING CONDITIONS:
SUBJECT PROPERTY IS IN FLOOD ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN AND ZONE "X" AREAS IN WHICH FLOOD HAZARDS ARE UNDETERMINED, BUT POSSIBLE)

PLANNING AND ZONING INFORMATION:
ZONING: DOWNTOWN MEDIUM DENSITY (DMU)

PROPOSED CONDITIONS:

THE PROJECT: THE PROJECT COVERS OF (1) PARCELS 1A AND 1B AND (2) A PORTION OF ONE (1) LOT, LOT 114, CONSISTING OF ONE (1) PROFESSIONAL RESIDENTIAL TRACT FOR THE CITY OF ARCADIA, CALIFORNIA.
PROPOSED STRUCTURES: ALL EXISTING STRUCTURES ARE TO BE DEMOLISHED.

COMMENTS:

BOUNDARY LINES: WERE ESTABLISHED FROM RECOVERED CITY, COUNTY AND/OR PRIVATE SURVEY MONUMENTS WHOSE CHARACTER AND SOURCE ARE SO NOTED ON THE SURVEY.
LEGAL DESCRIPTION: THE LEGAL DESCRIPTION SHOWN HEREON IS PER THE TITLE COMMITMENT NOTED BELOW AND WAS USED TO PLOT THE PROPERTY BOUNDARIES SHOWN HEREON. SAID LEGAL DESCRIPTION CONTAINS NO GAPS, OMISSIONS OR OVERLAPS RELATED TO THE SUBJECT PARCELS.

EASEMENTS

- EFFECT OF: TAKES ASSIGNS AND LENDS
EFFECT OF: AN EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED DECEMBER 27, 1933 IN BOOK 1208 PAGE 98. (LA 1007) (SEE EASEMENT EXHIBIT MAP ON SHEET 1.)
EFFECT OF: COVENANTS, CONDITIONS, RESTRICTIONS AND ASSIGNMENTS IN THE DOCUMENT RECORDED JUNE 13, 1944 IN BOOK 1208 PAGE 98. (LA 1007) (SEE EASEMENT EXHIBIT MAP ON SHEET 1.)

SHEET INDEX:

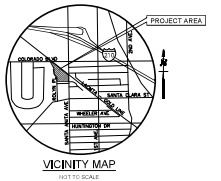
- SHEET 1: COVER AND NOTES
SHEET 2: CONTROL PLAN
SHEET 3: CONTROL PLAN
SHEET 4: CONTROL PLAN

CONTROL NOTES:

Table with columns: POINT, X, Y, Z, ELEVATION, COMMENTS. Lists control points for the project area.

LEGAL DESCRIPTION:

PARCEL 1: THE NORTHWEST CORNER OF LOT 114 AND ALL LOTS 114 AND 115 AND THE NORTHEAST CORNER OF LOT 114, PARCELS 1A AND 1B, THE CITY OF ARCADIA, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA. AS PER MAP RECORDED IN BOOK 64 PAGE 43 AND MAP 18 IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.
PARCEL 2: THE NORTHWEST CORNER OF LOT 114 AND ALL LOTS 114 AND 115 AND THE NORTHEAST CORNER OF LOT 114, PARCELS 1A AND 1B, THE CITY OF ARCADIA, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA. AS PER MAP RECORDED IN BOOK 64 PAGE 43 AND MAP 18 IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.



LEGEND

- PROPERTY BOUNDARY LINE
COURTLINE FROM 1700 ON TO 1700
COURTLINE FROM 1700 TO 1700
COURTLINE FROM 1700 TO 1700
COURTLINE FROM 1700 TO 1700

UTILITY PROVIDERS

Table listing utility providers and services: WATER (Southern California Edison), GAS (Southern California Edison), TELECOMMUNICATIONS (Spectrum), WASTE (City of Arcadia), WASTE/RECYCLING (City of Arcadia).

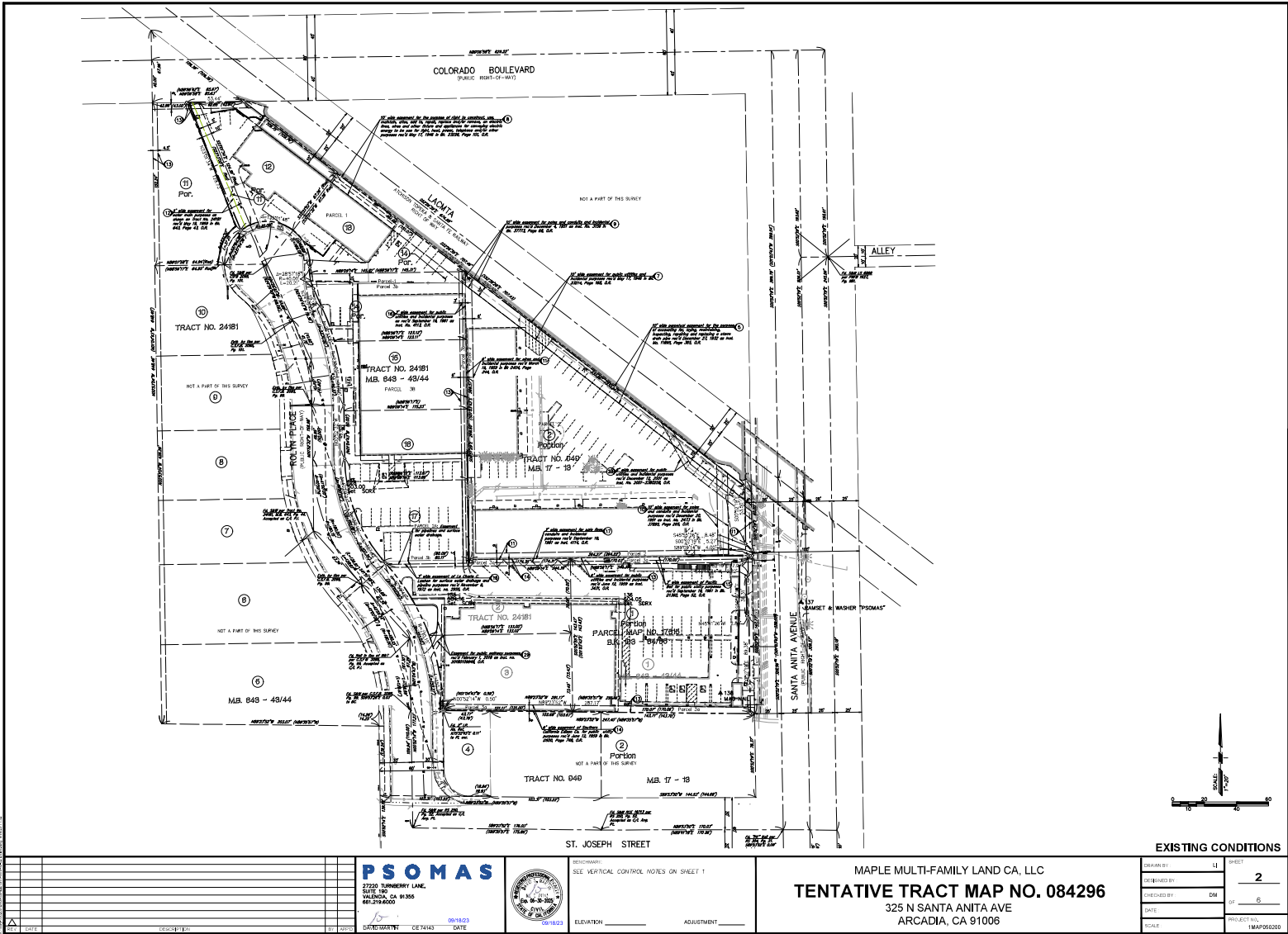
COVER AND NOTES

Table with columns: DRAWN BY, CHECKED BY, DATE, SCALE, SHEET, OF. Includes project name and map number.



SEE VERTICAL CONTROL NOTES ON SHEET 1
ELEVATION:
ADJUSTMENT:

MAPLE MULTI-FAMILY LAND CA, LLC
TENTATIVE TRACT MAP NO. 084296
325 N SANTA ANITA AVE
ARCADIA, CA 91006



DATE	DESCRIPTION	BY	APPROVED	DATE

PSOMAS
 27250 TURNBERRY LANE,
 SUITE 100
 VALENCIA, CA 91355
 651-254-0000

PROVISIONAL
 SEE VERTICAL CONTROL NOTES ON SHEET 1

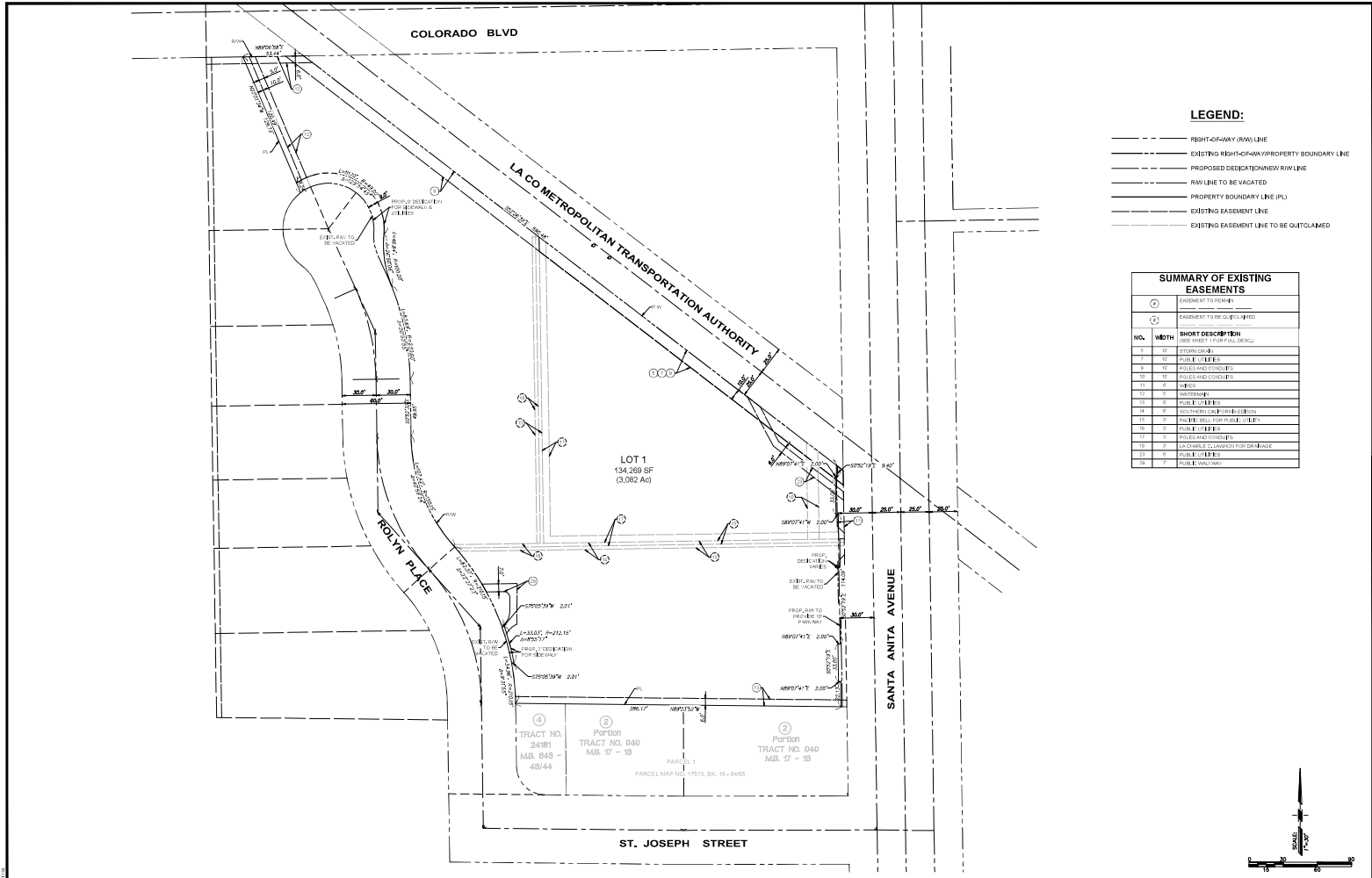


ELEVATION _____ ADJUSTMENT _____

MAPLE MULTI-FAMILY LAND CA, LLC
TENTATIVE TRACT MAP NO. 084296
 325 N SANTA ANITA AVE
 ARCADIA, CA 91006

EXISTING CONDITIONS

DESIGNED BY	LS	SHEET	2
CHECKED BY	DM	OF	6
DATE		PROJECT NO.	1MAP06000
SCALE			



LEGEND:

- RIGHT-OF-WAY (ROW) LINE
- EXISTING RIGHT-OF-WAY/PROPERTY BOUNDARY LINE
- PROPOSED DEDICATION/NEW ROW LINE
- RAW LINE TO BE VACATED
- PROPERTY BOUNDARY LINE (PL)
- EXISTING EASEMENT LINE
- EXISTING EASEMENT LINE TO BE OUTCLAIMED

SUMMARY OF EXISTING EASEMENTS

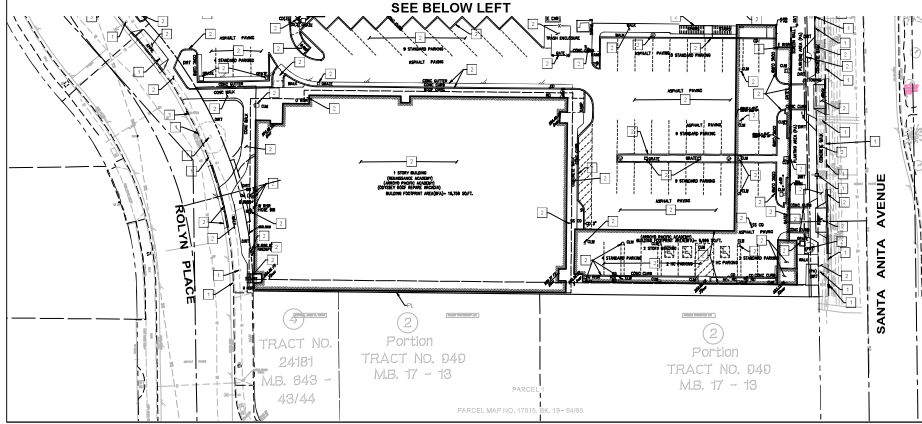
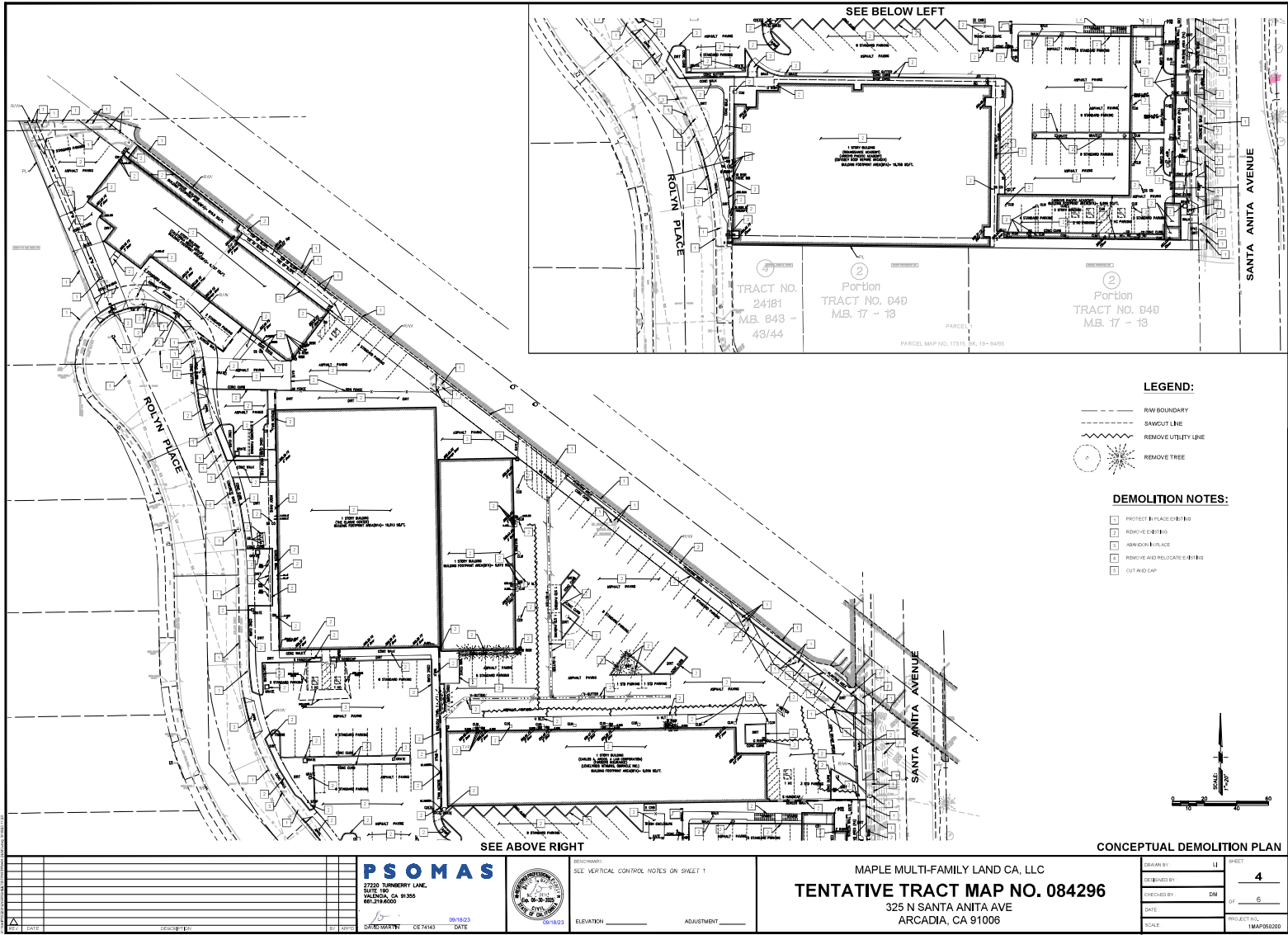
NO.	WIDTH	SHORT DESCRIPTION (SEE SHEET FOR FULL DESCRIPTION)
1	10'	STORM DRAIN
2	10'	PUBLIC UTILITY
3	10'	PUBLIC UTILITY
4	10'	PUBLIC UTILITY
5	10'	PUBLIC UTILITY
6	10'	PUBLIC UTILITY
7	10'	PUBLIC UTILITY
8	10'	PUBLIC UTILITY
9	10'	PUBLIC UTILITY
10	10'	PUBLIC UTILITY
11	10'	PUBLIC UTILITY
12	10'	PUBLIC UTILITY
13	10'	PUBLIC UTILITY
14	10'	PUBLIC UTILITY
15	10'	PUBLIC UTILITY
16	10'	PUBLIC UTILITY
17	10'	PUBLIC UTILITY
18	10'	PUBLIC UTILITY
19	10'	PUBLIC UTILITY
20	10'	PUBLIC UTILITY
21	10'	PUBLIC UTILITY
22	10'	PUBLIC UTILITY
23	10'	PUBLIC UTILITY
24	10'	PUBLIC UTILITY

PROPOSED BOUNDARIES

DRAWN BY	LS	SHEET	3
CHECKED BY	DW	OF	6
DATE			
SCALE		PROJECT NO.	MAP06020

27250 TURNBERRY LANE, SUITE 100 GALENDA, CA 91355 651-214-0000		SEE VERTICAL CONTROL NOTES ON SHEET 1	
DATE	08/18/23	ELEVATION	ADJUSTMENT

MAPLE MULTI-FAMILY LAND CA, LLC
TENTATIVE TRACT MAP NO. 084296
 325 N SANTA ANITA AVE
 ARCADIA, CA 91006



LEGEND:

- RAW BOUNDARY
- - - SAWCUT LINE
- - - REMOVE UTILITY LINE
- ☼ REMOVE TREE

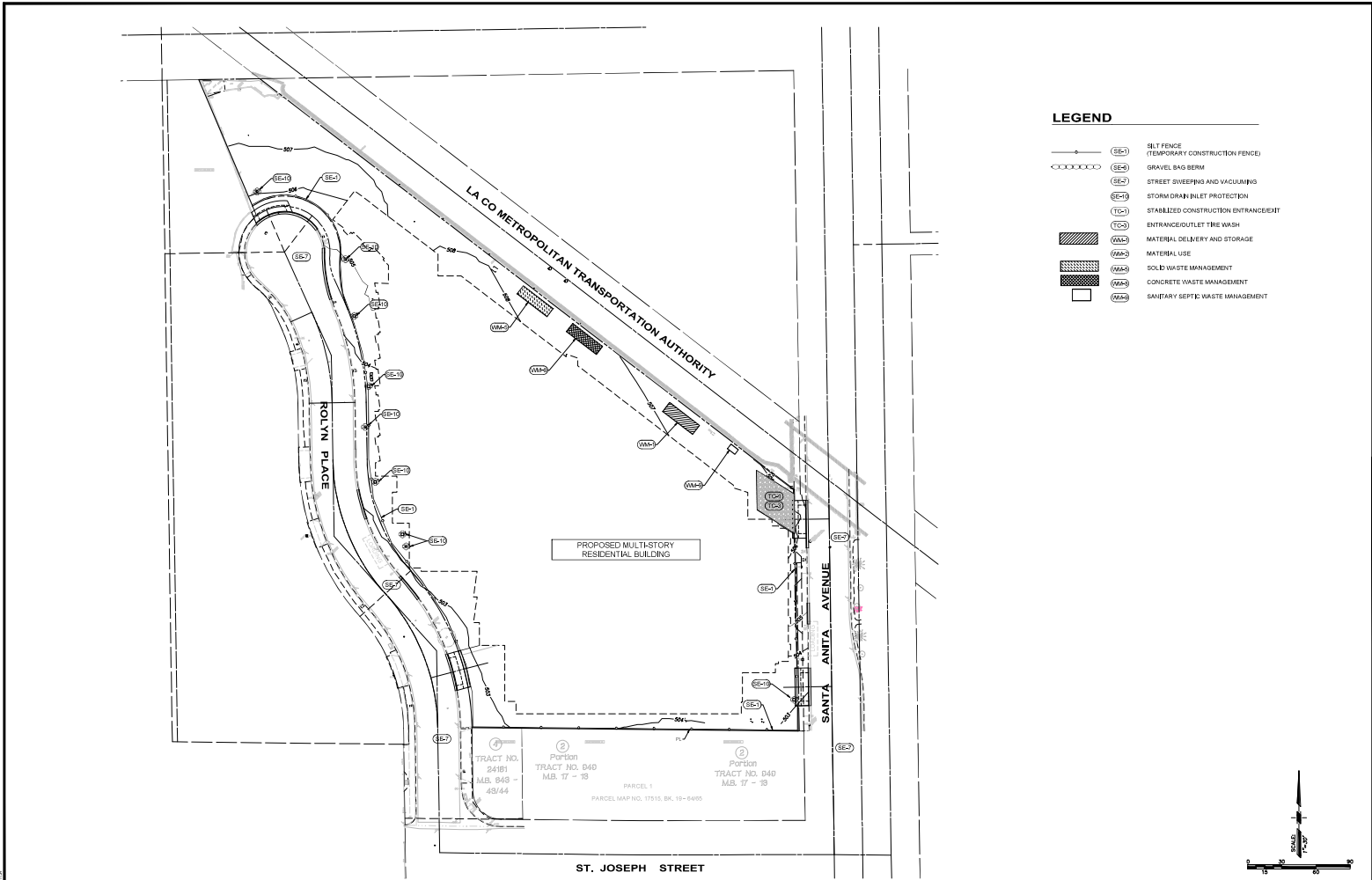
DEMOLITION NOTES:

- ☐ PROTECT IN-PLACE BEAMS
- ☐ REMOVE EXISTING
- ☐ ABANDON IN-PLACE
- ☐ REMOVE AND RELOCATE BEAMS
- ☐ CUT AND CAP

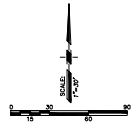
SEE ABOVE RIGHT

CONCEPTUAL DEMOLITION PLAN

<p>PSOMAS 27250 TURNBERRY LANE, SUITE 100 GALENSO, CA 91355 951-214-0000</p>		<p>PROJECT: SEE VERTICAL CONTROL NOTES ON SHEET 1</p> <p>ELEVATION _____ ADJUSTMENT _____</p>	<p>MAPLE MULTI-FAMILY LAND CA, LLC TENTATIVE TRACT MAP NO. 084296 325 N SANTA ANITA AVE ARCADIA, CA 91006</p>	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td>DESIGNED BY</td> <td>LS</td> <td>SHEET</td> <td style="text-align: center;">4</td> </tr> <tr> <td>CHECKED BY</td> <td>DM</td> <td>OF</td> <td>6</td> </tr> <tr> <td>DATE</td> <td></td> <td></td> <td></td> </tr> <tr> <td>SCALE</td> <td></td> <td>PROJECT NO.</td> <td>1MAP06000</td> </tr> </table>	DESIGNED BY	LS	SHEET	4	CHECKED BY	DM	OF	6	DATE				SCALE		PROJECT NO.	1MAP06000
DESIGNED BY	LS	SHEET	4																	
CHECKED BY	DM	OF	6																	
DATE																				
SCALE		PROJECT NO.	1MAP06000																	

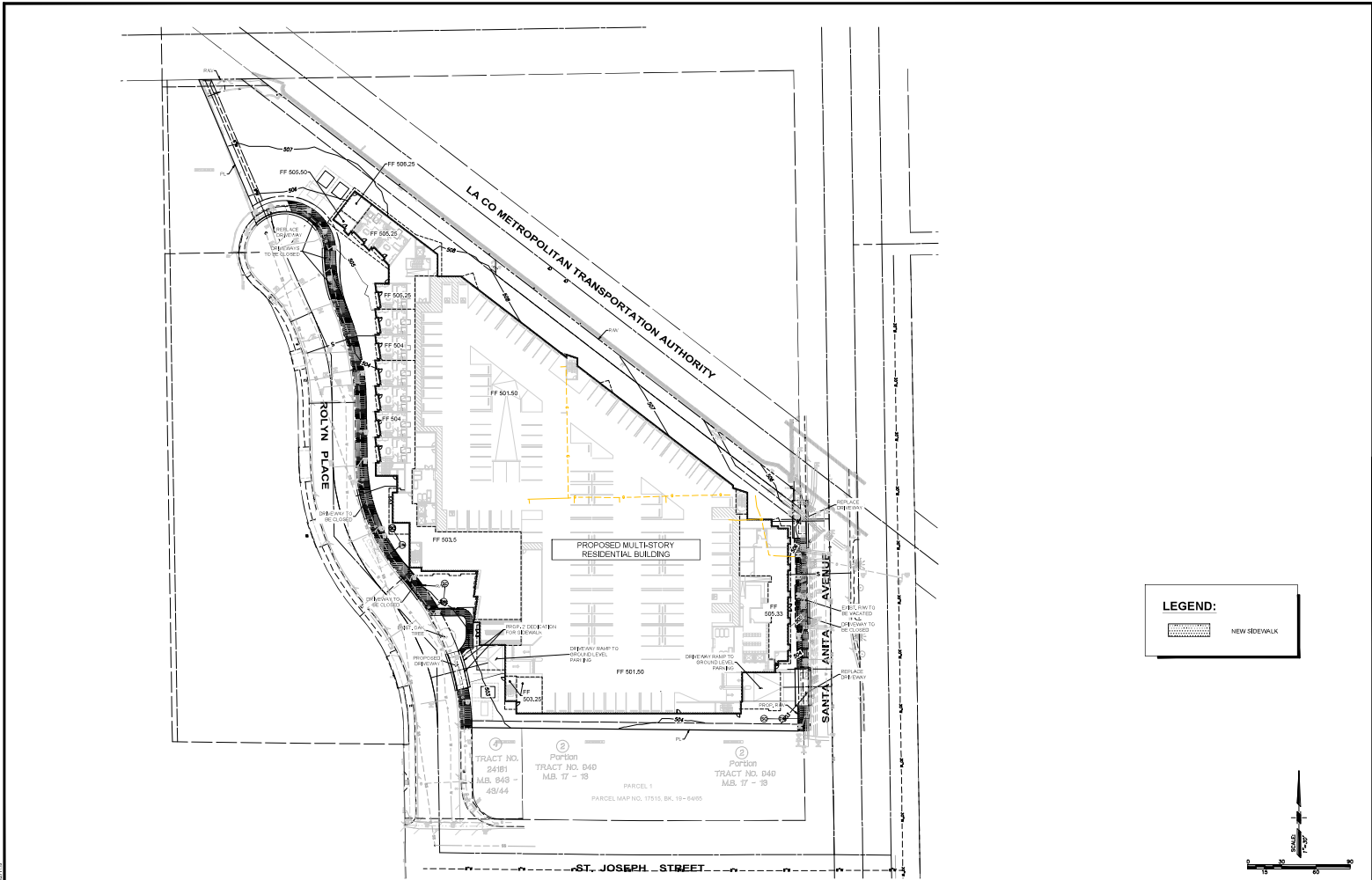


- LEGEND**
- (SE-1) SILT FENCE (TEMPORARY CONSTRUCTION FENCE)
 - (SE-2) GRAVEL BAG BERM
 - (SE-3) STREET SWEEPING AND VACUUMING
 - (SE-4) STORM DRAIN INLET PROTECTION
 - (TC-1) STABILIZED CONSTRUCTION ENTRANCE/EXIT
 - (TC-2) ENTRANCE/OUTLET TIRE WASH
 - (MA-1) MATERIAL DELIVERY AND STORAGE
 - (MA-2) MATERIAL USE
 - (WA-1) SOLID WASTE MANAGEMENT
 - (WA-2) CONCRETE WASTE MANAGEMENT
 - (WA-3) SANITARY SEPTIC WASTE MANAGEMENT

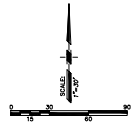


CONCEPTUAL EROSION & SEDIMENT CONTROL PLAN

<p>PSOMAS 27250 TURNBERRY LANE, SUITE 100 VALHALLA, CA 91355 951-214-0000</p> <p>DATE: _____ DESIGNED: _____ BY: _____ CHECKED: _____ DATE: _____</p>		<p>PROJECT: MAPLE MULTI-FAMILY LAND CA, LLC TENTATIVE TRACT MAP NO. 084296 325 N SANTA ANITA AVE ARCADIA, CA 91006</p>	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td>DESIGNED BY: _____</td> <td>DATE: _____</td> <td>SCALE: _____</td> </tr> <tr> <td>CHECKED BY: _____</td> <td>DATE: _____</td> <td>SCALE: _____</td> </tr> <tr> <td>DATE: _____</td> <td>DATE: _____</td> <td>SCALE: _____</td> </tr> <tr> <td>DATE: _____</td> <td>DATE: _____</td> <td>SCALE: _____</td> </tr> </table>	DESIGNED BY: _____	DATE: _____	SCALE: _____	CHECKED BY: _____	DATE: _____	SCALE: _____	DATE: _____	DATE: _____	SCALE: _____	DATE: _____	DATE: _____	SCALE: _____
DESIGNED BY: _____	DATE: _____	SCALE: _____													
CHECKED BY: _____	DATE: _____	SCALE: _____													
DATE: _____	DATE: _____	SCALE: _____													
DATE: _____	DATE: _____	SCALE: _____													



LEGEND:
 NEW SIDEWALK



DATE	DESCRIPTION	BY	APP'D

PSOMAS
 27250 TURNBERRY LANE,
 SUITE 100
 GALENDA, CA 91355
 651-214-0000

DATE: 08/18/23
 CHECKED BY: CEY4143

PROVISIONARY
 SEE VERTICAL CONTROL NOTES ON SHEET 1



ELEVATION _____ ADJUSTMENT _____

MAPLE MULTI-FAMILY LAND CA, LLC
TENTATIVE TRACT MAP NO. 084296
 325 N SANTA ANITA AVE
 ARCADIA, CA 91006

CONCEPTUAL GRADING PLAN

DESIGNED BY	LS	SHEET	6
CHECKED BY	DM	OF	6
DATE		PROJECT NO.	1MAP06000
SCALE			

Attachment No. 4

Architectural Plans and Renderings

ENTITLEMENT RESUBMITTAL

ALEXAN ARROYO

MULTI-FAMILY HOUSING PROJECT

325 N. SANTA ANITA AVE.
ARCADIA CA 91006

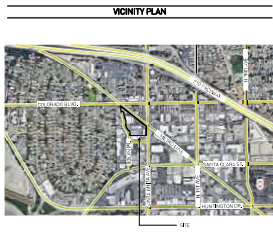
A PROJECT FOR:
ARCADIA APARTMENTS, LLC



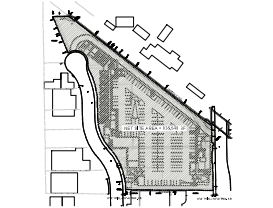
SHEET INDEX



1111 East Third Street
Long Beach, CA 90802
562.596.1000
studio11.com



ZONING



PROJECT DESCRIPTION

The project consists of 100 residential units, consisting of 40 apartment units, 40 townhome units, and 20 single-family detached units. The project is located on 325 N. Santa Anita Avenue, Arcadia, California. The project is a multi-family housing project and is subject to the City of Arcadia's zoning regulations. The project is a multi-family housing project and is subject to the City of Arcadia's zoning regulations.

LEGAL DESCRIPTION

The project is located on 325 N. Santa Anita Avenue, Arcadia, California. The project is a multi-family housing project and is subject to the City of Arcadia's zoning regulations. The project is a multi-family housing project and is subject to the City of Arcadia's zoning regulations.

PARKING SUMMARY

TYPE	NUMBER	PERCENTAGE
TOTAL REQUIRED PARKING	100	100%
TOTAL PROVIDED PARKING	100	100%
BIKE PARKING	10	10%
TOTAL PROVIDED PARKING	110	110%

OPEN SPACE SUMMARY

TYPE	AREA (SQ FT)	PERCENTAGE
TOTAL REQUIRED OPEN SPACE	10,000	100%
TOTAL PROVIDED OPEN SPACE	10,000	100%

RESIDENTIAL UNIT SUMMARY

UNIT TYPE	NUMBER	PERCENTAGE
TOTAL RESIDENTIAL UNITS	100	100%
APARTMENT UNITS	40	40%
TOWNHOME UNITS	40	40%
SINGLE-FAMILY DETACHED UNITS	20	20%

BIKE PARKING SUMMARY

TYPE	NUMBER	PERCENTAGE
TOTAL BIKE PARKING	10	10%

PROJECT SUMMARY

TYPE	NUMBER	PERCENTAGE
TOTAL RESIDENTIAL UNITS	100	100%
TOTAL GROSS FLOOR AREA	100,000	100%
TOTAL DEVELOPABLE AREA	100,000	100%

OPEN SPACE SUMMARY

TYPE	AREA (SQ FT)	PERCENTAGE
TOTAL REQUIRED OPEN SPACE	10,000	100%
TOTAL PROVIDED OPEN SPACE	10,000	100%

RESIDENTIAL UNIT SUMMARY

UNIT TYPE	NUMBER	PERCENTAGE
TOTAL RESIDENTIAL UNITS	100	100%
APARTMENT UNITS	40	40%
TOWNHOME UNITS	40	40%
SINGLE-FAMILY DETACHED UNITS	20	20%

RESIDENTIAL UNIT BREAKDOWN

LEVEL	UNIT TYPE	NUMBER	PERCENTAGE
LEVEL 1	APARTMENT	10	10%
	TOWNHOME	10	10%
	SINGLE-FAMILY DETACHED	10	10%
	TOTAL	30	30%
LEVEL 2	APARTMENT	10	10%
	TOWNHOME	10	10%
	SINGLE-FAMILY DETACHED	10	10%
	TOTAL	30	30%
LEVEL 3	APARTMENT	10	10%
	TOWNHOME	10	10%
	SINGLE-FAMILY DETACHED	10	10%
	TOTAL	30	30%
LEVEL 4	APARTMENT	10	10%
	TOWNHOME	10	10%
	SINGLE-FAMILY DETACHED	10	10%
	TOTAL	30	30%
LEVEL 5	APARTMENT	10	10%
	TOWNHOME	10	10%
	SINGLE-FAMILY DETACHED	10	10%
	TOTAL	30	30%

GROSS BUILDING AREA SUMMARY

TYPE	AREA (SQ FT)	PERCENTAGE
TOTAL GROSS BUILDING AREA	100,000	100%
RESIDENTIAL GROSS BUILDING AREA	100,000	100%

SHEET INDEX

SHEET NUMBER	SHEET TITLE	DATE
1	ENTITLEMENT RESUBMITTAL	10/1/2023
2	VICINITY PLAN	10/1/2023
3	ZONING	10/1/2023
4	PROJECT DESCRIPTION	10/1/2023
5	LEGAL DESCRIPTION	10/1/2023
6	PARKING SUMMARY	10/1/2023
7	OPEN SPACE SUMMARY	10/1/2023
8	RESIDENTIAL UNIT SUMMARY	10/1/2023
9	BIKE PARKING SUMMARY	10/1/2023
10	PROJECT SUMMARY	10/1/2023
11	OPEN SPACE SUMMARY	10/1/2023
12	RESIDENTIAL UNIT SUMMARY	10/1/2023
13	BIKE PARKING SUMMARY	10/1/2023
14	PROJECT SUMMARY	10/1/2023
15	OPEN SPACE SUMMARY	10/1/2023
16	RESIDENTIAL UNIT SUMMARY	10/1/2023
17	BIKE PARKING SUMMARY	10/1/2023
18	PROJECT SUMMARY	10/1/2023
19	OPEN SPACE SUMMARY	10/1/2023
20	RESIDENTIAL UNIT SUMMARY	10/1/2023
21	BIKE PARKING SUMMARY	10/1/2023
22	PROJECT SUMMARY	10/1/2023
23	OPEN SPACE SUMMARY	10/1/2023
24	RESIDENTIAL UNIT SUMMARY	10/1/2023
25	BIKE PARKING SUMMARY	10/1/2023
26	PROJECT SUMMARY	10/1/2023
27	OPEN SPACE SUMMARY	10/1/2023
28	RESIDENTIAL UNIT SUMMARY	10/1/2023
29	BIKE PARKING SUMMARY	10/1/2023
30	PROJECT SUMMARY	10/1/2023
31	OPEN SPACE SUMMARY	10/1/2023
32	RESIDENTIAL UNIT SUMMARY	10/1/2023
33	BIKE PARKING SUMMARY	10/1/2023
34	PROJECT SUMMARY	10/1/2023
35	OPEN SPACE SUMMARY	10/1/2023
36	RESIDENTIAL UNIT SUMMARY	10/1/2023
37	BIKE PARKING SUMMARY	10/1/2023
38	PROJECT SUMMARY	10/1/2023
39	OPEN SPACE SUMMARY	10/1/2023
40	RESIDENTIAL UNIT SUMMARY	10/1/2023
41	BIKE PARKING SUMMARY	10/1/2023
42	PROJECT SUMMARY	10/1/2023
43	OPEN SPACE SUMMARY	10/1/2023
44	RESIDENTIAL UNIT SUMMARY	10/1/2023
45	BIKE PARKING SUMMARY	10/1/2023
46	PROJECT SUMMARY	10/1/2023
47	OPEN SPACE SUMMARY	10/1/2023
48	RESIDENTIAL UNIT SUMMARY	10/1/2023
49	BIKE PARKING SUMMARY	10/1/2023
50	PROJECT SUMMARY	10/1/2023

AFFORDABLE UNIT MATRIX

UNIT TYPE	PERCENTAGE	NUMBER
TOTAL AFFORDABLE UNITS	100%	100
APARTMENT UNITS	40%	40
TOWNHOME UNITS	40%	40
SINGLE-FAMILY DETACHED UNITS	20%	20

RESIDENTIAL UNIT TYPE BY LEVEL

LEVEL	UNIT TYPE	NUMBER	PERCENTAGE
LEVEL 1	APARTMENT	10	10%
	TOWNHOME	10	10%
	SINGLE-FAMILY DETACHED	10	10%
	TOTAL	30	30%
LEVEL 2	APARTMENT	10	10%
	TOWNHOME	10	10%
	SINGLE-FAMILY DETACHED	10	10%
	TOTAL	30	30%
LEVEL 3	APARTMENT	10	10%
	TOWNHOME	10	10%
	SINGLE-FAMILY DETACHED	10	10%
	TOTAL	30	30%
LEVEL 4	APARTMENT	10	10%
	TOWNHOME	10	10%
	SINGLE-FAMILY DETACHED	10	10%
	TOTAL	30	30%
LEVEL 5	APARTMENT	10	10%
	TOWNHOME	10	10%
	SINGLE-FAMILY DETACHED	10	10%
	TOTAL	30	30%

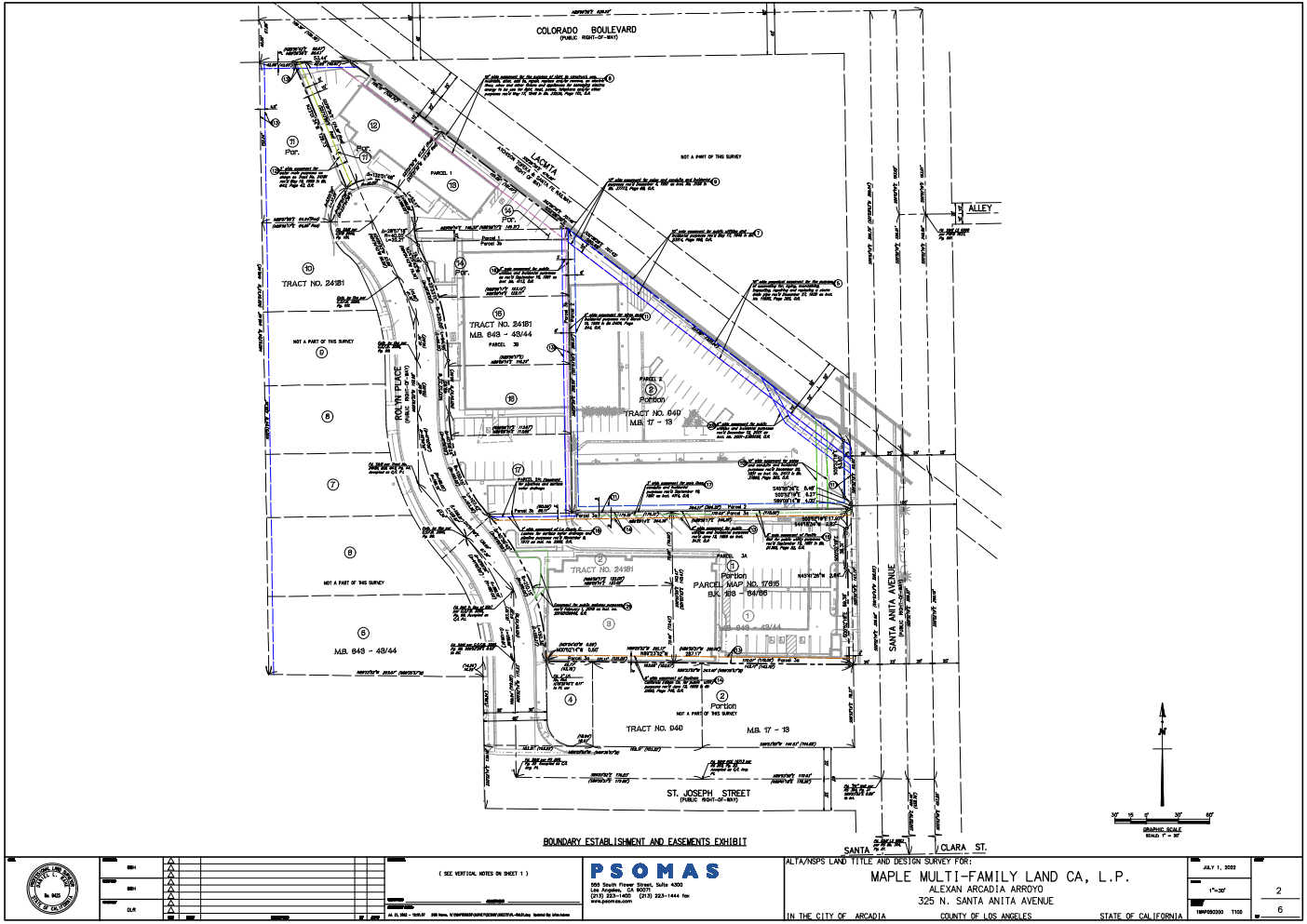
RESIDENTIAL UNIT TYPE BY LEVEL

LEVEL	UNIT TYPE	NUMBER	PERCENTAGE
LEVEL 1	APARTMENT	10	10%
	TOWNHOME	10	10%
	SINGLE-FAMILY DETACHED	10	10%
	TOTAL	30	30%
LEVEL 2	APARTMENT	10	10%
	TOWNHOME	10	10%
	SINGLE-FAMILY DETACHED	10	10%
	TOTAL	30	30%
LEVEL 3	APARTMENT	10	10%
	TOWNHOME	10	10%
	SINGLE-FAMILY DETACHED	10	10%
	TOTAL	30	30%
LEVEL 4	APARTMENT	10	10%
	TOWNHOME	10	10%
	SINGLE-FAMILY DETACHED	10	10%
	TOTAL	30	30%
LEVEL 5	APARTMENT	10	10%
	TOWNHOME	10	10%
	SINGLE-FAMILY DETACHED	10	10%
	TOTAL	30	30%

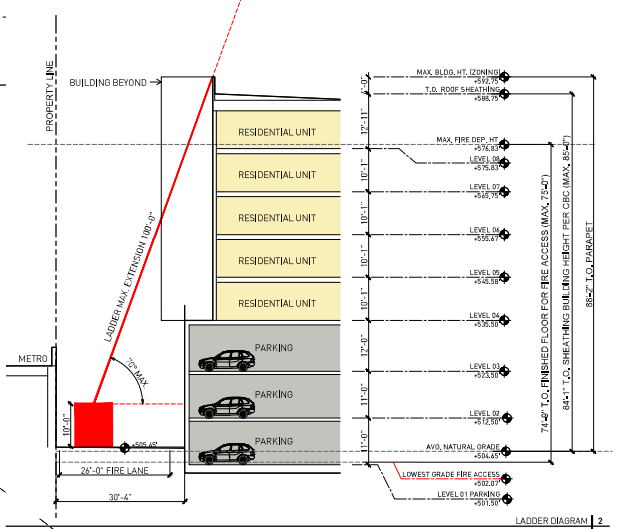
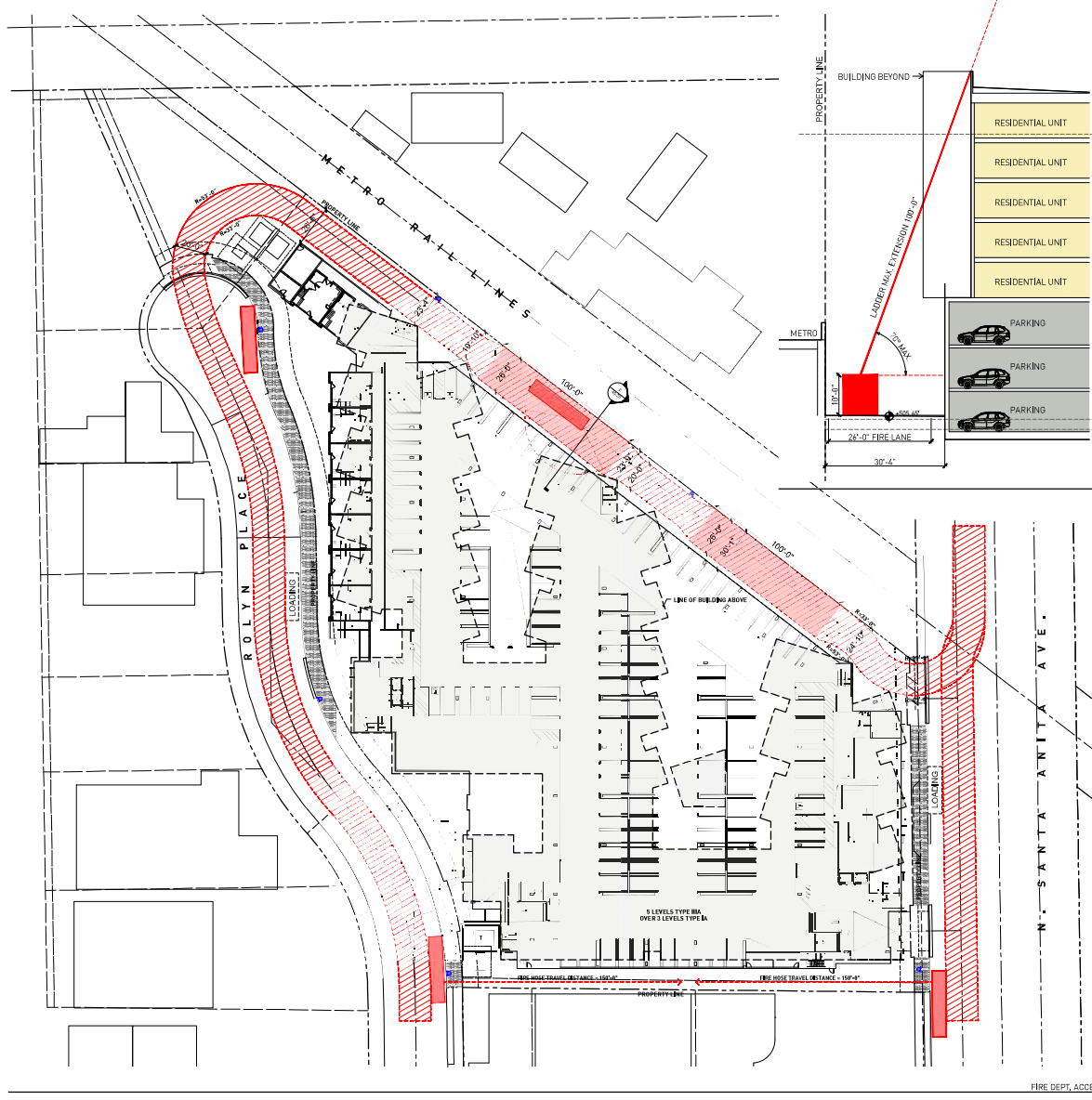


ALEXAN ARROYO
325 N. SANTA ANITA AVE.
ARCADIA, CA 91006
PROJECT NUMBER: 2023

TITLE SHEET
A0.00



FOR REFERENCE ONLY



GRAPHIC LEGEND

	AERIAL LADDER TRUCK
	FIRE HOSE PULL
	PROPOSED FIRE HYDRANT
	FIRE TRUCK PATH



2416 East Third Street
Long Beach, CA 90802
562.593.5200
studio11.com



ALEXAN ARROYO
700 N. MAIN ST. ANIMATED
PROJECT NUMBER: 1-101

NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMITS	11/11/2024
2	ISSUED FOR PERMITS	11/11/2024
3	ISSUED FOR PERMITS	11/11/2024
4	ISSUED FOR PERMITS	11/11/2024
5	ISSUED FOR PERMITS	11/11/2024
6	ISSUED FOR PERMITS	11/11/2024
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8	ISSUED FOR PERMITS	11/11/2024
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100	ISSUED FOR PERMITS	11/11/2024

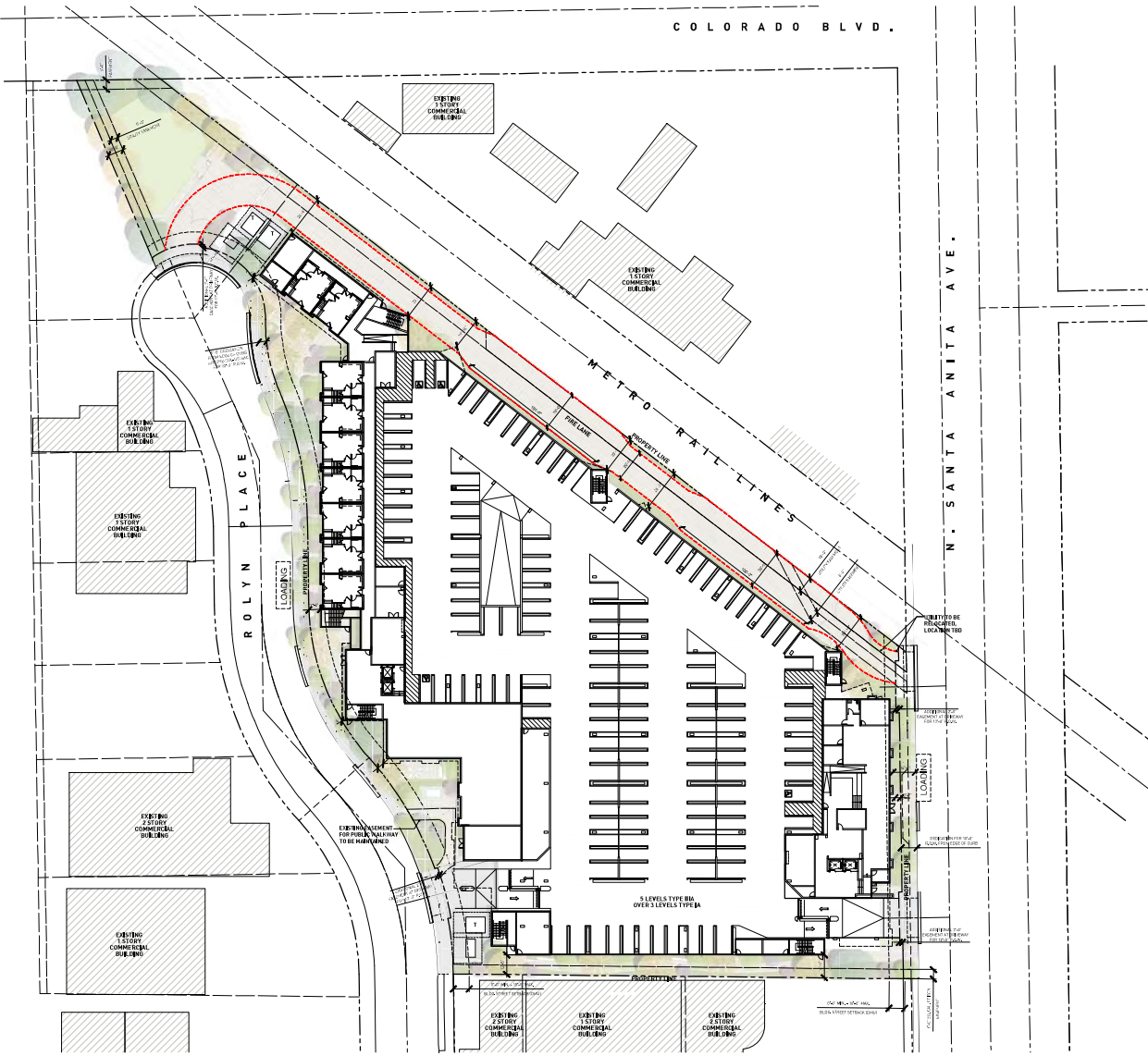
FIRE DEPT. ACCESS PLAN
A0.25

COLORADO BLVD.

N. SANTA ANITA AVE.

METRO RAIL LINES

ROLYN PLACE



NOTES

1. PER ANCH STRONG, BALCONY WHITE BALCONIES WILL NOT BE LESS THAN 30 INCHES W/ 20 INCH DEPTH.

GRAPHIC LEGEND

- [Red dashed line] AREA OF NEW BUILDING OUTLINE ABOVE GROUND
- [Hatched area] EXISTING BUILDING
- [Dotted line] PROPERTY LINE
- [Dashed line] SUBGRADE LINE
- [Red dashed line] OUTLINE OF THE BLDG. ABOVE
- [T symbol] TRANSFORMER

SITE PLAN 1
1-194



444 East Third Street
Long Beach, CA 90802
562.595.1929
studio11.com



ALEXAN ARROYO
3725 N. SANTA ANITA AVE., SUITE 100
LONG BEACH, CA 90802
PROJECT NUMBER: 1-194

REVISION	DATE	DESCRIPTION
1	11/11/14	ISSUE FOR PERMITS
2	12/15/14	REVISIONS TO PERMITS
3	01/20/15	REVISIONS TO PERMITS
4	02/10/15	REVISIONS TO PERMITS
5	03/02/15	REVISIONS TO PERMITS
6	03/16/15	REVISIONS TO PERMITS
7	03/23/15	REVISIONS TO PERMITS
8	04/06/15	REVISIONS TO PERMITS
9	04/13/15	REVISIONS TO PERMITS
10	04/20/15	REVISIONS TO PERMITS
11	04/27/15	REVISIONS TO PERMITS
12	05/04/15	REVISIONS TO PERMITS
13	05/11/15	REVISIONS TO PERMITS
14	05/18/15	REVISIONS TO PERMITS
15	05/25/15	REVISIONS TO PERMITS
16	06/01/15	REVISIONS TO PERMITS
17	06/08/15	REVISIONS TO PERMITS
18	06/15/15	REVISIONS TO PERMITS
19	06/22/15	REVISIONS TO PERMITS
20	06/29/15	REVISIONS TO PERMITS
21	07/06/15	REVISIONS TO PERMITS
22	07/13/15	REVISIONS TO PERMITS
23	07/20/15	REVISIONS TO PERMITS
24	07/27/15	REVISIONS TO PERMITS
25	08/03/15	REVISIONS TO PERMITS
26	08/10/15	REVISIONS TO PERMITS
27	08/17/15	REVISIONS TO PERMITS
28	08/24/15	REVISIONS TO PERMITS
29	08/31/15	REVISIONS TO PERMITS
30	09/07/15	REVISIONS TO PERMITS
31	09/14/15	REVISIONS TO PERMITS
32	09/21/15	REVISIONS TO PERMITS
33	09/28/15	REVISIONS TO PERMITS
34	10/05/15	REVISIONS TO PERMITS
35	10/12/15	REVISIONS TO PERMITS
36	10/19/15	REVISIONS TO PERMITS
37	10/26/15	REVISIONS TO PERMITS
38	11/02/15	REVISIONS TO PERMITS
39	11/09/15	REVISIONS TO PERMITS
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41	11/23/15	REVISIONS TO PERMITS
42	11/30/15	REVISIONS TO PERMITS
43	12/07/15	REVISIONS TO PERMITS
44	12/14/15	REVISIONS TO PERMITS
45	12/21/15	REVISIONS TO PERMITS
46	12/28/15	REVISIONS TO PERMITS
47	01/04/16	REVISIONS TO PERMITS
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49	01/18/16	REVISIONS TO PERMITS
50	01/25/16	REVISIONS TO PERMITS
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52	02/08/16	REVISIONS TO PERMITS
53	02/15/16	REVISIONS TO PERMITS
54	02/22/16	REVISIONS TO PERMITS
55	02/29/16	REVISIONS TO PERMITS
56	03/06/16	REVISIONS TO PERMITS
57	03/13/16	REVISIONS TO PERMITS
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66	05/15/16	REVISIONS TO PERMITS
67	05/22/16	REVISIONS TO PERMITS
68	05/29/16	REVISIONS TO PERMITS
69	06/05/16	REVISIONS TO PERMITS
70	06/12/16	REVISIONS TO PERMITS
71	06/19/16	REVISIONS TO PERMITS
72	06/26/16	REVISIONS TO PERMITS
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75	07/17/16	REVISIONS TO PERMITS
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79	08/14/16	REVISIONS TO PERMITS
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81	08/28/16	REVISIONS TO PERMITS
82	09/04/16	REVISIONS TO PERMITS
83	09/11/16	REVISIONS TO PERMITS
84	09/18/16	REVISIONS TO PERMITS
85	09/25/16	REVISIONS TO PERMITS
86	10/02/16	REVISIONS TO PERMITS
87	10/09/16	REVISIONS TO PERMITS
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92	11/13/16	REVISIONS TO PERMITS
93	11/20/16	REVISIONS TO PERMITS
94	11/27/16	REVISIONS TO PERMITS
95	12/04/16	REVISIONS TO PERMITS
96	12/11/16	REVISIONS TO PERMITS
97	12/18/16	REVISIONS TO PERMITS
98	12/25/16	REVISIONS TO PERMITS
99	01/01/17	REVISIONS TO PERMITS
100	01/08/17	REVISIONS TO PERMITS

SITE PLAN
A0.50



- NOTES**
- PER ANS 1102.2(2) (2) PRIVATE BALCONIES WILL NOT BE LESS THAN 30 INCHES IN WIDTH OR DEPTH.
 - PER IRC 1102.2(2) (2) CIRCULATION PATHS CONTIGUOUS TO VEHICULAR TRAFFIC SHALL BE FULLY SEPARATED FROM VEHICULAR TRAFFIC. VEHICULAR TRAFFIC INCLUDES TRAVEL THROUGH PARKING FRAMES, BOTH IN AND OUT OF PARKING SPACES, INTO AND OUT OF ELECTRIC VEHICLE CHARGING SPACES, AND ADJACENT ROADWAYS, DRIVEWAYS AND DRIVE ALLEYS. PHYSICAL SEPARATION SHALL BE PROVIDED WITH OBSCURE PATTERNS MARKED BY BENCHES 100 MM HIGH ON ABOVE THE AREA WHERE VEHICULAR TRAFFIC OCCURS.
 - FIRE LANE TO BE MARKED WITH SIGNAGE.

GRAPHIC LEGEND

(A)	INDICATES AFFORDABLE UNIT	---	PROPERTY LINE
Yellow	STUDIO	---	SEPTIC LINE
Light Yellow	1 BED ROOM	---	OUTLINE OF THE SLUG ABOVE
Light Orange	2 BED ROOM	T	TRANSFORMER
Blue	LIVE WORK		
Light Blue	AMENITY		
Grey	PARKING/UTILITY		



248 East Third Street
 Los Angeles, CA 90012
 (310) 410-1000
 studio@11.com

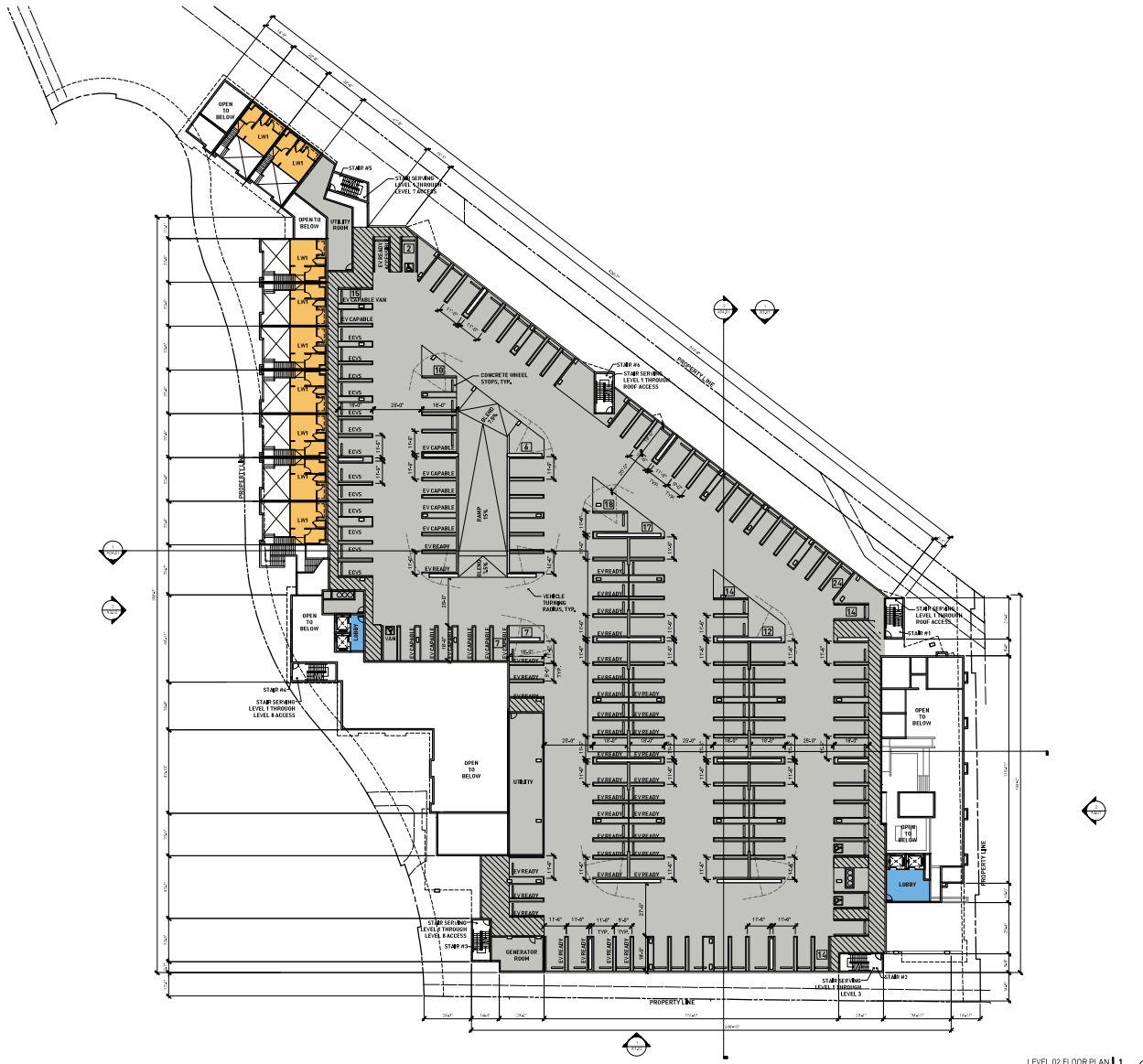


ALEXAN ARROYO
 300 N. SANTA ANITA AVE. #100
 LOS ANGELES, CA 90012
 PROJECT NUMBER: 2-1001

REVISIONS

NO.	DATE	DESCRIPTION
1	11/11/2020	ISSUED FOR PERMITS
2	11/11/2020	ISSUED FOR PERMITS
3	11/11/2020	ISSUED FOR PERMITS
4	11/11/2020	ISSUED FOR PERMITS
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99	11/11/2020	ISSUED FOR PERMITS
100	11/11/2020	ISSUED FOR PERMITS

LEVEL 01 FLOOR PLAN
 A1.01



- NOTES**
1. PER ANS 1102.20(2)(2), PRIVATE BALCONIES WILL NOT BE LESS THAN 30 INCHES IN WIDTH OR DEPTH.
 2. PER IRC 1101.25(1), CIRCULATION PATHS CONTIGUOUS TO VEHICULAR TRAFFIC SHALL BE PHYSICALLY SEPARATED FROM VEHICULAR TRAFFIC. VEHICULAR TRAFFIC INCLUDES TRAVEL THROUGH PARKING FRAMES INTO AND OUT OF PARKING SPACES, AND AHEAD OF ELECTRIC VEHICLE CHARGING STATIONS. PHYSICAL SEPARATION SHALL BE PROVIDED WITH OBSCURE PATTERNS MARKING 18 INCHES TO 24 INCHES FROM ABOVE THE AREA WHERE VEHICULAR TRAFFIC OCCURS.

GRAPHIC LEGEND

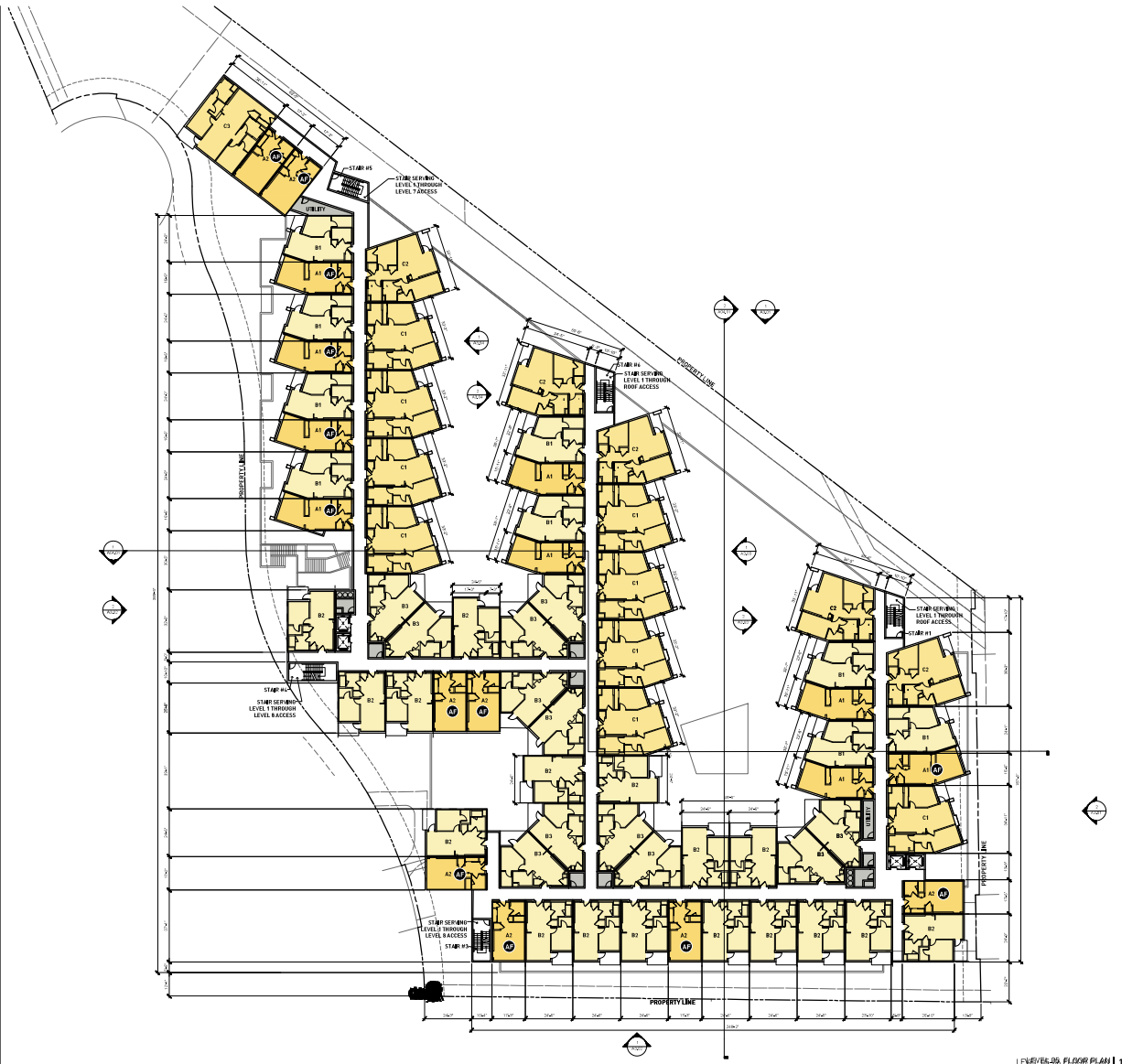
(A)	INDICATES AFFORDABLE UNIT	---	PROPERTY LINE
Yellow	STOOD	---	SEPTAGE LINE
Light Yellow	1 BED ROOM	---	OUTLINE OF THE SLUG ABOVE
Light Orange	2 BED ROOM	T	TRANSFORMER
Blue	LIVE WORK		
Light Blue	UTILITY		
Grey	PARKING/UTILITY		

LEVEL 02 FLOOR PLAN 1



ROOM NO.	ROOM NAME	AREA (SQ FT)
02-01	STAIR #1	100
02-02	STAIR #2	100
02-03	STAIR #3	100
02-04	STAIR #4	100
02-05	STAIR #5	100
02-06	UTILITY	100
02-07	GENERATOR ROOM	100
02-08	EV CHARGING STATION	100
02-09	CONCRETE WHEEL STOP	100
02-10	VEHICLE TURNING	100
02-11	LOBBY	100

LEVEL 02 FLOOR PLAN
A1.02



LEVEL 05 FLOOR PLAN 1

NOTES
 1. PER ANCHORAGE TABLE, PRIVATE BALCONIES WILL NOT BE LESS THAN 30 INCHES IN WIDTH OR DEPTH.

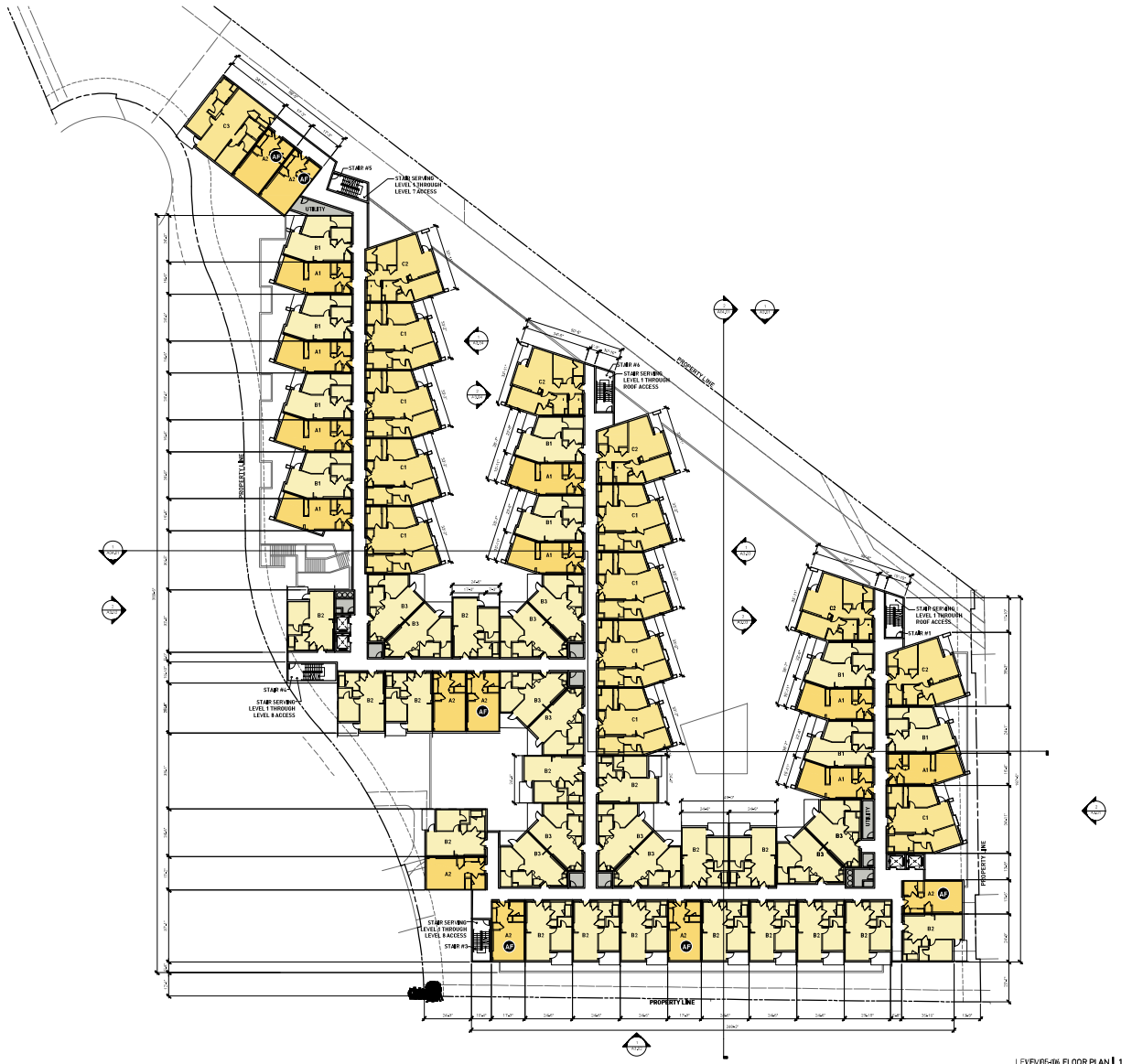
GRAPHIC LEGEND

INDICATES AFFORDABLE UNIT	PROPERTY LINE
STUDIO	SERVICE LINE
1 BEDROOM	CENTERLINE OF THE BLDG. ABOVE
2 BEDROOM	TRANSPOVERT
LIVING AREA	
AMENITY	
PARKING / UTILITY	



REVISIONS

NO.	DATE	DESCRIPTION
1	11/11/2021	ISSUED FOR PERMITS
2	11/11/2021	ISSUED FOR PERMITS
3	11/11/2021	ISSUED FOR PERMITS
4	11/11/2021	ISSUED FOR PERMITS
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96	11/11/2021	ISSUED FOR PERMITS
97	11/11/2021	ISSUED FOR PERMITS
98	11/11/2021	ISSUED FOR PERMITS
99	11/11/2021	ISSUED FOR PERMITS
100	11/11/2021	ISSUED FOR PERMITS



LEVEL 06-06 FLOOR PLAN | 1

NOTES

- 1. PER ANCH #1002202JUL22, PRIVATE BALCONIES WILL NOT BE LESS THAN 36 INCHES IN WIDTH OR DEPTH.

GRAPHIC LEGEND

- (A) INDICATES AFFORDABLE UNIT
- STUDIO
- 1 BEDROOM
- 2 BEDROOM
- LIVE/WORK
- UTILITY
- PARKING/UTILITY
- PROPERTY LINE
- SETBACK LINE
- OUTLINE OF THE BLDG. ABOVE
- TRANSFORMER



ALEXAN ARROYO
 300 S. SANTA ANITA AVE. #10
 LONG BEACH, CA 90802
 PROJECT NUMBER: 21003

SYMBOL	DESCRIPTION
(A)	INDICATES AFFORDABLE UNIT
[Yellow Box]	STUDIO
[Orange Box]	1 BEDROOM
[Light Blue Box]	2 BEDROOM
[Light Blue Box]	LIVE/WORK
[Blue Box]	UTILITY
[Grey Box]	PARKING/UTILITY
---	PROPERTY LINE
---	SETBACK LINE
---	OUTLINE OF THE BLDG. ABOVE
T	TRANSFORMER

LEVEL 06
 FLOOR PLAN
 A1.06



NOTES

1. PER ANCH #1022/JUL22, PRIVATE BALCONIES WILL NOT BE LESS THAN 30 INCHES IN WIDTH OR DEPTH.

GRAPHIC LEGEND

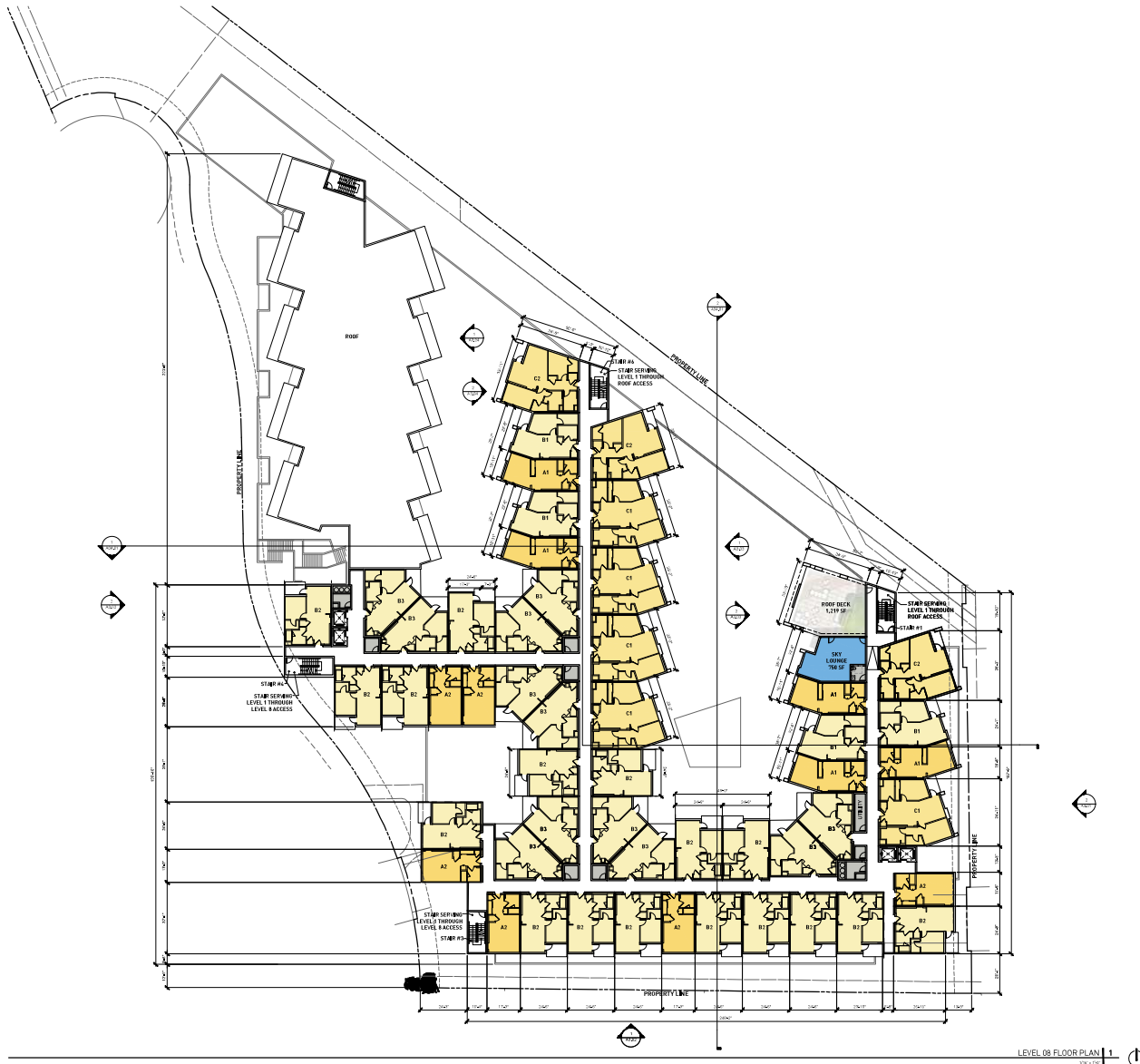
A	INDICATES AFFORDABLE UNIT	---	PROPERTY LINE
	STUDIO	---	SETBACK LINE
	1 BEDROOM	---	OUTLINE OF THE BLDG. ABOVE
	2 BEDROOM	⚡	TRANSFORMER
	LIVE/WORK		
	UTILITY		
	PARKING/UTILITY		

LEVEL 07 FLOOR PLAN 1



REVISIONS

NO.	DATE	DESCRIPTION
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LEVEL 08 FLOOR PLAN 1

NOTES
 1. PER ANCHORING/COLL. PRIVATE BALCONIES WILL NOT BE LESS THAN 30 INCHES IN WIDTH OR DEPTH.

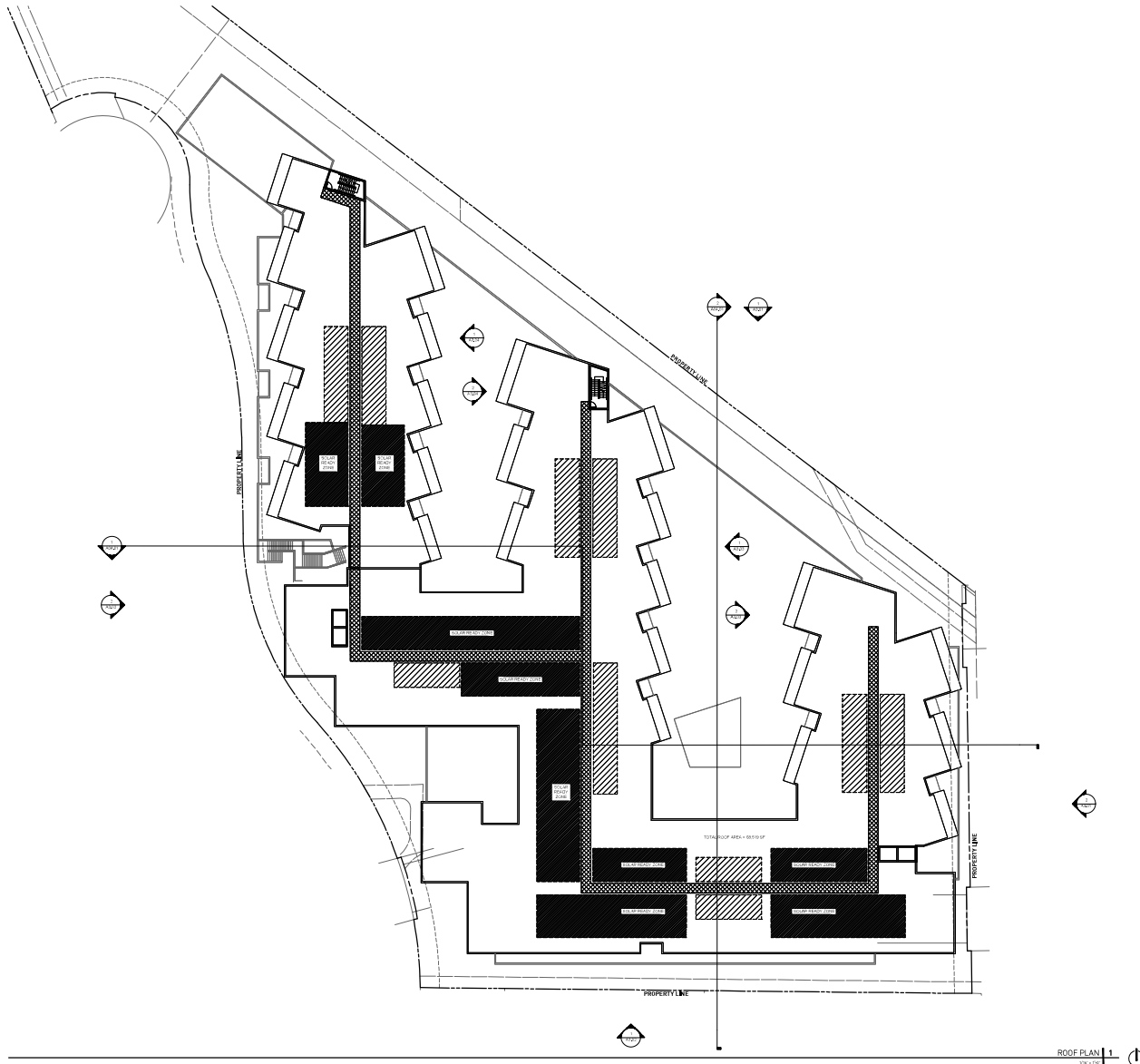
GRAPHIC LEGEND

A	INDICATES AFFORDABLE UNIT	---	PROPERTY LINE
	STUDIO	---	SETBACK LINE
	1 BEDROOM	---	OUTLINE OF THE BLDG. ABOVE
	2 BEDROOM	T	TRANSFORMER
	LIVE/WORK		
	AREA/FF		
	PARKING/UTILITY		






REVISIONS

NO.	DATE	DESCRIPTION
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GRAPHIC LEGEND

-  ROOF WALKWAY PATH
-  PROPOSED AREA FOR MECH. CONDENSER UNITS
-  DESIGNATED FUTURE SOLAR READY ZONE, 50% OF TOTAL ROOF AREA

ROOF PLAN 1

REVISION	DATE
1	11/11/2021
2	11/11/2021
3	11/11/2021
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49	11/11/2021
50	11/11/2021



NORTH ELEVATION | 1



EAST ELEVATION | 2



ITEM	DESCRIPTION	QTY
1	CONCRETE	1000
2	BRICK	5000
3	METAL MESH	2000
4	WOOD SLATS	1500
5	GLASS	1000
6	PAINT	500
7	LANDSCAPING	1000
8	PLANTING	500
9	SEWER	100
10	WATER	100
11	ELECTRICAL	100
12	MECHANICAL	100
13	PLUMBING	100
14	FINISHES	100
15	FIXTURES	100
16	APPLIANCES	100
17	MECHANICAL	100
18	PLUMBING	100
19	ELECTRICAL	100
20	FINISHES	100
21	FIXTURES	100
22	APPLIANCES	100
23	MECHANICAL	100
24	PLUMBING	100
25	ELECTRICAL	100
26	FINISHES	100
27	FIXTURES	100
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30	PLUMBING	100
31	ELECTRICAL	100
32	FINISHES	100
33	FIXTURES	100
34	APPLIANCES	100
35	MECHANICAL	100
36	PLUMBING	100
37	ELECTRICAL	100
38	FINISHES	100
39	FIXTURES	100
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41	MECHANICAL	100
42	PLUMBING	100
43	ELECTRICAL	100
44	FINISHES	100
45	FIXTURES	100
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63	FIXTURES	100
64	APPLIANCES	100
65	MECHANICAL	100
66	PLUMBING	100
67	ELECTRICAL	100
68	FINISHES	100
69	FIXTURES	100
70	APPLIANCES	100
71	MECHANICAL	100
72	PLUMBING	100
73	ELECTRICAL	100
74	FINISHES	100
75	FIXTURES	100
76	APPLIANCES	100
77	MECHANICAL	100
78	PLUMBING	100
79	ELECTRICAL	100
80	FINISHES	100
81	FIXTURES	100
82	APPLIANCES	100
83	MECHANICAL	100
84	PLUMBING	100
85	ELECTRICAL	100
86	FINISHES	100
87	FIXTURES	100
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91	ELECTRICAL	100
92	FINISHES	100
93	FIXTURES	100
94	APPLIANCES	100
95	MECHANICAL	100
96	PLUMBING	100
97	ELECTRICAL	100
98	FINISHES	100
99	FIXTURES	100
100	APPLIANCES	100



SOUTH ELEVATION | 1



WEST ELEVATION | 2



studioneleven

240 East Third Street
 Los Angeles, CA 90012
 (213) 622-1111
 studio@11.com



ALEXAN ARROYO
 300 N. SANTA ANA STREET, SUITE 200
 LOS ANGELES, CA 90012
 PRODUCT NUMBER: 2021

FINISH CODE	FINISH NAME
1	CEMENT FLUORIDE (C)
2	CEMENT FLUORIDE (C)
3	CEMENT FLUORIDE (C)
4	CEMENT FLUORIDE (C)
5	CEMENT FLUORIDE (C)
6	CEMENT FLUORIDE (C)
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97	CEMENT FLUORIDE (C)
98	CEMENT FLUORIDE (C)
99	CEMENT FLUORIDE (C)
100	CEMENT FLUORIDE (C)

EXTERIOR ELEVATIONS

A3.02



ALEXAN ARROYO
 300 N. GARDEN ST. #100
 LOS ANGELES, CA 90012
 PRODUCT NUMBER: 3.0471

NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMITS	08/14/2024
2	ISSUED FOR PERMITS	08/14/2024
3	ISSUED FOR PERMITS	08/14/2024
4	ISSUED FOR PERMITS	08/14/2024
5	ISSUED FOR PERMITS	08/14/2024
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COURTYARD 1 EAST ELEVATION | 1



COURTYARD 1 WEST ELEVATION | 2



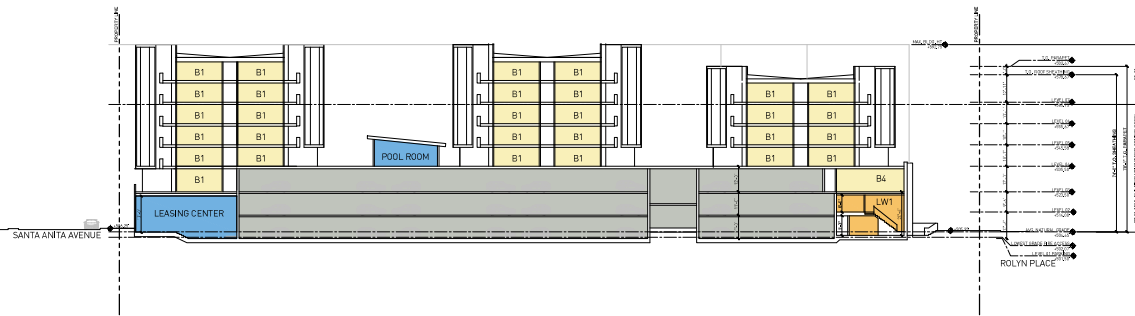
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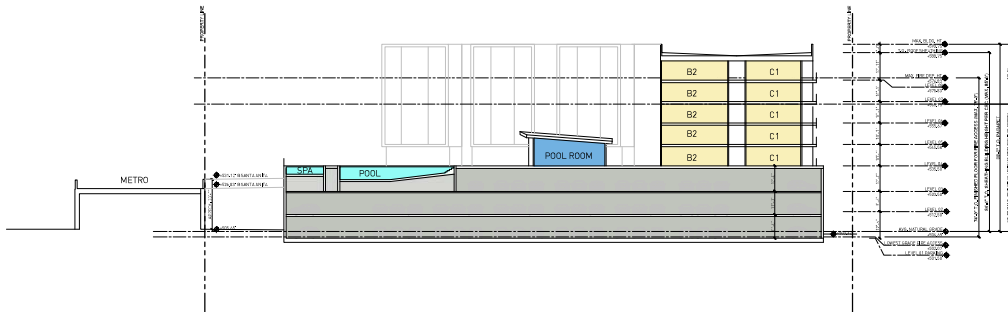
COURTYARD 2 WEST ELEVATION | 2



REVISION	DATE
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SECTION 1 | 1



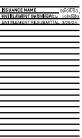
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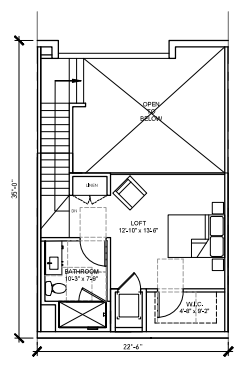
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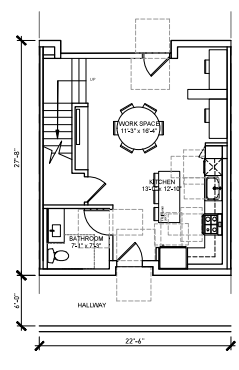
ALEXAN ARROYO
 3515 S. SANTA ANITA AVENUE
 PROJECT NUMBER: 3-10-17



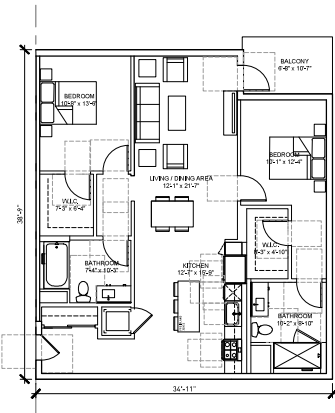
BUILDING SECTIONS
A4.01



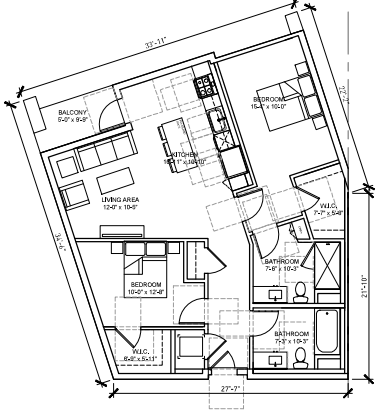
UNIT LW1-MEZZ | 5



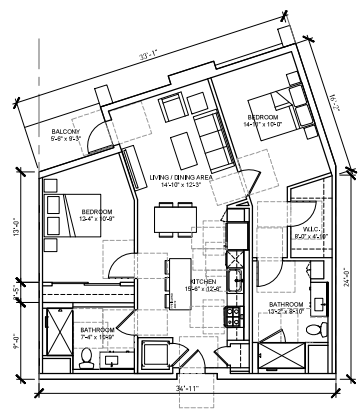
UNIT LW1 (9 UNITS @ 1028 SFI) | 4



UNIT C3 (4 UNITS @ 1296 SFI) | 3



UNIT C2 (24 UNITS @ 1137 SFI) | 2



UNIT C1 (40 UNITS @ 1151 SFI) | 1

NO.	REVISION
1	ISSUED FOR PERMITS
2	ISSUED FOR CONSTRUCTION
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VIEW LOOKING NORTHWEST ON SANTA ANITA AVE



VIEW LOOKING WEST FROM THE METRO LINE



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ALEXAN ARROYO
 3750 SANTA ANITA AVE, UNIT 100
 PROJECT NUMBER: 21001

NO.	REVISION	DATE
1	CONCEPTUAL EXTERIOR RENDERINGS	08/14/2024
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CONCEPTUAL EXTERIOR RENDERINGS
 A7.01



VIEW OF COURTYARD 1 AND POOL ROOM LOOKING NORTH



INTERIOR VIEW OF POOL ROOM

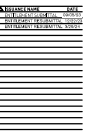


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ALEXAN ARROYO
300 S. SANTA ANITA AVE., SUITE 200
SANTA ANITA, CA 95076
PROJECT NUMBER: 21003



CONCEPTUAL
POOL ROOM
RENDERINGS

A7.02



PREVIOUSLY PROPOSED MASSING 09/05/2023 : 9AM WINTER SOLSTICE SHADE & SHADOW



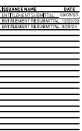
REVISED MASSING: 9AM WINTER SOLSTICE SHADE & SHADOW



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ALEXAN ARROYO
300 S SANTA ANITA AVE #104
PROJECT NUMBER: 21043



HEIGHT REDUCTION:
SHADE AND SHADOW
COMPARISON

A7.14



Concept Narrative

The project aims to celebrate the local ecosystems, namely drawing inspiration from the arroyos that flow throughout the watersheds across southern California. The anatomy of a winding riverbed is the conceptual basis for how spaces are activated.

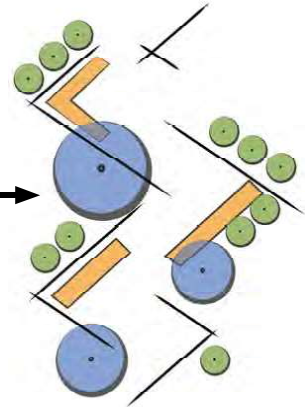
Much like how the everchanging current of a river carves out shapes in the riparian landscape, various programmatic areas form. Passive seating areas, gathering nodes, and a unifying thread of circulation offer people a pleasant path of connection from one destination to another. Green buffers of tree canopy and plant foliage wrap spaces for respite and quiet nooks.

Beautiful views out to the San Gabriel Mountains will offer a picturesque backdrop to the daily activities for residents as they exercise or lounge with friends.

Abstracted Natural Forms



Design Interpretation





Ground Level

- The Trailhead**
 - Site Identity and Wayfinding
 - Leasing and Entry Experience
 - Iconic Stair
 - Community Art Program
 - Enhanced Paving
 - Lighting Elements
- The River's edge**
 - Street Trees
 - Signage and Wayfinding
 - Bike Parking and Stations
- The Dry Creek (Fire Lane)**
 - Trees and Vertical Plantings
 - Integrated Walking Loop and Fitness
 - Enhanced Paving and Informal Seating
- Community Woodland**
 - Specimen Oaks
 - Street Trees
 - Signage and Wayfinding
 - Bike Parking and Stations
 - Outdoor Coworking
 - Outdoor Fitness
- The Point (Resident Park)**
 - Private: Fenced & Gated
 - Dog Relief Area
 - Resident Strolling Garden
 - Screen Planting

4th Level (Podium)

- The Springs (Active)**
 - Pool and Spa
 - Chaise Lounges + Variety of Seating
 - Fire Pits and Lounge Furniture
 - Outdoor Kitchen and Dining
 - Entertainment Walls
 - Gaming Tables
- The Meadow (Passive)**
 - Flexible Turf Panel for Yoga, Sunbathing, and Movie Nights
 - Specimen Trees
 - Moveable Seating
 - Fire Pits and Lounge Furniture
 - Outdoor Kitchen and Dining
- The Grove**
 - Water Feature
 - Shade Tree Grove
 - Fireplace / Feature Wall
 - Quiet Lounge
 - Unique Lighting

6th & 7th Level (Roof Decks)

- The Overlooks**
 - Fire Pits and Lounge Furniture
 - Outdoor Dining and Gathering
 - Visual Connections to Below

N. SANTA ANITA AVE.



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ALEXAN ARROYO
300 S. MAIN ST. #1000
LONG BEACH, CA 90802
PROJECT NUMBER: 11-101

NO.	DATE	DESCRIPTION
1	03/29/24	CONCEPT DIAGRAM

CONCEPT DIAGRAM
L0.02

The Trailhead

- Site Identity and Wayfinding
- Leasing and Entry Experience
- Iconic Stair
- Community Art Program
- Enhanced Paving
- Lighting Elements



The River's edge

- Street Trees
- Signage and Wayfinding
- Bike Parking and Stations



The Dry Creek (Fire Lane)

- Trees and Vertical Plantings
- Integrated Walking Loop and Fitness
- Enhanced Paving and Informal Seating



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 PROJECT NUMBER: 11461



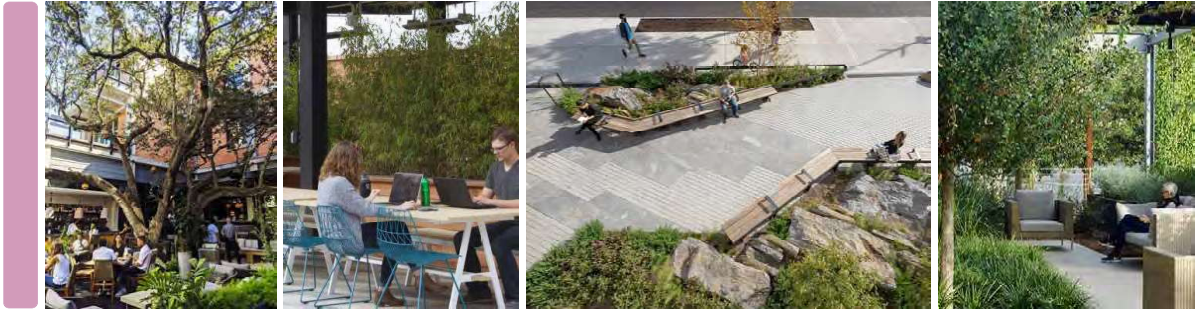
CONCEPT
 IMAGERY

L0.03

ENTITLEMENT SUBMITTAL: 03/29/24

Community Woodland

- Specimen Oaks
- Street Trees
- Signage and Wayfinding
- Bike Parking and Stations
- Outdoor Coworking
- Outdoor Fitness



The Point (Resident Park)

- Private: Fenced & Gated
- Dog Relief Area
- Resident Strolling Garden
- Screen Planting



The Overlooks

- Fire Pits and Lounge Furniture
- Outdoor Dining and Gathering
- Visual Connections to Below



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ALEXAN ARROYO
 300 S. MAIN ST. SUITE 100
 LONG BEACH, CA 90802
 PROJECT NUMBER: 1461



CONCEPT
 IMAGERY
L0.04

ENTITLEMENT SUBMITTAL: 03/29/24

The Springs (Active)

- Pool and Spa
- Chaise Lounges + Variety of Seating
- Fire Pits and Lounge Furniture
- Outdoor Kitchen and Dining
- Entertainment Walls
- Gaming Tables



The Meadow (Passive)

- Flexible Turf Panel for Yoga, Sunbathing, and Movie Nights
- Specimen Trees
- Moveable Seating
- Fire Pits and Lounge Furniture
- Outdoor Kitchen and Dining



The Grove

- Water Feature
- Shade Tree Grove
- Fireplace / Feature Wall
- Quiet Lounge
- Unique Lighting



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ALEXAN ARROYO
 300 S. MAIN ST. #1000
 LONG BEACH, CA 90802
 PROJECT NUMBER: L1001

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CONCEPT IMAGERY
L0.05

ENTITLEMENT SUBMITTAL: 03/29/24



Materials Concept

Southern California foothills and watersheds are largely defined by warm sedimentary layers and textures, with large boulders lining the canyon of the arroyos. Warm hues of browns and yellows come through the hardscape, and wood materials soften seating and shade elements.

Similar to how the riverbed is a wash of varying sizes of sediment, textures arise through varying sizes of boulders, gravel, and exposed aggregate. Staggered vertical heights and organically placed elements start to soften edges and loosen circulation paths.



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ALEXAN ARROYO
300 S. MAIN ST. SUITE 100
LONG BEACH, CA 90802
PROJECT NUMBER: L0.01

DATE	DESCRIPTION
03/29/24	CONCEPT IMAGERY

CONCEPT IMAGERY

L0.06

ENTITLEMENT SUBMITTAL: 03/29/24



Legend

- ① **The Trailhead**
 - Site Identity and Wayfinding
 - Leasing and Entry Experience
 - Iconic Stair
 - Community Art Program
 - Enhanced Paving
 - Lighting Elements
- ② **The River's edge**
 - Street Trees
 - Signage and Wayfinding
 - Bike Parking and Stations
- ③ **The Dry Creek (Fire Lane)**
 - Trees and Vertical Plantings
 - Integrated Walking Loop and Fitness
 - Enhanced Paving and Informal Seating
- ④ **Community Woodland**
 - Specimen Oaks
 - Street Trees
 - Signage and Wayfinding
 - Bike Parking and Stations
 - Outdoor Coworking
 - Outdoor Fitness
- ⑤ **The Point (Dog Park)**
 - Private: Fenced & Gated
 - Treated, Synthetic Turf
 - Owner Lounge and Pet Spa
 - Resident Strolling Garden
 - Screen Planting
- 4th Level (Podium)**
- ⑥ **The Springs (Active)**
 - Pool and Spa
 - Chaise Lounges + Variety of Seating
 - Fire Pits and Lounge Furniture
 - Outdoor Kitchen and Dining
 - Entertainment Walls
 - Gaming Tables
- ⑦ **The Meadow (Passive)**
 - Flexible Turf Panel for Yoga, Sunbathing, and Movie Nights
 - Specimen Trees
 - Moveable Seating
 - Fire Pits and Lounge Furniture
 - Outdoor Kitchen and Dining
- ⑧ **The Grove**
 - Water Feature
 - Shade Tree Grove
 - Fireplace / Feature Wall
 - Quiet Lounge
 - Unique Lighting
- 6th & 7th Level (Roof Decks)**
- ⑨ **The Overlooks**
 - Fire Pits and Lounge Furniture
 - Outdoor Dining and Gathering
 - Community Gardens
 - Visual Connections to Below



ENTITLEMENT SUBMITTAL: 03/29/24



ALEXAN ARROYO
 3015 SANTA ANITA AVE., SUITE 100
 LONG BEACH, CA 90802
 PROJECT NUMBER: 24-01

NO.	DATE	DESCRIPTION
1	03/29/24	ENTITLEMENT SUBMITTAL

OVERALL SITE PLAN
L1.00



Legend

- ① Dog Park
- ② Fire Lane
- ③ Shade Trees with Seating
- ④ Private Fence and Gate
- ⑤ Bike Parking
- ⑥ Outdoor Fitness



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ALEXAN ARROYO
 300 S. MAIN ST. SUITE 100
 LONG BEACH, CA 90802
 PROJECT NUMBER: L1.01

NO.	DATE	DESCRIPTION
1	03/29/24	ENTITLEMENT SUBMITTAL

OVERALL SITE PLAN - GROUND LEVEL

L1.01



Legend

- ① Wood Deck with Fire Pit
- ② Flexible Turf Panel
- ③ Lounge Furniture
- ④ Outdoor Cooking & Dining
- ⑤ Shade Structure with Seating
- ⑥ Water Feature
- ⑦ Fire Pit
- ⑧ Pool Cabana
- ⑨ Pool
- ⑩ Spa

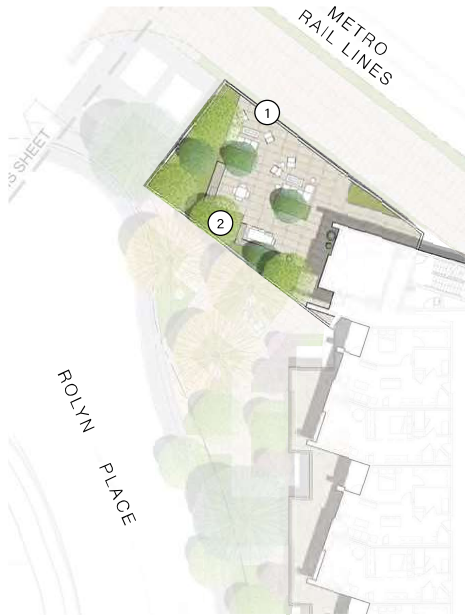


ALEXAN ARROYO
 300 S. MAIN ST. SUITE 100
 LONG BEACH, CA 90802
 PROJECT NUMBER: L1.02

NO.	DATE	DESCRIPTION
1	03/29/24	ENTITLEMENT SUBMITTAL



ENLARGED PLAN -
 PODIUM
L1.02



Legend

- ① Lounge Furniture & Fire Pit
- ② Outdoor Cooking & Dining

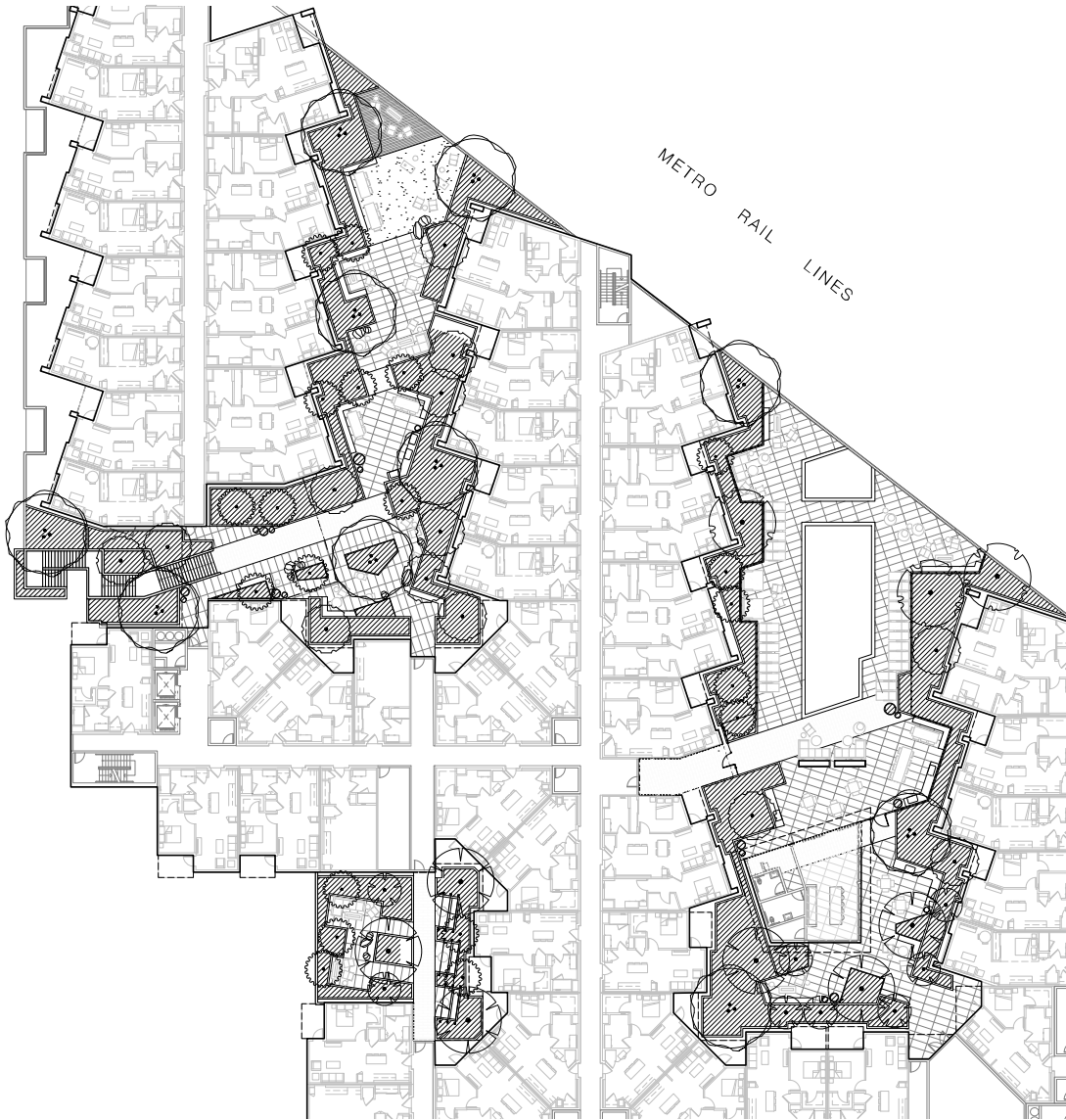


ALEXAN ARROYO
 2025 SOUTH AVENUE, SUITE 100
 LONG BEACH, CA 90802
 PROJECT NUMBER: L1.01

NO.	REVISION	DATE
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ENTITLEMENT SUBMITTAL: 03/29/24

**ENLARGED PLAN -
 ROOF DECKS**
L1.03



Legend

PLANTING LEGEND: Trees

SYMBOL	NAME	WATER REQ.	SIZE	QTY
⊙	EXISTING TREE TO REMAIN	-	-	2
⊙	ARBUSUS UNEDO STRAWBERRY TREE	LOW	4" BOX	6
⊙	STREET TREE PER CITY'S FINAL APPROVAL CERCIS OCCIDENTALIS FOREST PANSY* FOREST PANSY WESTERN REDBUD	LOW	24" BOX	15
⊙	CERCIS OCCIDENTALIS FOREST PANSY* FOREST PANSY WESTERN REDBUD	LOW	24" BOX	49
⊙	CHILIPSE LINEARIS BURROCKEY BURGUNDY DESERT WILLOW	LOW	24" BOX	19
⊙	CHITALPA X TASHKENTENSIS CHITALPA	LOW	24" BOX	5
⊙	COFFRUS COSSYDIA ROYAL PURPLE ROYAL PURPLE SMOKETREE	LOW	24" BOX	8
⊙	GELEERA PARVIFLORA AUSTRALIAN WILLOW	MED	4" BOX	3
⊙	LONICOSTEMON CONFORTUS BREESNAE BOX	MED	24" BOX	13
⊙	PLATANUS X ACERIFOLIA BLOODGOOD BLOODGOOD PLANE TREE	MED	4" BOX 3" BOX	5 22
⊙	QUERCUS GRANIFLORA COAST LIVE OAK	LOW	4" BOX	7

PLANTING LEGEND: Shrubs & Groundcover

SYMBOL	NAME	WATER REQ.	SIZE	QTY
⊙	ABUTILON PALMERI PALMER'S FRENCH WILLOW	LOW	50% 15 GAL @ 4" OC	6,457 SF
⊙	ADONIS TERRESTRIS WILLOW WATTLE	LOW	35% 5 GAL	
⊙	ACHILLEA MILEDESIUM PARIETALIS PARIETAL YARROW	LOW	3" OC	
⊙	ACONITUM SMARTNOPE BLACK ROSE ACONIUM	LOW	1 1/2" GAL @ 1" OC	
⊙	AGAVE 'BLUE GLON' BLUE GLOW AGAVE	LOW		
⊙	AGAVE 'CAVATIA' WHALES TONGUE AGAVE	LOW		
⊙	ANITOLA OUA GRASSES BLUE GRASS	LOW		
⊙	ERIGONUM GRANITUM CALYCEPHALUS HARTWEGII	LOW		
⊙	ERIGONUM GRANITUM ST. JOHN'S WORT	LOW		
⊙	ERIGONUM GRANITUM HARTWEG'S GROUNDSPURGE	LOW		
⊙	ERIGONUM GRANITUM BRUCE ROBINSON BUCHHEIM	LOW		
⊙	ERIGONUM GRANITUM COFFEEBERRY	LOW		
⊙	GAURA LINDHEIMERI SANDY PINNACLES BLOSSOM	MED		
⊙	HETEROMELES ARBUTIFOLIA TUDOR	LOW		
⊙	HEUCHERA MAXIMA ISLAND ALUM ROOT	MED		
⊙	LEUCOMEDUSAE CANYON PRINCE	LOW		
⊙	CANYON PRINCE WILD RYE	LOW		
⊙	MAHLENBERGIA CABELLAE REGAL MIST™ PINK MIST™	LOW		
⊙	MAHLENBERGIA DUBIA PIKE MIST™	LOW		
⊙	MAHLENBERGIA ROSEA DEER GRASS	MED		
⊙	NEPHROSPERMUM SWORD FERN	MED		
⊙	PHLOMIS FRUTICOSA SUNSHINE GRASS	LOW		
⊙	SALVIA CHAMAEORHYNDIS GETAWAY SHAG	LOW		
⊙	SILBER-FALTMANN'S ALTIUM MOOR GRASS	MED		
⊙	WIRREBIA ELIZABETHAE CROCODILE AND VERBENA	LOW		
⊙	WOODWORTHIA GRANT CHERRY FERN	MED		

*WATER REQUIREMENT PLANT FACTORS BASED ON WUCOLS DATABASE AND CAN BE FOUND ONLINE AT: <http://www.education.wucols.edu>



ALEXAN ARROYO
3015 SOUTH WILSON AVE.
LONG BEACH, CA 90802
PROJECT NUMBER: L2.02

ENTITLEMENT SUBMITTAL: 03/29/24

ENLARGED PLAN -
PODIUM -
PLANTING
L2.02



Legend

PLANTING LEGEND: Trees				
SYMBOL	NAME	WATER REQ.	SIZE	QTY
(circle with dot)	EXISTING TREE TO REMAIN	-	-	2
(circle with cross)	ARJUNUS UNEDO STRAWBERRY TREE	LOW	48" BOX	6
(circle with horizontal lines)	STREET TREE PER CITY'S FINAL APPROVAL CERISE OCCIDENTALIS FOREST PANSY" FOREST PANSY WESTERN REDBUD	LOW	24" BOX	15
(circle with vertical lines)	CERISE OCCIDENTALIS FOREST PANSY" FOREST PANSY WESTERN REDBUD	LOW	24" BOX	49
(circle with diagonal lines)	CHILIPSE LINEARIS BURBONDI BURGUNDY DESERT WILLOW	LOW	36" BOX	19
(circle with dots)	CHITALPA X TASHKENTENSIS CHITALPA	LOW	24" BOX	5
(circle with horizontal lines)	COFFRUS COSSYDIA ROYAL PURPLE ROYAL PURPLE SMOKE TREE	LOW	24" BOX	8
(circle with vertical lines)	GELEERA PAPYRIFOLIA AUSTRALIAN WILLOW	MED	48" BOX	3
(circle with diagonal lines)	LOPHOSTEMON CONFERTUS BRESNAE BOX	MED	24" BOX	13
(circle with dots)	PLATANUS X ACERIFOLIA BLOODGOOD BLOODGOOD PLANE TREE	MED	48" BOX 36" BOX	5 22
(circle with horizontal lines)	QUERCUS AGROFOIA COAST LIVE OAK	LOW	48" BOX	7


PLANTING LEGEND: Shrubs & Groundcover				
SYMBOL	NAME	WATER REQ.	SIZE	QTY
(hatched)	ABUTILON PALMERI PALMER'S FRENCH WILLOW	LOW	50% 15 GAL @ 48" OC	913 SF
(hatched)	ACACIA TETRAPHILA WILLOW WATTLE	LOW	39% 9 GAL @ 30" OC	
(hatched)	ACHILLEA MILEFOLIUM PAMPIDIA PAPRIKA YARROW	LOW	1% 1 GAL @ 18" OC	
(hatched)	ACONITUM ZWARTKOP BLACK ROSE ACONITUM	LOW		
(hatched)	AGAVE 'BLUE GL'OW' BLUE GL'OW AGAVE	LOW		
(hatched)	AGAVE 'CAVATIFOLIA' WHALET'S TONGUE AGAVE	MLOW		
(hatched)	ANITHELOLA GRACILIS BLUE GRAMA	LOW		
(hatched)	CALYCEPHALUS HIRTWEGII HIRTWEG'S CELESTINE PRIMROSE	LOW		
(hatched)	ERIODONUM GRANITUM ST. JOHN'S WORT	MLOW		
(hatched)	ERIODONUM PARVIFOLIUM BRUCE ROBINSON BRUCE ROBINSON BUCHHEIM	MLOW		
(hatched)	FRAXINUS CALIFORNICA COFFEEBERRY	LOW		
(hatched)	GALIA LINDHEMERI 'SHERIDAN' SHERIDAN'S BLUE BLOSSOM	MED		
(hatched)	HETEROMELES ARBUTIFOLIA TIDYON	LOW		
(hatched)	HEUCHERA MAXIMA BLAND ALUM ROOT	MED		
(hatched)	LENTICULARIA CANYON PRINCE CANYON PRINCE WILD RYE	LOW		
(hatched)	MALLENBERGIA CAPILLARES REGAL MIST PRINCE MALLY	LOW		
(hatched)	MALLENBERGIA DUBIA PIKE MALLY	LOW		
(hatched)	MALLENBERGIA ROSEUS DEER GRASS	MED		
(hatched)	NEOPHYTAS CORIFOLIA SWORD FERN	MED		
(hatched)	PHLOMIS FRUTICOSA SERRULEN GRASS	LOW		
(hatched)	SALVIA CHAMAEORICIDES COTONMEER SHOE	LOW		
(hatched)	SELEBRALUTUMNAS AUTUMN MOOR GRASS	MED		
(hatched)	VIFFRINA ELIZABETHAE CEDRIC'S AND VERISSIA	LOW		
(hatched)	WOODWORTHIA FIMBRATA GRANT OMBRE FERN	MED		

*WATER REQUIREMENT PLANT FACTORS BASED ON WUCOLS DATABASE AND CAN BE FOUND ONLINE AT: <http://ucanr.edu/databases/wucols/>






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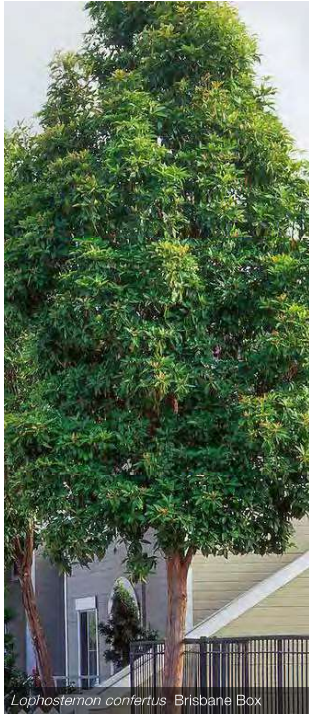
ALEXAN ARROYO
300 S. MAIN ST. #1000
LONG BEACH, CA 90802
PROJECT NUMBER: 24-01



ENLARGED PLAN -
ROOF DECKS -
PLANTING
L2.03



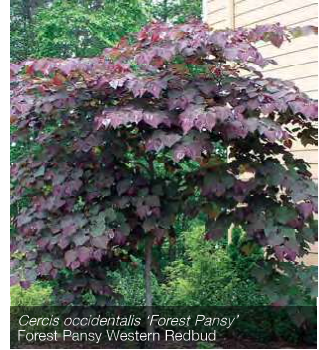
Geijera parvifolia Australian Willow



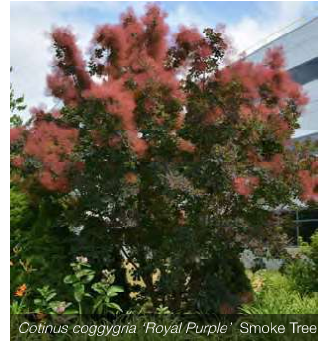
Lophostemon confertus Brisbane Box



Arbutus unedo Strawberry Tree



Cercis occidentalis 'Forest Pansy'
Forest Pansy Western Redbud



Cotinus coggygria 'Royal Purple' Smoke Tree



Sesleria autumnalis Autumn Moor Grass



Heuchera maxima Island Alum Root



Aeonium 'Zwartkop' Black Rose Aeonium



Woodwardia limbiata Giant Chain Fern



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ALEXAN ARROYO
300 S. MAIN ST. SUITE 100
LONG BEACH, CA 90802
PROJECT NUMBER: L-1421

NO.	DESCRIPTION	DATE
1	REVISION	03/29/24
2	REVISION	03/29/24
3	REVISION	03/29/24
4	REVISION	03/29/24
5	REVISION	03/29/24
6	REVISION	03/29/24
7	REVISION	03/29/24
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49	REVISION	03/29/24
50	REVISION	03/29/24

PLANTING
IMAGERY
L2.05

ENTITLEMENT SUBMITTAL: 03/29/24



Legend

PLANTING LEGEND: Trees				
SYMBOL	NAME	WATER REQ.	SIZE	QTY
(circle with dot)	EXISTING TREE TO REMAIN	-	-	2
(circle with cross)	ABUTILUS UNEDO STRAWBERRY TREE	LOW	4" BOX	6
(circle with horizontal lines)	STREET TREE PER CITY'S FINAL APPROVAL: CERCIS OCCIDENTALIS FOREST PANSY* FOREST PANSY WESTERN REDBUD	LOW	24" BOX	15
(circle with vertical lines)	CERCIS OCCIDENTALIS FOREST PANSY* FOREST PANSY WESTERN REDBUD	LOW	24" BOX	49
(circle with diagonal lines)	CHLOPSIS LINEARIS BURGINOY* BURGINOY DESERT WILLOW	LOW	48" BOX	19
(circle with dots)	CHITALPA X TASHKENTENSIS CHITALPA	LOW	24" BOX	5
(circle with stars)	COTINUS COSSYDRIA ROYAL PURPLE ROYAL PURPLE SMOKETREE	LOW	24" BOX	8
(circle with horizontal lines)	GEUERA PARVIFOLIA AUSTRALIAN WILLOW	MED	48" BOX	3
(circle with vertical lines)	LOPHOSTEMON CONFERTUS BRISBANE BOX	MED	24" BOX	13
(circle with dots)	PLATANUS X ACERFOLIA 'BLOODGOOD' BLOODGOOD PLANE TREE	MED	48" BOX	5
(circle with cross)	QUERCUS AGRIFFOLIA COAST LIVE OAK	LOW	48" BOX	7

PLANTING LEGEND: Shrubs & Groundcover				
SYMBOL	NAME	WATER REQ.	SIZE	QTY
(hatched)	ABUTILON PALMERI PALMER'S INDIAN MALLOW	LOW	50% 15 GAL @ 48" OC	24,469 SF
(hatched)	ADONIS TERNIFLORA WILLOW WATTLE	LOW	30% 5 GAL @ 30" OC	
(hatched)	ADONIS VILLOSA PAPRIKA YARROW	LOW	30% 5 GAL @ 30" OC	
(hatched)	ADONIS ZWARTKOP BLACK ROSE AGAVE	LOW	10% 1 GAL @ 18" OC	
(hatched)	AGAVE 'BLUE SLOW' BLUE SLOW AGAVE	LOW		
(hatched)	AGAVE 'TONGUE AGAVE' WHALE'S TONGUE AGAVE	LOW		
(hatched)	'WITTE ROSE' ROSE BLUE GRAMA	LOW		
(hatched)	CALYPTROPIS 'WITTE ROSE' WITTE ROSE BRUCE PRINCE	LOW		
(hatched)	ERODIUM OIGANTEM ST. CATHERINE'S LAKE BUCKWHEAT	LOW		
(hatched)	ERODIUM PASCUALIUM BRUCE DICKINSON BRUCE DICKINSON BUCKWHEAT	LOW		
(hatched)	FRAXINUS CALIFORNICA COFFEEBERRY	LOW		
(hatched)	GAURA LINDEMERI 'SISKIYOU PINK' SISKIYOU PINK BEE BLOSSOM	MED		
(hatched)	HETEROMELES ARBUTIFOLIA TIDYON	LOW		
(hatched)	HEUCHERA MAXIMA ISLAND ALUM ROOT	MED		
(hatched)	LEPTOS CONDENSATA 'CANYON PRINCE' CANYON PRINCE WILD RYE	LOW		
(hatched)	MAHLENBERGIA CAPILLARIS 'REGAL MIST' PINK MAHLY	LOW		
(hatched)	MAHLENBERGIA DUBIA PINE MAHLY	LOW		
(hatched)	MAHLENBERGIA RIGENS DEER GRASS	MED		
(hatched)	NEPHROLEPS CORDIFOLIA SWORD FERN	MED		
(hatched)	PHILONG FROSTICOSA GERMANIAN SAGE	LOW		
(hatched)	SALVIA CHAMAEDRYOIDES GERMANIAN SAGE	LOW		
(hatched)	SESLERIA ALTIPLANALIS AUTUMN MOOR GRASS	MED		
(hatched)	'VERBENA LINDLEYI 'LINDLEY' CEDROS ISLAND VERBENA	LOW		
(hatched)	WOODWARDIA FIMBRICATA GIANT CHAIN FERN	MED		

*WATER REQUIREMENT PLANT FACTOR IS BASED ON WUCOLS DATABASE AND CAN BE FOUND ONLINE AT: <http://ucanr.edu/sites/WUCOLS/>



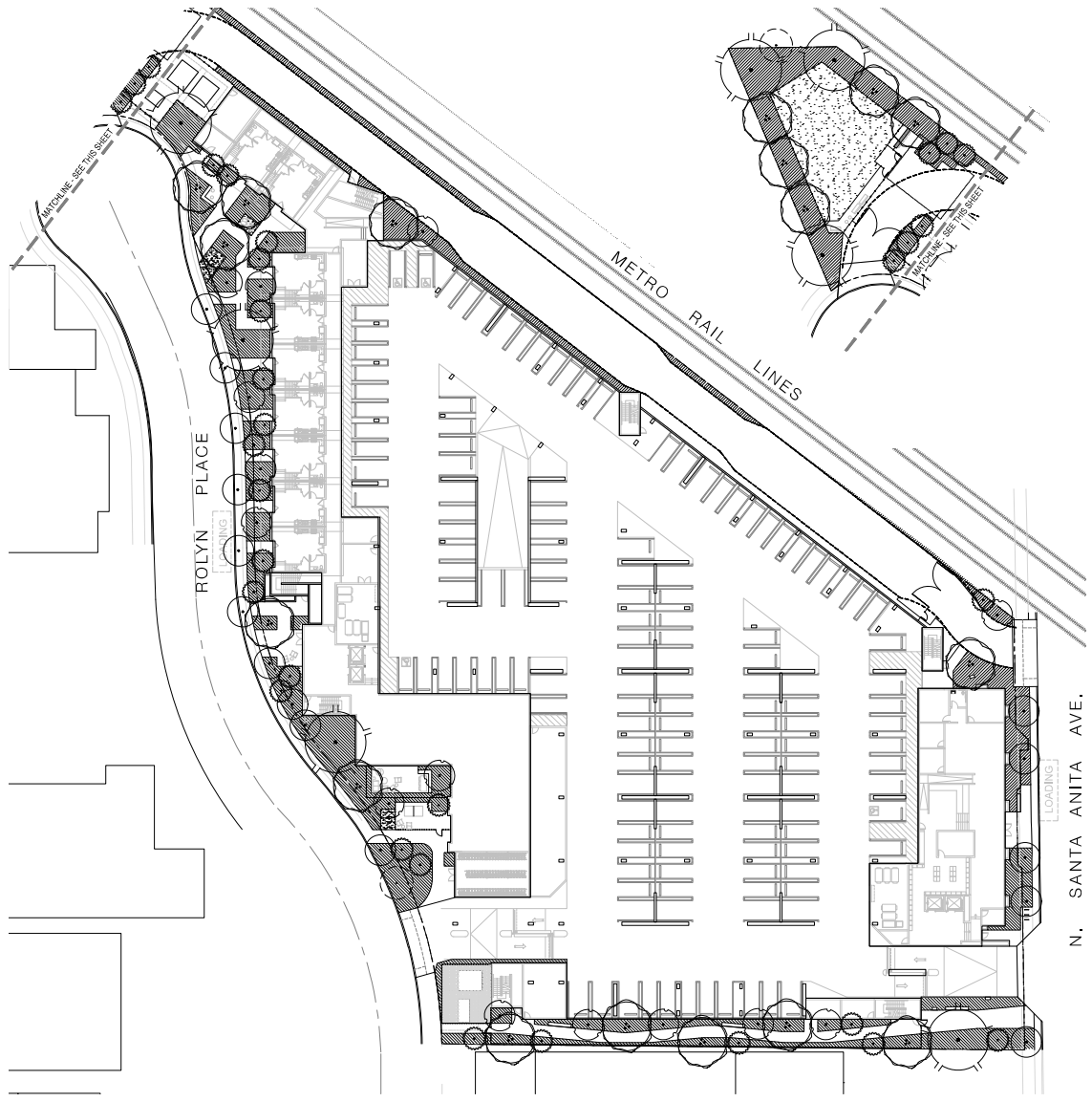
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Long Beach, CA 90802
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APPROVED

TCR
TRAMMELL CROW RESIDENTIAL
SYMBOLETT NUMBER: 1248

ALEXAN ARROYO
50% SCHAFFNER AVE.
LONG BEACH, CA 90802
PROJ. E.C. NUMBER: 12481

OVERALL SITE PLAN - PLANTING
L2.00



Legend

PLANTING LEGEND: Trees				
SYMBOL	NAME	WATER REQ.	SIZE	QTY
(circle with dot)	EXISTING TREE TO REMAIN	-	-	2
(circle with cross)	ABUTILUS UNEDO STRAWBERRY TREE	LOW	4" BOX	6
(circle with star)	STREET TREE PER CITY'S FINAL APPROVAL: CERCIS OCCIDENTALIS FOREST PANSY* FOREST PANSY WESTERN REDBUD	LOW	24" BOX	15
(circle with horizontal lines)	CERCIS OCCIDENTALIS FOREST PANSY* FOREST PANSY WESTERN REDBUD	LOW	24" BOX	49
(circle with vertical lines)	CHILOPSIS LINEARIS BURBONDI* BURBONDI DESERT WILLOW	LOW	48" BOX	19
(circle with diagonal lines)	CHITALPA X TARKENTENSIS CHITALPA	LOW	24" BOX	5
(circle with dots in a circle)	COTINUS COSSYPIGRA ROYAL PURPLE ROYAL PURPLE SMOKETREE	LOW	24" BOX	8
(circle with horizontal lines in a circle)	GEUERA PARVIFOLIA AUSTRALIAN WILLOW	MED	48" BOX	3
(circle with vertical lines in a circle)	LOPHOSTEMON CONFERTUS BRISBANE BOX	MED	24" BOX	13
(circle with diagonal lines in a circle)	PLATANUS X ACERFOLIA 'BLOODGOOD' BLOODGOOD PLANE TREE	MED	48" BOX	5
(circle with dots in a square)	QUERCUS AEMULIFOLIA COAST LIVE OAK	LOW	48" BOX	7

PLANTING LEGEND: Shrubs & Groundcover				
SYMBOL	NAME	WATER REQ.	SIZE	QTY
(circle with horizontal lines)	ABUTILON PALMERI PALMER'S INDIAN MALLOW	LOW	50% 15 GAL @ 48" OC	10,988 SF
(circle with vertical lines)	ADONIS TERNIFLORA WILLOW WATTLE	LOW	30% 5 GAL 30" OC	
(circle with diagonal lines)	ADONIS VILLERISOLIA PAPRIKA PAPRIKA YARROW	LOW	10% 1 GAL @ 18" OC	
(circle with dots)	ADONIS 'ZINNYTOP' BLACK ROSE AGAVE	LOW		
(circle with horizontal lines)	AGAVE 'BLUE SLOW' BLUE SLOW AGAVE	LOW		
(circle with vertical lines)	AGAVE 'OWATFOCA' WHALE'S TONGUE AGAVE	LOW		
(circle with diagonal lines)	'KATIE FOUR CORNERS' BLUE GRAMA	LOW		
(circle with dots)	CALYPTROPUS 'HEAVEN'S' HEAVEN'S EVENING PRIMROSE	LOW		
(circle with horizontal lines)	ERODIUM OIGANTEUM ST. CATHERINE'S LAKE BUCKWHEAT	LOW		
(circle with vertical lines)	ERODIUM FASCICULUM BRUCE DICKINSON BRUCE DICKINSON BUCKWHEAT	LOW		
(circle with diagonal lines)	FRAXINUS CALIFORNICA COFFEEBERRY	LOW		
(circle with dots)	GAURA LINDEMAYER 'SISKIYOU PINK' SISKIYOU PINK BEE BLOSSOM	MED		
(circle with horizontal lines)	HETEROMELES ARBUTIFOLIA TIDYON	LOW		
(circle with vertical lines)	TRICHOCERA MAXIMA ISLAND ALUM ROOT	MED		
(circle with diagonal lines)	LEPTOS CONDENSATUS 'CANYON PRINCE' CANYON PRINCE WILD RYE	LOW		
(circle with dots)	MULLEBERGIA CAPILLARIS 'REGAL MIST' PINK MIST	LOW		
(circle with horizontal lines)	MULLEBERGIA DUBIA PINE MIST	LOW		
(circle with vertical lines)	MULLEBERGIA RIGENS DEER GRASS	MED		
(circle with diagonal lines)	NEPHROLEPS CORDIFOLIA SWORD FERN	MED		
(circle with dots)	PHALONG FRUTICOSA GERMANIAN SAGE	LOW		
(circle with horizontal lines)	SALVIA CHAMAEORYOIDES GERMANIAN SAGE	LOW		
(circle with vertical lines)	SESLERIA AUTUMNALIS AUTUMN MOOR GRASS	MED		
(circle with diagonal lines)	VERBENA LINDLEYI 'LILY MIST' LILY MIST VERBENA	LOW		
(circle with dots)	WOODWARDIA FIMBRICATA GIANT CHAIN FERN	MED		

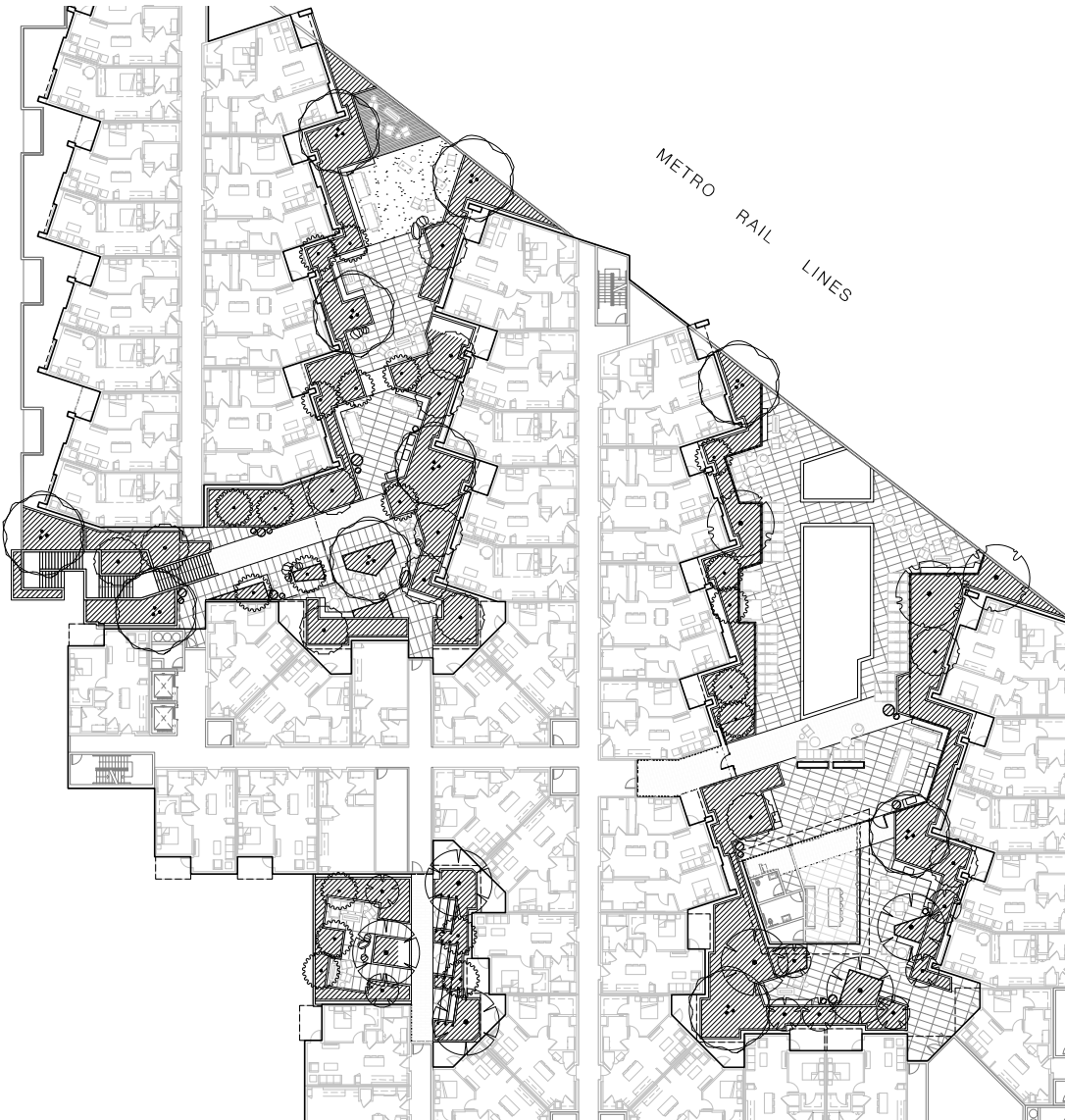
*WATER REQUIREMENT PLANT FACTOR IS BASED ON WUCOLS DATABASE AND CAN BE FOUND ONLINE AT: <http://ucanr.edu/ucsf/wucols/>



ALEXAN ARROYO
300 S. SANTA ANITA AVE.
SANTA ANITA, CA 95070
PROJECT NUMBER: 21047

OVERALL SITE PLAN -
GROUND LEVEL -
PLANTING
L2.01





Legend

PLANTING LEGEND: Trees

SYMBOL	NAME	WATER REQ.	SIZE	QTY
(Symbol: Circle with dot)	EXISTING TREE TO REMAIN	-	-	2
(Symbol: Circle with cross)	ARBUTUS UNEDO STRAWBERRY TREE	LOW	4" BOX	6
(Symbol: Circle with horizontal lines)	STREET TREE PER CITY'S FINAL APPROVAL CERCIS OCCIDENTALIS FOREST PANSY FOREST PANSY WESTERN REDBUD	LOW	24" BOX	15
(Symbol: Circle with vertical lines)	CERCIS OCCIDENTALIS FOREST PANSY FOREST PANSY WESTERN REDBUD	LOW	24" BOX	49
(Symbol: Circle with diagonal lines)	CHILOPSIS LINEARIS BURGUNDY BURGUNDY DESERT WILLOW	LOW	4" BOX	19
(Symbol: Circle with dots)	CHITALPA X TASHKENTENSIS CHITALPA	LOW	24" BOX	5
(Symbol: Circle with horizontal lines)	COTINUS COSSYDRA ROYAL PURPLE ROYAL PURPLE SMOKETREE	LOW	24" BOX	8
(Symbol: Circle with vertical lines)	GEUERA PARVIFOLIA AUSTRALIAN WILLOW	MED	4" BOX	3
(Symbol: Circle with diagonal lines)	LOPHOSTEMON CONFERTUS BRISBANE BOX	MED	24" BOX	13
(Symbol: Circle with dots)	PLATANUS X ACERFOLIA 'BLOODGOOD' BLOODGOOD PLANE TREE	MED	4" BOX	5
(Symbol: Circle with cross)	QUERCUS AGROFOLIA COAST LIVE OAK	LOW	4" BOX	22
(Symbol: Circle with vertical lines)	QUERCUS AGROFOLIA COAST LIVE OAK	LOW	4" BOX	7

PLANTING LEGEND: Shrubs & Groundcover

SYMBOL	NAME	WATER REQ.	SIZE	QTY
(Symbol: Circle with dot)	ABUTILON PALMERI PALMER'S INDIAN MALLOW	LOW	50% 15 GAL @ 4" OC	8-857 SF
(Symbol: Circle with cross)	ADONIS TETRAPHYLLA WILLOW WATTLE	LOW	30% 5 GAL @ 3" OC	
(Symbol: Circle with horizontal lines)	ADONIS X VILLOSA/LILIA PAPRIKA PAPRIKA YARROW	LOW	30% 5 GAL @ 3" OC	
(Symbol: Circle with vertical lines)	ADONIS 'ZINNYTOP' BLACK ROSE AGAVE	LOW	10% 1 GAL @ 18" OC	
(Symbol: Circle with diagonal lines)	ADONIS 'BLUE GLOW' BLUE GLOW AGAVE	LOW		
(Symbol: Circle with dots)	ADONIS 'OWATIFOLIA' WHALE'S TONGUE AGAVE	LOW		
(Symbol: Circle with cross)	'BOUTIQUE' CORNICE BLUE GRAMA	LOW		
(Symbol: Circle with horizontal lines)	CALYPTROPIS HARTWEGII HARTWEG'S BUNG PARROUSE	LOW		
(Symbol: Circle with vertical lines)	ERODIUM OIGANTEM ST. CATHERINE'S JACQ BUCKWHEAT	LOW		
(Symbol: Circle with diagonal lines)	ERODIUM PASCUALIUM BRUCE DICKINSON BRUCE DICKINSON BUCKWHEAT	LOW		
(Symbol: Circle with dots)	FRANCOISA CALIFORNICA COFFEEBERRY	LOW		
(Symbol: Circle with cross)	GAURA LINDEMEIER 'SISKIYOU PINK' SISKIYOU PINK BEE BLOSSOM	MED		
(Symbol: Circle with horizontal lines)	HETEROMELES ARBUTIFOLIA TIDYON	LOW		
(Symbol: Circle with vertical lines)	HEUCHERA MAXIMA ISLAND ALUM ROOT	MED		
(Symbol: Circle with diagonal lines)	LEPTOCODONIA 'CANYON PRINCE' CANYON PRINCE WILD RYE	LOW		
(Symbol: Circle with dots)	LEPTOCODONIA CAPILLARIS 'REGAL MIST' PINK MIST	LOW		
(Symbol: Circle with cross)	MAHLENBERGIA DUBIA PINE MIST	LOW		
(Symbol: Circle with horizontal lines)	MAHLENBERGIA RIGENS DEER GRASS	MED		
(Symbol: Circle with vertical lines)	NEPHROSPERIS CONIFOLIA SWORD FERN	MED		
(Symbol: Circle with diagonal lines)	PHILODENDRON FRUTICOSA BRUSHBLEN SAGE	LOW		
(Symbol: Circle with dots)	SALVIA CHAMAEDRYOIDES GERMANIAN SAGE	LOW		
(Symbol: Circle with cross)	SEISLERIA ALTIBARNALIS ALTIBARN MOOR GRASS	MED		
(Symbol: Circle with horizontal lines)	VERBENA LINDLEYI 'MILKMAK' CEDROSI ISLAND VERBENA	LOW		
(Symbol: Circle with vertical lines)	WOODWARDIA FABRICATA GIANT CHAIN FERN	MED		

*WATER REQUIREMENT PLANT FACTOR IS BASED ON WUCOLS DATABASE AND CAN BE FOUND ONLINE AT: <http://ucanr.edu/sites/WUCOLS/>



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TCR
TRAMMELL CROW RESIDENTIAL
SYMBOL NUMBER: 1-1001

ALEXAN ARROYO
50% CIVIL ENGINEER
PROJ. E.C. NUMBER: 1-1001

**ENLARGED PLAN -
PODIUM -
PLANTING
L2.02**



Legend

PLANTING LEGEND: Trees				
SYMBOL	NAME	WATER REQ.	SIZE	QTY
(circle with dot)	EXISTING TREE TO REMAIN	-	-	2
(circle with cross)	ABUTILUS UNEDO STRAWBERRY TREE	LOW	48" BOX	6
(circle with horizontal lines)	STREET TREE PER CITY'S FINAL APPROVAL: CERCIS OCCIDENTALIS FOREST PANSY' FOREST PANSY' WESTERN REDBUD	LOW	24" BOX	15
(circle with vertical lines)	CERCIS OCCIDENTALIS FOREST PANSY' FOREST PANSY' WESTERN REDBUD	LOW	24" BOX	49
(circle with diagonal lines)	CHILOPSIS LINEARIS BURGINOY' BURGINOY DESERT WILLOW	LOW	48" BOX	19
(circle with dots)	CHITALPA X TASHKENTENSIS CHITALPA	LOW	24" BOX	5
(circle with stars)	COTINUS COSSYGHRA ROYAL PURPLE ROYAL PURPLE SMOKETREE	LOW	24" BOX	8
(circle with horizontal lines)	GEUERA PARVIFOLIA AUSTRALIAN WILLOW	MED	48" BOX	3
(circle with vertical lines)	LOPHOSTEMON CONFERTUS BRISBANE BOX	MED	24" BOX	13
(circle with dots)	PLATANUS X ACERFOLIA 'BLOODGOOD' BLOODGOOD PLANE TREE	MED	48" BOX	5
(circle with cross)	QUERCUS AGRIFFOLIA COAST LIVE OAK	LOW	48" BOX	7

PLANTING LEGEND: Shrubs & Groundcover				
SYMBOL	NAME	WATER REQ.	SIZE	QTY
(hatched)	ABUTILON PALMERI PALMER'S INDIAN MALLOW	LOW	50% 15 GAL @ 48" OC	913 SF
(hatched)	ACACIA TERNSTROMII WILLOW WATTLE	LOW	30% 5 GAL 30" OC	
(hatched)	ADONIS VILLOSOBOLUS PAPRIKA PAPRIKA YARROW	LOW	15% 1 GAL @ 18" OC	
(hatched)	ADONIS 'ZINNYTOP' BLACK ROSE AGERIUM	LOW	15% 1 GAL @ 18" OC	
(hatched)	AGAVE 'BLUE GLOW' BLUE GLOW AGAVE	LOW		
(hatched)	AGAVE OVATIFOLIA WHALE'S TONGUE AGAVE	LOW		
(hatched)	'BUTTERFLY CORPUS' BLUE GRAMA	LOW		
(hatched)	CALYPTROPIS HARTWEGII HARTWEG'S EBENING PRORIDGE	LOW		
(hatched)	ERODONUM OIGANTEUM ST. CATHERINE'S LAKE BUCKWHEAT	LOW		
(hatched)	ERODONUM FASCICULATUM BRUCE DICKINSON BRUCE DICKINSON BUCKWHEAT	LOW		
(hatched)	FRANCOISA CALIFORNICA COFFEEBERRY	LOW		
(hatched)	GAURA LINDHEIMER 'SISKIYOU PINK' SISKIYOU PINK BEE BLOSSOM	MED		
(hatched)	HETEROMELES ARBUTIFOLIA TIDYON	LOW		
(hatched)	MELICHAERIA MAXIMA ISLAND ALUM ROOT	MED		
(hatched)	LEPTOSYRIS CONDENSATA 'CANYON PRINCE' CANYON PRINCE WILD RYE	LOW		
(hatched)	MAHLENBERGIA CAPILLARIS 'REGAL MIST' PINK MAHLY	LOW		
(hatched)	MAHLENBERGIA DUBIA PINE MAHLY	LOW		
(hatched)	MAHLENBERGIA RIGENS DEER GRASS	MED		
(hatched)	NEORIVULARIA CONDFOLIA SWORD FERN	MED		
(hatched)	PHALOMIS FRUTICOSA BRUSHELM SHAG	LOW		
(hatched)	SALVIA CHAMAEDRYOIDES GERMANIAN SHAG	LOW		
(hatched)	SESLERIA ALTIORNALIS AUTUMN MOOR GRASS	MED		
(hatched)	VERBENA LINDLEYI 'ICE LYMNIX' CEDROS ISLAND VERBENA	LOW		
(hatched)	WOODWARDIA FIBRIFERA GIANT CHAIN FERN	MED		

*WATER REQUIREMENT PLANT FACTOR IS BASED ON WUCOLS DATABASE AND CAN BE FOUND ONLINE AT: <http://ucanr.edu/ucsf/wucols/>



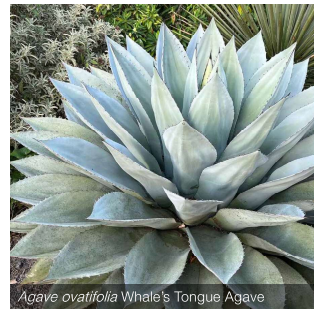
ENTITLEMENT SUBMITTAL: 03/29/24

studioneleven
2415 East Third Street
Long Beach, CA 90802
562.594.1920
studio11.com

TCR
TRAMMELL CROW RESIDENTIAL
SYMBOL NUMBER: 1-001
DATE: 03/29/24

ALEXAN ARROYO
50% CIVIL ENGINEER
PROJECT NUMBER: 1-001

ENLARGED PLAN - ROOF DECKS - PLANTING L2.03



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ALEXAN ARROYO
507 W. 5th Street, Suite 100
Long Beach, CA 90802
PH: 562.593.9200

NO.	DATE	DESCRIPTION
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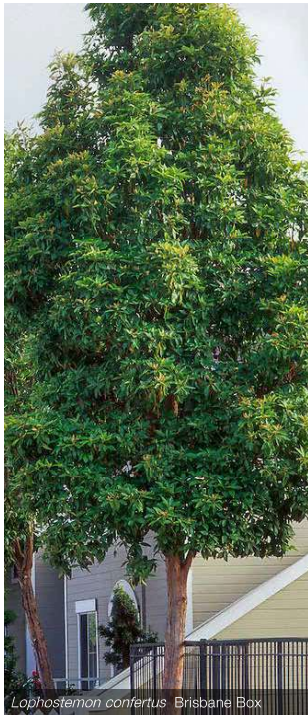
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ENTITLEMENT SUBMITTAL: 03/29/24



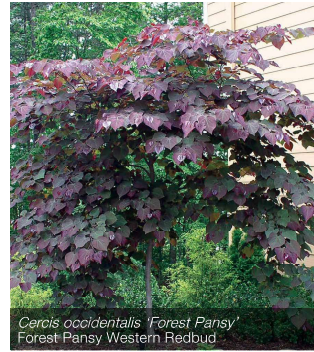
Geijera parvifolia Australian Willow



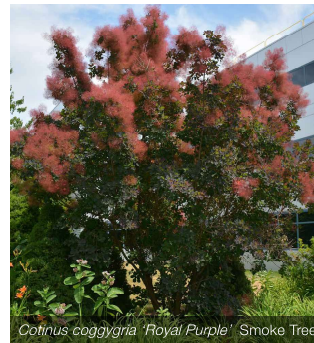
Lophostemon confertus Brisbane Box



Arbutus unedo Strawberry Tree



Cercis occidentalis 'Forest Pansy'
Forest Pansy Western Redbud



Cotinus coggygria 'Royal Purple' Smoke Tree



Sesleria autumnalis Autumn Moor Grass



Heuchera maxima Island Alum Root



Aeonium 'Zwartkop' Black Rose Aeonium



Woodwardia fimbriata Giant Chain Fern



Chilopsis linearis 'Burgundy' Desert Willow



Chitalpa x Tashkentensis Chitalpa



Acacia drepanoloba Willow Wattle



Verbena lilacina 'De La Mina'
Cedros Island Verbena



Leymus condensatus 'Canyon Prince'
Canyon Prince Wild Rye



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ALEXAN ARROYO
307 N. S. JAMES AVENUE, #104
LONG BEACH, CA 90802
PROJECT NUMBER: 24001



PLANTING
IMAGERY

L2.06

ENTITLEMENT SUBMITTAL: 03/29/24

Attachment No. 5

Parking Analysis, dated November 2024

MEMORANDUM

To: Lisa Flores, City of Arcadia
From: Lisa Valdez, Senior Transportation Planner
Amanda Meroux, EIT, Assistant Transportation Engineer
Subject: Alexan Arroyo Parking Analysis
Date: November 2024
cc: Kristin Starbird, Dudek Project Manager
Attachments A: Raw Parking Count Data
B: Parking Count Summary Tables
C: Photos- North side of St. Joseph Street (west of Santa Anita Avenue)

Dudek has prepared the following Parking analysis for the proposed Alexan Arroyo Residential project (proposed project or project) in the City of Arcadia (City). The project includes 359 multi-family units, of which nine are proposed as live/work units. The following analysis describes the City's Development Parking Code requirements with the State Density Bonus; estimates the project's potential parking demand based on the Institute of Transportation Engineers (ITE) parking demand rates; summarizes the results of an on-street parking demand survey conducted within the vicinity of the site; and provides recommendations to minimize potential impacts to off-site parking.

1 Project Description

The project consists of 359 apartment units and various resident amenities located within five stories to be located east of Rolyne Place and south of the Metro line railroad tracks. Figure 1, Project Vicinity Map, shows the project location. Nine live-work units are located on the ground floor of the west facing building street frontage. The residential units consist of 83 studios, 199 one-bedroom units, 68 two-bedroom units, and 9 live/work units. The proposed project would dedicate 35 units for affordable housing. Residential amenities would include a fitness gym and lounge area, courtyards, community rooms, a pool and spa deck, and bicycle parking. As part of the project, several existing commercial buildings and surface parking will be demolished. The project qualifies for the State Density Bonus program given its' provision of affordable housing and proximity to the Metro A Line. However, the project would provide more parking than required under the State Density Bonus Program, but not more than City code. The project site plan is shown in Figure 2a. Figure 2b presents the proposed floor plan for the live/work units. As shown in the figure, the residential square footage portion of the live/work unit equals approximately 82 percent of the total square footage, and the "work" component equals approximately 18 percent of the total square footage.

Access and Parking

Access to the site will be provided via two gated ingress/egress driveways: one on Santa Anita Avenue at the southeast corner of the site and another on Rolyn Place at the southwest corner of the site (see Figure 2). A loading zone is proposed on the east side of the site on Santa Anita Avenue. A fire lane will be provided along the northern edge of the site, with driveway access provided on Rolyn Place and Santa Anita Avenue.

The Project would include a three-level parking garage for residents and guests. Vehicle access to the parking garage would be provided from the driveways on Santa Anita Avenue and Rolyn Place. The Project would provide a total of 454 parking spaces, including standard, accessible standard, and accessible van spaces.

Primary pedestrian access to the Project building would be provided via two ground-level residential lobbies: one fronting Santa Anita Avenue and another fronting Rolyn Place. The live/work lofts would be directly accessible from street level, as well as from the building interior via a hallway connecting the ground-floor lobby accessible from Rolyn Place. Residential entry would also be provided from the parking garage via several stairways and two lobby elevator shafts.

Off-site improvements would be required within the sidewalk and roadway rights-of-way along Santa Anita Avenue and Rolyn Place. These improvements would include new sidewalks, modification and/or relocation of existing curb cuts, utility connections, and new/replacement street trees

2 Parking Requirements

This section presents the parking requirements with the State Density Bonus concessions applied to the project.

2.1 State Density Bonus Program and Assembly Bill 2345

The State Density Bonus Program (Government Code 65915) requires a city or county to provide a developer that proposes a housing development in the city or county with a density bonus and other incentives or concessions for the production of lower income housing units, or for the donation of land within the development, if the developer agrees to, among other things, construct a specified percentage of units for very low income, low-income, or moderate-income households or qualifying residents. Assembly Bill (AB) 2345, effective January 1, 2021, makes several changes to the Density Bonus Law. AB 2345 further relaxes parking standards applicable to density bonus projects. If a project provides at least 20 percent low income or 11 percent very low-income housing and is within half a mile of a major transit stop, a city may not impose a vehicle parking ratio, inclusive of parking for persons with a disability and guests, that exceeds 0.5 parking spaces per unit¹. In addition to the project’s proximity to the Arcadia Metro A Line Station, the project is dedicating 35 units (14 percent) for very low-income housing and therefore qualifies for the parking incentives under the State Density Bonus program.

2.2 Parking Spaces Required per Code

Table 1 presents the parking requirements by residential unit with the State Density Bonus applied.

Table 1. Required Parking Spaces by Use (With Density Bonus)

Use	Land Use	Size (Units/SF)	Metric (with Density Bonus)	Spaces Required	
Residential	Studio	83 DU	0.5 spaces per unit	42	
	1 bedroom apartment	199 DU	0.5 spaces per unit	100	
	2-bedroom apartment	68 DU	0.5 spaces per unit	34	
	Live Work	9 units		0.5 spaces per unit	5
		1,656 SF ¹		n/a	—
Total Units				359 DU	
Spaces Required				180 spaces	
Spaces Provided				454 spaces²	

Notes: SF = Square Feet

- For the live/work units, City code requires 1 space per unit and 1 space per 1,000 SF of nonresidential floor area. However, the nonresidential square footage is not included per the State Density Bonus.
- Guest parking requirements included in the parking rates above per the State Density Bonus.

As shown, the proposed project is required to provide 180 parking spaces with the State Density Bonus SB 1818. The project is proposing to provide 454 spaces, 275 spaces beyond the requirement.

¹ Bill Text - SB-290 Density Bonus Law: qualifications for incentives or concessions: student housing for lower income students: moderate-income persons and families: local government constraints.

3 ITE Parking Demand Rates

The ITE Parking Generation Manual 5th Edition was also reviewed to compare the proposed parking supply to the estimated parking demand using ITE published rates. The Parking Generation Manual contains parking requirements and rates for various land uses based on empirical data and observations of existing sites. The Parking Generation Manual distinguishes parking demand among various land uses based on factors such as density, height, location (e.g., urban, suburban, City core), proximity to transit, seasonal variations, and other factors. It also provides rates based on weekday, Saturday, and Sunday conditions and provides time of day distributions. It is a widely used published source for calculating parking demand, particularly when local data is not available, or unique site conditions are present. Consistent with the ITE land uses selected to estimate the project trip generation, ITE Parking Generation demand rates for the project are based on the Multifamily Housing Mid-Rise land use (Land Use Code 221). The ITE parking demand rates and projected maximum parking demand are shown in Table 2 for the weekday and Saturday conditions.

Table 2. ITE Parking Demand Rates

	Weekday (Suburban/ Urban)	Saturday (Suburban/Urban)
Land Use Code	Multi-family mid-rise (221)	
Size	359 dwelling units	
Parking Supply	454 spaces	
ITE Parking Demand Rate (spaces per unit)	1.12	1.15
Peak Parking Demand	402	413
Project Parking Surplus	52	41

Source: ITE. 2019. Parking Generation Manual 5th Edition. February.

As shown in Table 2, based on the ITE rates, the project would have a peak parking demand of 413 spaces on a Saturday, leaving a surplus of 41 parking spaces. The ITE rate does not account for the potential demand associated with the live/work units, which may result in a slightly higher demand. However, per City parking code only two additional spaces would be required for the live/work nonresidential square footage (1 space per 1,000 SF required). Therefore, even with the nonresidential component of the project, the 454 spaces proposed would meet the estimated parking demand on-site per ITE rates.

4 Parking Demand Survey

A parking demand survey was conducted to determine the existing on-street parking demand on Rolyn Place and St. Joseph Street, which are heavily used for on-street parking by the surrounding businesses. No off-street parking counts were collected. Figure 3 presents the survey area by on-street segment. The survey area was broken into three segments to better delineate the parking demand by location.

The following tasks were performed:

- Collected 15-minute on-street counts on one weekday, from 6:00 AM to 8:00 PM and one Saturday from 7:00 AM to 2:00 PM.
- Collected counts on both sides of Rolyn Place (red and blue line shown on Figure 3) and on both sides of St. Joseph Street (green line shown on Figure 3).
- Determined the approximate number of vehicles that can reasonably park on each segment to identify the parking occupancy by segment.
- Conducted a destination tracking parking count along the east side of Rolyn Place (blue line) to generally determine how many vehicles who park on Rolyn Place are destined for the buildings that will be demolished as part of the project (buildings in red shown on Figure 3).
- Determined the on-street parking demand by location (blue, red, green lines).
- Determined the on-street parking demand for the existing uses to be removed.

The parking supply was calculated assuming an average of 25 feet of curb space per parking space. The entire survey area has an estimated parking supply of 85 spaces, as shown below:

- Rolyn Place- north of St. Joseph Street (blue line, 35 spaces)
- Rolyn Place- south of St. Joseph Street (red line, 35 spaces)
- St. Joseph Street- west of Santa Anita Avenue (green line, 15 spaces)

Figure 3 Parking Survey Area

4.1 Parking Counts

The counts were collected on Thursday, September 12, 2024 from 6:00 AM to 8:00 PM and on Saturday, September 14, 2024 from 7:00 am to 2:00 PM. The raw parking count data is provided as Attachment A. There are approximately 15 businesses in the study area, representing a diverse mix of commercial, educational, and other non-residential uses. The counts were collected to capture the peak hours that the businesses are open on a typical weekday and weekend day. Per the Arcadia Development Code, parking on the street is currently prohibited between the hours of 2:30 AM to 5:30 AM daily.

A destination tracking parking count was also conducted along the Rolyn Place, north of St. Joseph Street (blue line) to generally determine how many vehicles who park on Rolyn Place are destined for the buildings that will be demolished as part of the project (buildings in red shown on Figure 3).

4.2 Existing Parking Demand

The results of the parking demand survey are presented below by street segment and for the entire parking study area combined.

Rolyn Place- North of St. Joseph Street (blue)

The existing weekday parking demand for Rolyn Place, north of St. Joseph Street is presented in Table 3 and the existing Saturday parking demand is presented in Table 4. The results of the destination tracking parking count conducted along this segment of Rolyn Place is also presented in the tables. This count was used to identify the on-street parking demand associated with the existing uses to be removed, as well as to determine the potential net change in on-street parking demand with the existing uses removed.

The peak weekday parking demand occurred at approximately 10:00 AM when 100% of the parking spaces were occupied (35 spaces). The peak Saturday parking demand occurred at approximately 8:00 AM when 69% of the parking spaces were occupied (24 spaces, including the existing uses to be removed). As shown in both tables, there is a relatively low on-street parking demand associated with the existing uses at the project site. It is assumed that most of the demand is currently being met on-site, with minor spillover onto the street. The parking demand along this segment of Rolyn Place, which is also closest to the site, is relatively high, particularly in the morning between 6:00 AM and 10:00 AM.

Table 3. Rolyn Place (North of St. Joseph Street) Weekday Parking Demand

Hour Begin	Total Parked Vehicles (VPH) ¹	Trips to the Site ²	Parking Demand (Minus Demand for Existing Site)	Spaces Available ³	Percent Occupied	Parking Capacity Met?
6:00 AM	33	0	33	2	94%	No
7:00 AM	31	0	31	4	89%	No
8:00 AM	34	2	32	3	91%	No
9:00 AM	34	0	34	1	97%	No
10:00 AM	35	0	35	0	100%	Yes
11:00 AM	28	4	24	11	69%	No

Table 3. Rolyn Place (North of St. Joseph Street) Weekday Parking Demand

Hour Begin	Total Parked Vehicles (VPH) ¹	Trips to the Site ²	Parking Demand (Minus Demand for Existing Site)	Spaces Available ³	Percent Occupied	Parking Capacity Met?
12:00 PM	26	0	26	9	74%	No
1:00 PM	26	0	26	9	74%	No
2:00 PM	30	1	29	6	83%	No
3:00 PM	31	1	30	5	86%	No
4:00 PM	28	5	23	12	66%	No
5:00 PM	19	4	15	20	43%	No
6:00 PM	23	3	20	15	57%	No
7:00 PM	19	1	18	17	51%	No

Source: Attachment A and B

Notes: VPH = vehicles per hour; Peak demand in **bold**.

- ¹ Counts collected on Thursday, September 12, 2024
- ² Tracking parking count conducted to identify the on-street parking demand associated with the existing uses on-site to be removed.
- ³ Parking supply is estimated to be 35 spaces and is based on an average of 25 feet per space. Spaces available do not include demand for existing site.

Table 4. Rolyn Place (North of St. Joseph Street) Saturday Parking Demand

Hour Begin	Total Parked Vehicles (VPH) ¹	Trips to the Site ²	Parking Demand (Minus Demand for Existing Site)	Spaces Available ³	Percent Occupied	Parking Capacity Met?
7:00 AM	22	6	16	19	46%	No
8:00 AM	28	4	24	11	69%	No
9:00 AM	22	2	20	15	57%	No
10:00 AM	20	2	18	17	51%	No
11:00 AM	21	0	21	14	60%	No
12:00 PM	16	0	16	19	46%	No
1:00 PM	7	0	7	28	20%	No

Source: Attachment A and B

Notes: VPH = vehicles per hour; Peak demand in **bold**.

- ¹ Counts collected on Saturday, September 14, 2024
- ² Tracking parking count conducted to identify the on-street parking demand associated with the existing uses on-site to be removed.
- ³ Parking supply is estimated to be 35 spaces and is based on an average of 25 feet per space. Spaces available do not include demand for existing site.

Rolyn Place- South of St. Joseph Street (red)

The existing weekday parking demand for Rolyn Place, south of St. Joseph Street is presented in Table 5 and the existing Saturday parking demand is presented in Table 6. The peak weekday parking demand occurred at approximately 7:00 PM when 69% of the parking spaces were occupied (24 spaces). The peak weekend parking demand occurred at approximately 11:00 AM when 57% of the parking spaces were occupied (20 spaces).

Table 5. Rolyn Place (south of St. Joseph St.) Weekday Parking Demand

Hour Begin	Total Parked Vehicles (VPH) ¹	Spaces Available ²	Percent Occupied	Parking Capacity Met?
6:00 AM	9	26	26%	No
7:00 AM	17	18	49%	No
8:00 AM	21	14	60%	No
9:00 AM	24	11	69%	No
10:00 AM	24	11	69%	No
11:00 AM	26	9	74%	No
12:00 PM	24	11	69%	No
1:00 PM	21	14	60%	No
2:00 PM	19	16	54%	No
3:00 PM	20	15	57%	No
4:00 PM	21	14	60%	No
5:00 PM	21	14	60%	No
6:00 PM	22	13	63%	No
7:00 PM	24	11	69%	No

Source: Attachment A and B

Notes: VPH = vehicles per hour; Peak demand in **bold**.

¹ Counts collected on Thursday, September 12, 2024

² Parking supply is estimated to be 35 spaces and is based on an average of 25 feet per space.

Table 6. Rolyn Place (south of St. Joseph St.) Saturday Parking Demand

Hour Begin	Total Parked Vehicles (VPH) ¹	Spaces Available ²	Percent Occupied	Parking Capacity Met?
7:00 AM	0	35	0%	No
8:00 AM	14	21	40%	No
9:00 AM	14	21	40%	No
10:00 AM	17	18	49%	No
11:00 AM	20	15	57%	No
12:00 PM	16	19	46%	No
1:00 PM	12	23	34%	No

Source: Attachment A and B

Notes: VPH = vehicles per hour; Peak demand in **bold**.

¹ Counts collected on Saturday, September 14, 2024

² Parking supply is estimated to be 35 spaces and is based on an average of 25 feet per space.

St. Joseph Street- West of Santa Anita Avenue (green)

The existing weekday parking demand for St. Joseph Street, west of West Santa Anita Avenue is presented in Table 7 and the existing Saturday parking demand is presented in Table 8. During the parking survey, counters observed between one and five vehicles parked along a portion of the sidewalk along the north side of St. Joseph Street. Photos are provided as Attachment C. The vehicles appeared to be part of the vehicle fleet associated with the existing business at this location. The number of illegally parked cars observed are noted in the tables below. In

addition, there were several instances where there were more parked cars than the estimated supply of 15 spaces. The supply is based on an average of 25 feet per space, however, as shown below, there was more availability for parking when the vehicles maximized the curb space to the furthest extent possible.

The peak weekday parking demand occurred within six of the 14 hours of parking observations (12:00 PM, 2:00 PM to 3:00 PM, and 7:00 PM) when 100% of the spaces were occupied (15 spaces). The peak Saturday parking demand occurred at approximately 11:00 AM when 93% of the parking spaces were occupied (14 spaces). As shown, this street segment has the highest occupancy rate in the study area.

Table 7. St. Joseph Street (West of Santa Anita Ave.) Weekday Parking Demand

Hour Begin	Total Parked Vehicles (VPH) ¹	Spaces Available ²	Percent Occupied	Parking Capacity Met?	Including Illegally Parked Vehicles ³		
					Illegally Parked Vehicles	Spaces Available	Percent Occupied
6:00 AM	1	14	7%	No	5	9	40%
7:00 AM	5	10	33%	No	4	6	60%
8:00 AM	7	8	47%	No	3	5	67%
9:00 AM	10	5	67%	No	2	3	80%
10:00 AM	14	1	93%	No	1	0	100%
11:00 AM	14	1	93%	No	2	-1	107%
12:00 PM	15	0	100%	Yes	2	-2	113%
1:00 PM	14	1	93%	No	1	0	100%
2:00 PM	15	0	100%	Yes	1	-1	107%
3:00 PM	15	0	100%	Yes	1	-1	107%
4:00 PM	13	2	87%	No	1	1	93%
5:00 PM	14	1	93%	No	1	0	100%
6:00 PM	14	1	93%	No	1	0	100%
7:00 PM	17	-2	100%+	Yes	1	-3	120%

Source: Attachment A and B

Notes: VPH = vehicles per hour; Peak demand in **bold**.

¹ Counts collected on Thursday, September 12, 2024

² Parking supply is estimated to be 15 spaces and is based on an average of 25 feet per space. However, in some instances more vehicles were observed to be parked than the estimated supply. The vehicles maximized the street parking beyond the 25 feet assumed per space. Therefore, a negative number of spaces is noted.

³ Counters observed vehicles parked along a portion of the sidewalk along the north side of St. Joseph Street.

Table 8. St. Joseph Street (West of Santa Anita Ave.) Saturday Parking Demand

Hour Begin	Total Parked Vehicles (VPH) ¹	Spaces Available ²	Percent Occupied	Parking Capacity Met?	Including Illegally Parked Vehicles ³		
					Illegally Parked Vehicles	Spaces Available	Percent Occupied
7:00 AM	2	13	13%	No	5	8	47%
8:00 AM	6	9	40%	No	4	5	67%
9:00 AM	6	9	40%	No	2	7	53%

Table 8. St. Joseph Street (West of Santa Anita Ave.) Saturday Parking Demand

Hour Begin	Total Parked Vehicles (VPH) ¹	Spaces Available ²	Percent Occupied	Parking Capacity Met?	Including Illegally Parked Vehicles ³		
					Illegally Parked Vehicles	Spaces Available	Percent Occupied
10:00 AM	11	4	73%	No	2	2	87%
11:00 AM	14	1	93%	No	3	-2	113%
12:00 PM	12	3	80%	No	3	0	100%
1:00 PM	12	3	80%	No	4	-1	107%

Source: Attachment A and B

Notes: VPH = vehicles per hour; Peak demand in **bold**.

¹ Counts collected on Saturday, September 14, 2024

² Parking supply is estimated to be 15 spaces and is based on an average of 25 feet per space.

³ Counters observed vehicles parked along a portion of the sidewalk along the north side of St. Joseph Street.

Entire Survey Area

The existing weekday parking demand for the entire survey area is presented in Table 9 and the existing Saturday parking demand is presented in Table 10. The peak weekday parking demand occurred at approximately 10:00 AM when 86% of the parking spaces were occupied (73 spaces). The peak weekend parking demand occurred at approximately 11:00 AM when 65% of the parking spaces were occupied (55 spaces). Thus, based on the parking demand survey, there is sufficient on-street parking in the entire study area to meet the current peak parking demands. Furthermore, the parking counts below do not account for the parking demand associated with the existing uses to be removed.

Table 9. Total On-Street Weekday Parking Demand

Hour Begin	Total Parked Vehicles (VPH)	Percent Occupied	Parking Capacity Met?
6:00 AM	45	53%	No
7:00 AM	56	66%	No
8:00 AM	64	75%	No
9:00 AM	67	79%	No
10:00 AM	73	86%	No
11:00 AM	67	79%	No
12:00 PM	62	73%	No
1:00 PM	61	72%	No
2:00 PM	65	76%	No
3:00 PM	65	76%	No
4:00 PM	60	71%	No
5:00 PM	52	61%	No
6:00 PM	58	68%	No
7:00 PM	60	71%	No

Source: Attachment A and B

Notes: VPH = vehicles per hour; Peak demand in **bold**.

¹ Counts collected on Thursday, September 12, 2024

² Parking supply is estimated to be 85 spaces.

Table 10. Total On-Street Saturday Parking Demand

Hour Begin	Total Parked Vehicles (VPH)	Percent Occupied	Parking Capacity Met?
7:00 AM	29	34%	No
8:00 AM	48	56%	No
9:00 AM	44	52%	No
10:00 AM	48	56%	No
11:00 AM	55	65%	No
12:00 PM	47	55%	No
1:00 PM	34	40%	No

Source: Attachment A and B

Notes: VPH = vehicles per hour; Peak demand in **bold**.

¹ Counts collected on Saturday, September 14, 2024

² Parking supply is estimated to be 85 spaces.

5 Recommendations

Although the project is proposing to provide significantly more parking than is required per the State Density Bonus, and the ITE parking demand rates also show a potential parking surplus of 41 spaces, the following measure is recommended to minimize potential on-street parking impacts with implementation of the project:

- Provide signage clearly directing visitors to the on-site parking garage.

Furthermore, per the City’s parking code, parking on the street is currently prohibited between the hours of 2:30 AM to 5:30 AM daily, which will prevent residents and guests from parking on the street overnight.

6 Summary

Based on the results of the parking demand study presented in this memo, the following summarizes the key findings of the analysis:

- The project consists of 359 apartment units, including 83 studios, 199 one-bedroom units, 68 two-bedroom units, and 9 live/work units. The proposed project would dedicate 35 units for affordable housing and therefore qualifies for the parking incentives under the State Density Bonus program.
- The project is required to provide 180 parking spaces with the State Density Bonus. The project is proposing to provide 454 spaces, 275 spaces beyond what is required.
- Based on the ITE parking demand rates, the project would have a peak parking demand of 413 spaces on a Saturday, leaving a surplus of 41 parking spaces. While the ITE rate does not account for the potential demand associated with the live/work units, per City parking code, only two additional spaces would be required for the live/work nonresidential square footage. Therefore, even with the “work” component of the project, the 454 spaces proposed would meet the estimated parking demand on-site per ITE rates.
- The entire study area has an estimated parking supply of 85 spaces. The peak weekday parking demand occurred at approximately 10:00 AM when 86% of the parking spaces were occupied (73 spaces). The peak

weekend parking demand occurred at approximately 11:00 AM when 65% of the parking spaces were occupied (55 spaces). Therefore, there is sufficient on-street parking in the study area to meet the current peak parking demands.

- The parking data was further refined by street segment and included Rolyn Place- north of St. Joseph Street (blue line, 35 spaces); Rolyn Place- south of St. Joseph Street (red line, 35 spaces); and St. Joseph Street- west of Santa Anita Avenue (green line, 15 spaces).
 - Rolyn Place, north of St. Joseph Street, and closest to the project site, has a relatively high parking demand particularly in the morning between 6:00 AM and 10:00 AM. The parking spaces along this segment were 100% occupied at 10:00 AM. The peak Saturday parking demand occurred at approximately 8:00 AM when 69% of the parking spaces were occupied. The parking observations showed that there is a relatively low on-street parking demand associated with the existing uses at the project site.
 - Rolyn Place, south of St. Joseph Street has the lowest parking occupancy rates of the three areas observed and had a peak weekday parking demand at approximately 7:00 PM when 69% of the parking spaces were occupied. The peak weekend parking demand occurred at approximately 11:00 AM when 57% of the parking spaces were occupied.
 - St. Joseph Street, west of West Santa Anita Avenue is also heavily parked and was fully occupied within four of the 14 hours of parking observations (12:00 PM, 2:00 PM to 3:00 PM, and 7:00 PM). The Saturday peak parking demand occurred at approximately 11:00 AM when 93% of the parking spaces were occupied.
- The following measure is recommended to minimize potential impacts to the on-street parking in the study area:
 - Provide signage clearly directing visitors to the on-site parking garage.

Attachment No. 6

Arborist Report, dated September 2024

Arborist Report

Alexan Arroyo Mixed-Use Development Project City of Arcadia, California

SEPTEMBER 2024

Prepared for:

CITY OF ARCADIA

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DUDEK

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- B Tree Impacts
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Acronyms and Abbreviations

Acronym/Abbreviation	Definition
City	City of Arcadia
DMU	Downtown Mixed Use
ISA	International Society of Arboriculture
project	Alexan Arroyo Mixed-Use Development Project

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1 Introduction

This report summarizes Dudek’s evaluation and analysis of tree resources at the proposed Alexan Arroyo Mixed-Use Development Project (project) site. The project site is approximately 3.11 acres, is fully developed with buildings and surface parking lots, and includes all or portions of Assessor Parcel Numbers 5775-022-028, 5775-022-029, 5775-022-046, 5775-022-047, 5775-022-048, and 5775-022-049 in the City of Arcadia, California (City). Access to the project site is via Rolyn Place and Santa Anita Avenue. The project site is generally east of North Santa Anita Avenue, north of West Saint Joseph Street, west of Rolyn Place, and south of Colorado Boulevard (see Figure 1, Project Location).

The field inventory and assessments of the survey area’s trees were conducted on May 3, 2024. The survey area included the project site and a 20-foot buffer zone, where off-site City-owned trees could be impacted by project construction or operation. This report includes a discussion of tree inventory, evaluation, and analysis methods; a summary of findings; identification of anticipated impacts; and tree protection recommendations consistent with Section 9110.01 of the Development Code and the tree removal permit process specified therein, as well as Chapter 8, Comprehensive Tree Management Program, of the City’s Municipal Code governing the planting, maintenance, removal, and replacement of City-owned trees on public property.

Under Section 9110.01 of the Development Code, the City requires a permit for removal or encroachment upon the canopy or protected zone of a protected tree, which are defined as:

1. Engelmann oak (*Quercus engelmannii*) or coast live oak (*Quercus agrifolia*) with a trunk diameter larger than four (4) inches measured at a point four and one-half (4½) feet above the root crown, or two (2) or more trunks measuring three (3) inches each or greater in diameter measured at a point four and one-half (4½) feet above the root crown.
2. Any other living California native or non-California native oak tree with a trunk diameter larger than twelve (12) inches measured at a point four and one-half (4½) feet above the root crown, or two (2) or more trunks measuring ten (10) inches each or greater in diameter measured at a point four and one-half (4½) feet above the root crown.
3. California, or western, sycamore (*Platanus Racemose*) with a trunk diameter larger than six (6) inches measured at a point four and one-half (4½) feet above the root crown, or two (2) or more trunks measuring four (4) inches each or greater in diameter measured at a point four and one-half (4½) feet above the root crown.
4. Mature Tree. Any tree, with the exception of the trees listed as Unprotected Trees, that have a trunk diameter larger than twelve (12) inches measured at a point four and one-half (4½) feet above the root crown, or two (2) or more trunks measuring ten (10) inches each or greater in diameter measured at a point of four and one-half (4½) feet above the root crown and the tree is located within a required front, side, street-side, or rear yard setback.

The project is zoned as Downtown Mixed Use (DMU) and is not abutting a residential zone. Per Development Code Section 9102.05.030, Development Standards in Downtown Zones, Table 2-11, there are no required setbacks in the DMU zone. As such, mature trees (excluding protected oak, sycamore, and California native trees as described above) are not considered protected per Section 9110.01 of the Development Code.

Furthermore, Chapter 8, Comprehensive Tree Management Program, of the City's Municipal Code governs the planting, maintenance, removal, and replacement of City-owned trees on public property. Regarding permits required, Chapter 8, Section 9806 states: "No person shall plant, remove, cut any portion of or damage any City-owned tree or shrub on any public property without first obtaining a permit from the Arcadia Public Works Department. The person receiving the permit shall abide by the standards set forth in the permit, this Chapter and all other applicable sections of this Code. The permit shall be void and of no further effect thirty (30) days from and after the date it is issued unless a longer duration is specifically provided for when the permit is issued." Relevant terms in the City's Municipal Code include "protected zone," which is defined as follows:

A specifically defined area totally encompassing a protected tree within which work activities are strictly controlled. When depicted on a map, the outermost edge of the protected zone will appear as an irregular shaped circle that follows the contour of the dripline of the protected tree. In no case shall the protected zone be less than fifteen (15) feet from the trunk of a protected tree, or exclude the known root structure in the case of irregularly shaped trees.

The City's Development Code does not regulate "Unprotected Trees," which include "any non-oak and non-sycamore trees located outside a required front, side, street-side, or rear yard setback," as well as several species located anywhere on a property, including fruit and nut trees, shamel ash (*Fraxinus uhdei*), eucalyptus (*Eucalyptus* spp.), and tree of heaven (*Ailanthus altissima*) (Section 9110.01.040, Unprotected Trees).

The analysis of potential tree impacts in this report considers the requirements outlined in the appropriate sections of the City's Development Code (Section 9110.01.070, Tree Permit Requirements). The project would involve the removal of 58 trees, including 1 protected privately owned tree and 1 City tree. Additionally, 1 unregulated private tree would be encroached. A total of 5 trees would be preserved without encroachments, including 3 City trees, of which 2 trees qualify as protected trees. Chapter 4 of this report provides recommended replacement measures, based on City requirements, for anticipated tree removals that would result from the project, as well as best management practices for trees proposed for preservation. The provided measures are consistent with the provisions of City's Development Code.

1.1 Summary

The field survey recorded 64 trees within the survey area, including five regulated trees: one protected private tree, two City trees, and two City trees that additionally qualify as protected trees. The one protected private tree is a coast live oak (*Quercus agrifolia*), the two City trees are a holly oak (*Quercus ilex*) and a Peruvian pepper (*Schinus molle*), and the two City trees that additionally qualify as protected trees are a coast live oak and a holly oak. All of the City-owned trees are considered regulated. The inventoried tree locations are depicted in Appendix A, Tree Locations.

Construction of the proposed project is expected to require removal of up to 58 trees, consisting of 2 regulated trees and 56 unregulated trees. Of the two regulated removals, one is a city tree and one is a protected tree as defined by the City's Development Code (9110.01.030, Protected Trees). Un-regulated trees are not protected by the City and do not require a permit for removal or encroachment. Additionally, 1 unregulated tree would be encroached; the remaining 5 trees are proposed to be preserved, consisting of 3 regulated trees (two city trees that also qualify as protected trees and one city tree that does not qualify as a protected tree) and 2 unregulated trees. The proposed project tree impacts are depicted in Appendix B, Tree Impacts.

The City's Development Code requires planting, at a minimum, two 24-inch box trees for each protected tree removal. Dudek, therefore, recommends planting, at a minimum, four 24-inch box trees on site to mitigate for the anticipated removal of regulated tree nos. 28 (a Peruvian pepper with a diameter at 4.5 feet above ground of 16 inches) and 48 (a coast live oak with a diameter at 4.5 feet above ground of 5 inches).. The city may require a greater quantity and/or greater size requirement to mitigate the removal of the two regulated trees. Should the City require additional mitigation, Dudek recommends replacing the two impacted trees with ten 24-inch box trees. Additional details regarding the additional trees can be found in Section 4.1. Species composition of the planted trees should consist of species native to the area and be appropriate for the site and location.

Chapter 4 of this report provides construction-related tree protection measures and recommendations for long-term maintenance and care for replacement trees and regulated trees that will be retained on site.

1.2 Assignment

Dudek's International Society of Arboriculture (ISA) Certified Arborist performed the following tasks:

- Assessed and inventoried all trees within the survey area (based on the project site plan) and documented species, general health, general structural condition, size, and appearance
- Mapped the location of protected trees on site and used GPS technology, as necessary, to develop a tree location exhibit
- Prepared a tree information matrix that details the attributes of each regulated tree and identifies protection status
- Analyzed tree attribute data and coordinated with the project design team to promote tree retention on site, to the maximum extent practicable
- Evaluated tree impacts based on the project site plans (dated April 2024)
- Prepared this report to document the results of the field survey and impact analyses, as well as to provide recommendations for tree protection and impact replacement measures in accordance with the provisions of the City's Municipal Code.

1.3 Project Description/Location/Setting

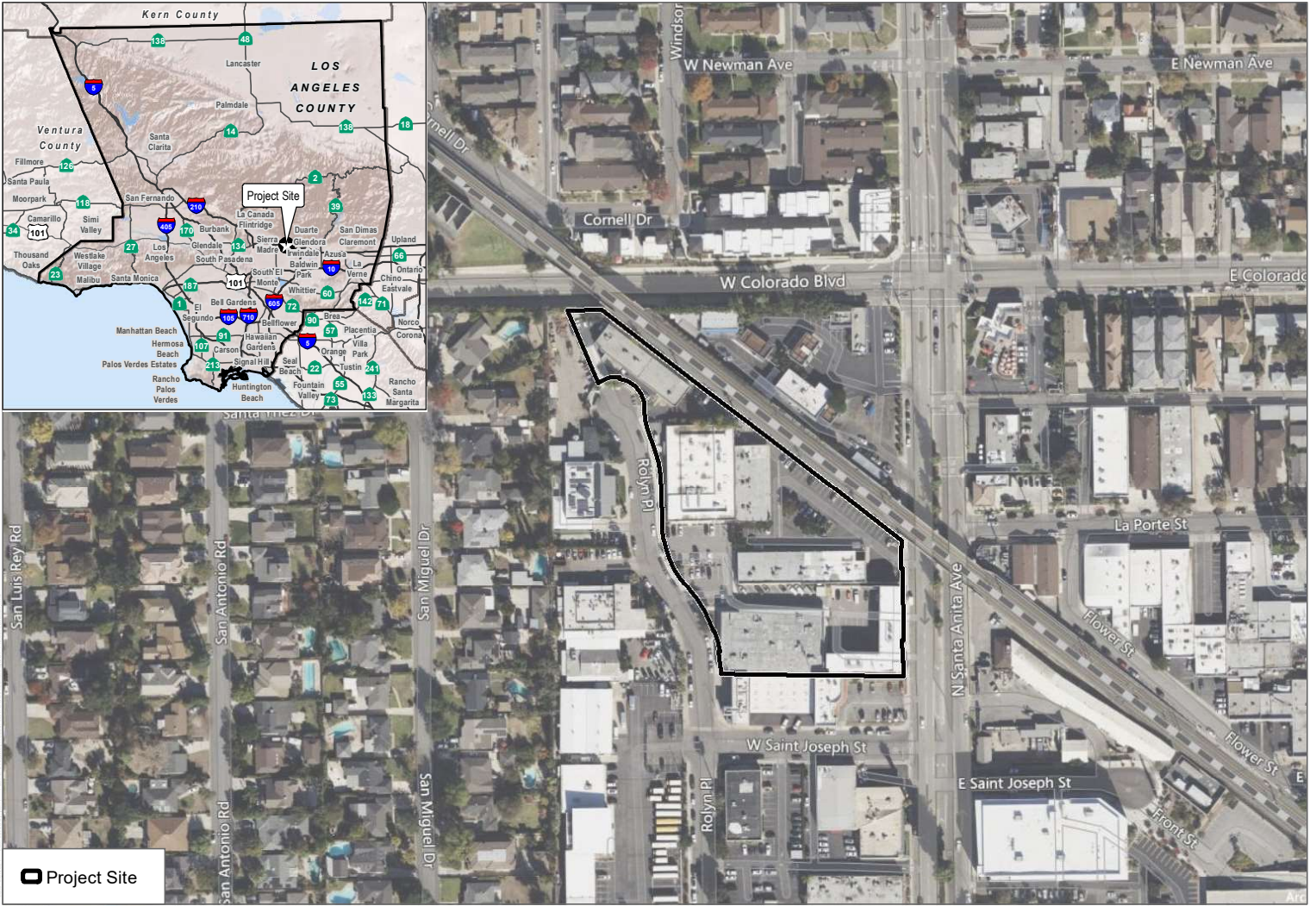
The project site contains six buildings, surface parking lots, and minimal landscaping. The project site is adjacent to the Metro A Line light rail tracks, which bound the site to the north. Further north includes a carwash business and Colorado Boulevard. North Santa Anita Avenue, Metro A Line tracks, and industrial land uses are located to the east; the Arcadia Small Animal Hospital, West St. Joseph Street, and commercial uses are located to the south; and Rolyn Place, commercial land uses, and single-family homes are located to the west.

The City recently rezoned the project site from Commercial Manufacturing (C-M) and Arroyo Pacific Specific Plan to Downtown Mixed Use (DMU) through the Housing Element Update. The proposed project is understood to be consistent with the DMU designation; therefore, the proposed project would not require a General Plan Amendment or a zone change.

The project includes 359 apartment units (315 market rate units, 35 very low-income affordable units, and 9 live-work units) and associated residential amenities included within eight stories, including five levels of residential units on top of three levels of aboveground parking garage. The maximum height of the building from the ground to

the building parapet would be approximately 90 feet. A 26-foot fire lane access road would be constructed on site between the building and the adjacent Metro A Line tracks.

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SOURCE: ESRI Imagery 2023, Open Street Map 2023



FIGURE 1

Project Location

Arborist Report for the Alexan Arroyo Multi-Family Housing Project

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2 Methods

The following sections describe the methods used by Dudek’s arborists to inventory and evaluate trees in the tree survey area.

2.1 Field Tree Inventory and Evaluation

Dudek’s ISA-Certified Arborist Sarah Tian (WE-13677A) conducted the tree inventory and evaluation on May 3, 2024, to document tree locations and attribute information for all trees within the survey area. The Arborist examined trees in the survey area that would be disturbed by the proposed development. Tree attribute data collected during the field survey included species, trunk diameter, tree height, canopy spread, general health condition, and structural condition. Trunk diameters were measured using a diameter tape, which provides adjusted numbers for diameter measurements when wrapping the tape around the circumference of a tree trunk. Diameter measurements were collected using standard protocol described by the Council of Tree and Landscape Appraisers in its Guide for Plant Appraisal (ISA 2000).

Trunk diameter measurements were taken at 4.5 feet above the ground along the trunk axis, with a few common exceptions. In cases where the trunk of a tree split into multiple stems at approximately 4.5 feet above the ground, the measurement was made at the location that best represented the trunk’s diameter. The Arborists estimated tree height measurements, and tree canopy diameter measurements were documented by “pacing-off” the measurement based on the arborist’s knowledge of their stride length or visually estimating the canopy width.

Pursuant to the Guide for Plant Appraisal (ISA 2000), tree health and structure were evaluated on five distinct tree components: roots, trunk, scaffold branches, small branches, and foliage. Health and structure were graded as good, good/fair, fair, fair/poor, or poor. Good condition trees exhibit acceptable vigor, healthy foliage, minor (if any) structural issues, and no apparent maladies. Fair condition trees are typical, with few maladies and moderate structural issues, and may exhibit less vigor in foliage and new growth. Trees assigned a poor condition rating exhibit significant health or structural problems or damage.

Tree location mapping was conducted using an Apple iPhone paired with an external Bluetooth antenna (Trimble R1) for increased mapping accuracy. Dudek used the data collected to create a master tree inventory dataset, inclusive of all regulated trees, within the tree survey area. Individual tree locations are provided in Appendix A, and individual tree attributes are provided in Appendix C, Tree Information Matrix.

2.2 Tree Impact Analysis

Following data collection, processing, and analysis, an impact determination was made for each tree based on proximity to the proposed disturbance area. Impact determinations used in this report are as follows:

- Not impacted (tree not affected by project)
- Removal (tree to be removed)
- Encroachment (project disturbance would occur within the protected zone of the tree)

A summary of project-related tree impacts is presented in Section 3.2, Project-Related Impacts, and impact determination status for each tree recorded in the tree survey area is provided in Appendix C.

2.3 Scope of Work Limitations

This report presents tree information as observed in the field. No root crown excavations or investigations, internal probing, or aerial canopy inspections were performed during the tree assessment. Therefore, the presence or absence of internal decay or other hidden or inaccessible inferiorities in individual trees could not be confirmed.

Access issues such as fences and gates prevented the arborist from accessing several trees; in these instances, data were estimated based on satellite imagery and visual estimations from a distance.

3 Findings/Results

3.1 Inventory Summary

Dudek arborist recorded 64 trees in the survey area, including 5 regulated trees, of which 4 trees are off site and 1 tree is on site. Table 1 provides a summary of the species and protected status of the trees mapped within the tree survey area.

Table 1. Summary of Existing Trees

Common Name	Botanical Name	Total Trees	Protected Trees	City-Owned Trees	Protected City-Owned Trees	Non-Protected Trees
African fern pine	<i>Afrocarpus gracillior</i>	7	—	—	—	7
Carrotwood	<i>Cupaniopsis anacardioides</i>	1	—	—	—	1
Chinese elm	<i>Ulmus parvifolia</i>	1	—	—	—	1
Chinese pistache	<i>Pistacia chinensis</i>	2	—	—	—	2
Coast live oak	<i>Quercus agrifolia</i>	2	1	—	1	—
Cootamundra wattle	<i>Acacia baileyana</i>	4	—	—	—	4
Holly oak	<i>Quercus ilex</i>	9	—	1	1	7
Hollywood juniper	<i>Juniperus chinensis</i> 'Torulosa'	15	—	—	—	15
Italian cypress	<i>Cupressus sempervirens</i>	3	—	—	—	3
Japanese black pine	<i>Pinus thunbergii</i>	1	—	—	—	1
Lemon bottlebrush	<i>Callistemon citrinus</i>	1	—	—	—	1
Mexican fan palm	<i>Washingtonia robusta</i>	8	—	—	—	8
Peruvian pepper	<i>Schinus molle</i>	1	—	1	—	—
Shamel ash	<i>Fraxinus uhdei</i>	3	—	—	—	3
Tree of Heaven	<i>Ailanthus altissima</i>	5	—	—	—	5
Weeping fig	<i>Ficus benjamina</i>	1	—	—	—	1
Total		64	1	2	2	59

Of the 64 total trees in the survey area, 32 (50.00%) trees exhibit good health, 28 (43.75%) trees exhibit fair health, and 4 (6.25%) trees exhibit poor health. Furthermore, 3 (4.69%) trees exhibit good structure, 60 (93.75%) trees

exhibit fair structure, and 1 (1.56%) tree exhibits poor structure. Trunk diameters for trees in the survey area range from 1 inch to 21 inches for single-stemmed trees and from 2 to 35 inches for multi-stemmed trees (total diameter). Tree heights vary from 4 feet to 35 feet. Tree crown widths range from 4 feet to 35 feet across at their widest point.

Of the five regulated trees in the survey area, three (60.00%) trees exhibit good health, one (20.00%) tree exhibits fair health, and one (20.00%) tree exhibits poor health. Furthermore, all five (100.00%) trees exhibit fair structure. Trunk diameters for trees in the survey area range from 5 inches to 21 inches for single-stemmed trees. One tree has two stems with a total diameter of 32 inches (tree no. 19). Tree heights vary from 20 feet to 35 feet. Tree crown widths range from 10 feet to 35 feet across at their widest point. Individual tree attributes can be found in Appendix C.

3.2 Project-Related Impacts

There is wide variation in tolerance to construction impacts among tree species, and the response of an individual tree to impacts also varies with age and condition. Impacts assessed for this project included trees with protected zones within the proposed disturbance area as defined in the project site plan (dated April 2024). The impact discussion in this section identifies all impacts anticipated to result to trees based on an evaluation of tree locations compared with the project site plan. Trees identified for retention and removal are graphically presented in the Tree Impacts exhibit (Appendix B).

The analysis of affected trees presented below is based on the proposed project footprint. For the purposes of this report, tree removal is conservatively considered necessary when the trunk is located inside or within 2 feet of the proposed limits of development. Encroachment is expected when soil and roots are disturbed within the tree-protected zone (canopy drip line or 15 feet from trunk, whichever is greater). Typically, specific circumstances allow some regulated trees that are being encroached upon to be preserved in place within or adjacent to the development area.

Based on grading and development plans for the proposed project, it is estimated that 58 (90.63%) trees will require removal to accommodate the proposed project. The 58 trees consist of 2 regulated trees (one private oak tree (tree no. 48), and one city tree (tree no. 28)) and 56 non-regulated trees. One non-regulated tree would be encroached upon. Five trees, consisting of three regulated trees and two non-regulated trees, would be preserved. Table 2 summarizes impact determinations for all trees within the tree survey area and Appendix C details the individual tree attributes for each tree on the project site

Table 2. Summary of Tree Impact Determinations

Species	Botanical Name	Removal		Encroachment		Preserved		Total
		Regulated	Non-Regulated	Regulated	Non-Regulated	Regulated	Non-Regulated	
African fern pine	<i>Afrocarpus gracilior</i>	—	5	—	—	—	2	7
Carrotwood	<i>Cupaniopsis anacardioides</i>	—	1	—	—	—	—	1
Chinese elm	<i>Ulmus parvifolia</i>	—	1	—	—	—	—	1
Chinese pistache	<i>Pistacia chinensis</i>	—	2	—	—	—	—	2
Coast live oak	<i>Quercus agrifolia</i>	1	—	—	—	1	—	2
Cootamundra wattle	<i>Acacia baileyana</i>	—	4	—	—	—	—	4
Holly oak	<i>Quercus ilex</i>	—	7	—	—	2	—	9
Hollywood juniper	<i>Juniperus chinensis</i> 'Torulosa'	—	14	—	1	—	—	15
Italian cypress	<i>Cupressus sempervirens</i>	—	3	—	—	—	—	3
Japanese black pine	<i>Pinus thunbergii</i>	—	1	—	—	—	—	1
Lemon bottlebrush	<i>Callistemon citrinus</i>	—	1	—	—	—	—	1
Mexican fan palm	<i>Washingtonia robusta</i>	—	8	—	—	—	—	8
Peruvian pepper	<i>Schinus molle</i>	1	—	—	—	—	—	1
Shamel ash	<i>Fraxinus uhdei</i>	—	3	—	—	—	—	3
Tree of Heaven	<i>Ailanthus altissima</i>	—	5	—	—	—	—	5

Table 2. Summary of Tree Impact Determinations

Species	Botanical Name	Removal		Encroachment		Preserved		Total
		Regulated	Non-Regulated	Regulated	Non-Regulated	Regulated	Non-Regulated	
Weeping fig	<i>Ficus benjamina</i>	–	1	–	–	–	–	1
Total All Trees		2	56	–	1	3	2	64

4 Management Recommendations

4.1 Recommendations

Removals

The City’s Municipal Code replacement requirement for protected tree removals is as follows:

- A. **Tree Replacement.** For every protected tree that was approved to be removed, it shall be replaced with a minimum of two (2) new 24-inch box trees. When it is appropriate, the Director may modify, waive, increase, or reduce the tree replacement requirement.

Based on the proposed site plan, the project would require removal of two regulated trees, one of which is a City tree (tree no. 28). Consistent with the City’s requirements, the replacements as shown in Table 3 are recommended for removals associated with the project. However, it should be noted that while the minimum replacement ratio is recommended in Table 3, the City may require a greater quantity and/or greater size requirement to mitigate the removal of regulated tree nos. 28 (a Peruvian pepper with a diameter at 4.5 feet above ground of 16 inches) and 48 (a coast live oak with a diameter at 4.5 feet above ground of 5 inches). As such, should the City require additional mitigation trees, Dudek recommends replacing the overall diameter lost. As shown in Table 3, the combined diameter total for the two tree removals is 21 inches. As such, based upon the average diameter size of a 24-inch box tree, which can range from 2- to 2.5- inches, Dudek recommends replacing the two impacted trees with ten 24-inch box trees. The total diameter replacement achieved by planting ten 24-inch box trees would be approximately 20- to 25- inches, thus adequately replacing the 21 diameter inches removed.

Table 3. Recommendations for Proposed Protected Tree Removals

Species	Botanical Name	Expected Removal (number)	Diameter Inches Removal	City Minimum Replacement Quantity	Alternative Replacement Plantings (number) and Size
Coast live oak	<i>Quercus agrifolia</i>	1	5	2 24-inch box	2 24-inch box
Peruvian pepper*	<i>Schinus molle</i>	1	16	2 24-inch box	8 24-inch box
Total		2	21	4 24-inch box	10 24-inch box

Notes:

* Recommend replacement with California native species and/or drought tolerant non-invasive species.

Relocations

Relocation potential for trees was determined by the following criteria: trees in good health, with a single stem with a diameter at standard height of 10 inches or less were deemed as possible relocations. While tree relocation is

not required by the City’s Development Code, the project applicant may relocate trees following the completion of construction if desired. The following trees were determined to be potential relocations: nos. 1, 3, 7, 27, 29, 30, 31, 33, 35, 36, 48, and 51. As stated, relocation is not a City requirement, and any on site relocation would be at the discretion of the applicant. The relocation information, as provided, is included as a baseline for the applicant, should they choose to incorporate these trees into the post-development landscape. It should be noted that the feasibility of incorporation into the post-development should be analyzed by the applicant’s landscape architect and is beyond the scope of this review. Detailed information on each tree, along with its relocation potential, can be found in Attachment C.

Encroachment into Protected Zone of Retained Trees

The project would encroach upon one non-regulated tree and preserve five trees, including three regulated trees. Per the City’s Municipal Code, protective measures for protected trees are required to minimize root damage during development and construction activities. Damage is defined as any action undertaken that goes beyond industry pruning standards that is done without consultation of a Certified Arborist that causes injury, death, or disfigurement to a protected tree. Additionally, property owners have the responsibility to maintain, in good condition, all street trees in adjacent parkways and public rights-of-way.

Because no regulated trees are proposed for encroachment, Dudek does not anticipate the necessity of protective measures during development and construction activities. However, if such activities occur near the protected zones of the three regulated trees proposed to be preserved, the following measures will be required per the City's Municipal Code:

1. No building, structure, wall, or impervious paving shall be located within the protected zone of any protected tree.
2. No construction-related activities shall occur within the protected zone of any protected tree, including, but not limited to, building construction, storage of materials, grade changes, or attachment of wires to or around tree trunks, stems, or limbs.
3. Each and every protected tree shall be shielded from damage during construction by a 6-foot-high chain-link fence surrounding the entire dripline. The fence shall be supported by 2-inch galvanized poles driven into the ground at appropriate distances. Fencing shall be installed prior to the commencement of any development on the site and remain in place throughout the construction and landscape period.
4. Branches that may be injured by vehicles or that interfere with construction shall be pruned carefully.
5. The root protection zone shall be irrigated with clean potable water to keep the tree in good health and vigor before, during, and after construction.
6. All work conducted in the ground within the root protection zone of any protected tree shall be completed with hand tools.
7. Any required trenching shall occur outside of the dripline or protected zone of a protected tree.
8. Cutting of roots should be avoided.
9. "Natural" or pre-construction grade should be maintained in the root protection zone.

In addition to the City-required tree protection measures, Dudek recommends that all of the preserved trees be protected per the recommendations provided in Appendix D, Tree Protection Measures. Appendix D provides additional tree protection recommendations to minimize impacts to preserved and encroached trees. These recommendations should be implemented prior to, during, and following construction. Appendix D includes measures such as worker training to avoid direct impacts to trees and monthly inspections by an arborist to promote the long-term health of retained trees. Arborist monitoring during work that encroaches trees' protected zones is recommended to minimize root disturbance and determine the best course of action for root pruning, supplemental irrigation, branch trimming, and/or other potential impactful activities. Refer to Appendix D for detailed recommendations for trees retained on the project site.

4.2 Tree Permits

The project applicant will need to submit a tree permit application to the City. Evaluations of all protected trees and street trees proposed for removal, a copy of this report, the final project site plan, and all necessary fees need to accompany the application. A tree permit is required for removing, topping, trimming, damaging, or encroaching on the protected zone and/or canopy of any protected tree. A permit is further required for planting, removing, cutting, or damaging any City-owned tree or shrub on any public property. Following the completion of work, the client's Certified Arborist must submit a follow-up report to the City that the work was completed, and the work must be done to the satisfaction of the City Director.

5 Disclosure

This arborist report provides conclusions and recommendations based only on a visual examination of the trees within the tree survey area by ISA Certified Arborists and reasonable reliance on the completeness and accuracy of the information provided to the arborists. The examination did not include subterranean or internal examination of the trees.

Arborists are tree specialists who use their education, knowledge, training, and experience to examine trees; recommend measures to enhance the beauty and health of trees; and attempt to reduce the risk of living near them. Although trees provide many benefits to those who live near them, they also include inherent risks from breakage or failure that can be minimized but not eliminated.

Arborists cannot detect every condition that could possibly lead to the failure of a tree. Trees are living organisms subject to attack by disease, insects, fungi, weather, and other forces of nature, and conditions that lead to failure are often hidden within trees and below ground. There are some inherent risks with trees that cannot be predicted with any degree of certainty, even by a skilled and experienced arborist. Arborists cannot predict acts of nature, including, without limitation, storms of sufficient strength, which can cause an apparently healthy tree to fail. Additionally, arborists cannot guarantee that a tree will be healthy or safe under all circumstances or for any specific period. A tree's condition could change over a short or long period of time due to climatic, cultural, or environmental conditions. Further, there is no guarantee or certainty that recommendations or efforts to correct unsafe conditions will prevent future breakage or failure of a tree.

To live or work near trees is to accept some degree of risk. Neither the author of this arborist report nor Dudek assumes any responsibility for or will be liable for any claims, losses, or damages for damage to any tree, death or injury to any person, or any loss of or damage to any personal or real property.

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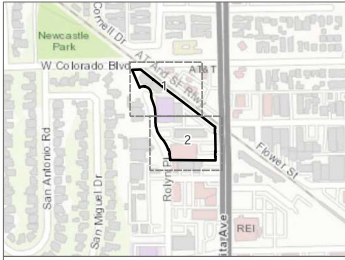
6 References

ISA (International Society of Arboriculture). 2000. *Guide for Plant Appraisal*. 9th ed. Council of Tree and Landscape Appraisers.

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Appendix A

Tree Locations



- Project Site**
- Species**
- *Acacia baileyana*, Cootamundra wattle
 - *Afrocarpus gracilior*, African fern pine
 - *Ailanthus altissima*, Tree of Heaven
 - *Callistemon citrinus*, Lemon bottlebrush
 - *Cupaniopsis anacardioides*, Carrotwood
 - *Cupressus sempervirens*, Italian cypress
 - *Ficus benjamina*, Weeping fig
 - *Fraxinus uhdei*, Shamel ash
 - *Juniperus chinensis 'Torulosa'*, Hollywood juniper
 - *Pinus thunbergii*, Japanese black pine
 - *Pistacia chinensis*, Chinese pistache
 - *Quercus agrifolia*, Coast live oak
 - *Quercus ilex*, Holly oak
 - *Schinus molle*, Peruvian pepper
 - *Ulmus parvifolia*, Chinese elm
 - *Washingtonia robusta*, Mexican fan palm
 - Protected Tree



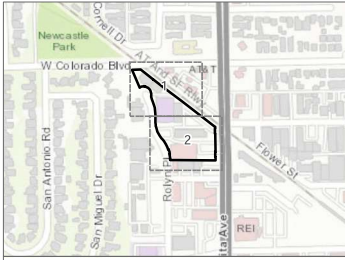
SOURCE: AERIAL-BING MAPPING SERVICE 2023



APPENDIX A

Tree Locations - View 1

Arborist Report for the Alexan Arroyo Multi-Family Housing Project



Project Site

Species

- *Acacia baileyana*, Cootamundra wattle
- *Afrocarpus gracilior*, African fern pine
- *Ailanthus altissima*, Tree of Heaven
- *Callistemon citrinus*, Lemon bottlebrush
- *Cupaniopsis anacardioides*, Carrotwood
- *Cupressus sempervirens*, Italian cypress
- *Ficus benjamina*, Weeping fig
- *Fraxinus uhdei*, Shamel ash
- *Juniperus chinensis 'Torulosa'*, Hollywood juniper
- *Pinus thunbergii*, Japanese black pine
- *Pistacia chinensis*, Chinese pistache
- *Quercus agrifolia*, Coast live oak
- *Quercus illex*, Holly oak
- *Schinus molle*, Peruvian pepper
- *Ulmus parvifolia*, Chinese elm
- *Washingtonia robusta*, Mexican fan palm
- Protected Tree



SOURCE: AERIAL-BING MAPPING SERVICE 2023



APPENDIX A

Tree Locations - View 2

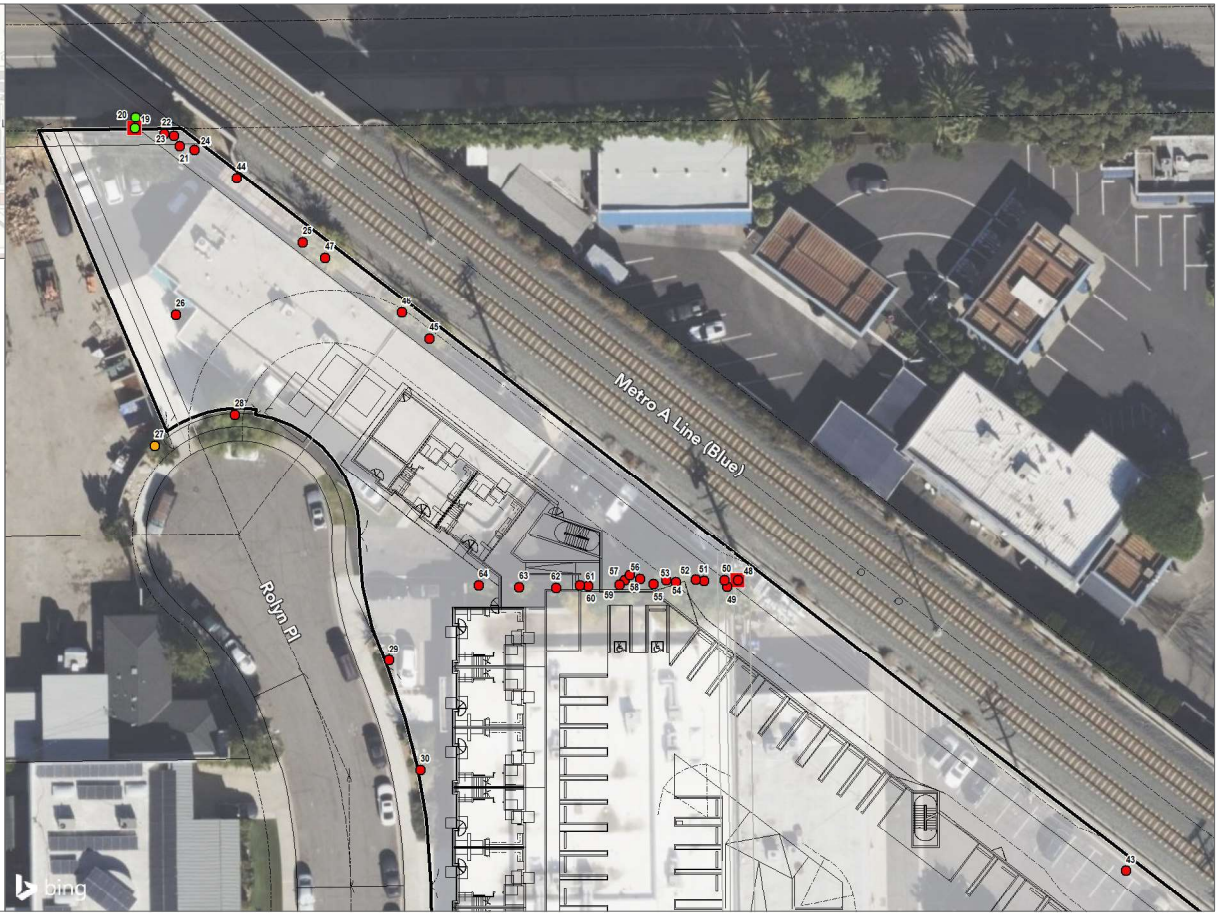
Arborist Report for the Alexan Arroyo Multi-Family Housing Project

Appendix B

Tree Impacts



- Project Site
- Disposition**
- Removal
- Encroached
- Preserve
- Protected Tree



SOURCE: AERIAL-BING MAPPING SERVICE 2023; DEVELOPMENT-PSOMAS 2024



APPENDIX B

Tree Impacts - View 1

Arborist Report for the Alexan Arroyo Multi-Family Housing Project



SOURCE: AERIAL-BING MAPPING SERVICE 2023; DEVELOPMENT-PSOMAS 2024



APPENDIX B

Tree Impacts - View 2

Arborist Report for the Alexan Arroyo Multi-Family Housing Project

Appendix C

Tree Information Matrix

Appendix C- Tree Information Matrix																					
Tree ID	Botanical Name	Common Name	Stems	Sun DSH	Individual Stems (n)					Height (ft.)	Crown Width (ft.)	Health	Structure	Notes	Potential Relocation	Protected Tree	City Tree	Location	Impact	Latitude	Longitude
					D1	D2	D3	D4	D5	D6											
1	<i>Acacia baileyana</i>	Cootamundra wattle	1	4	4	-	-	-	-	-	20	20	Good	Good	Yes	No	No	On-Site	Removal	34.14	-118.03
2	<i>Acacia baileyana</i>	Cootamundra wattle	1	3	3	-	-	-	-	-	15	10	Poor	Poor	Yes	No	No	On-Site	Removal	34.14	-118.03
3	<i>Acacia baileyana</i>	Cootamundra wattle	1	5	5	-	-	-	-	-	15	15	Good	Fair	Yes	No	No	On-Site	Removal	34.14	-118.03
4	<i>Juniperus chinensis 'Torulosa'</i>	Hollywood juniper	2	9	6	3	-	-	-	-	15	10	Fair	Fair	No	No	No	On-Site	Removal	34.14	-118.03
5	<i>Juniperus chinensis 'Torulosa'</i>	Hollywood juniper	1	5	5	-	-	-	-	-	13	8	Fair	Fair	No	No	No	On-Site	Removal	34.14	-118.03
6	<i>Juniperus chinensis 'Torulosa'</i>	Hollywood juniper	2	14	8	6	-	-	-	-	20	12	Good	Fair	No	No	No	On-Site	Removal	34.14	-118.03
7	<i>Juniperus chinensis 'Torulosa'</i>	Hollywood juniper	1	9	9	-	-	-	-	-	20	12	Good	Fair	Yes	No	No	On-Site	Removal	34.14	-118.03
8	<i>Juniperus chinensis 'Torulosa'</i>	Hollywood juniper	1	12	12	-	-	-	-	-	20	15	Good	Fair	No	No	No	On-Site	Removal	34.14	-118.03
9	<i>Juniperus chinensis 'Torulosa'</i>	Hollywood juniper	1	12	12	-	-	-	-	-	20	15	Good	Fair	No	No	No	On-Site	Removal	34.14	-118.03
10	<i>Pinus thunbergii</i>	Japanese black pine	2	22	12	10	-	-	-	-	12	25	Good	Fair	No	No	No	On-Site	Removal	34.14	-118.03
11	<i>Juniperus chinensis 'Torulosa'</i>	Hollywood juniper	2	12	6	16	-	-	-	-	17	15	Good	Fair	No	No	No	On-Site	Removal	34.14	-118.03
12	<i>Juniperus chinensis 'Torulosa'</i>	Hollywood juniper	2	12	8	4	-	-	-	-	12	15	Good	Fair	No	No	No	On-Site	Removal	34.14	-118.03
13	<i>Juniperus chinensis 'Torulosa'</i>	Hollywood juniper	3	13	6	5	2	-	-	-	15	15	Fair	Fair	No	No	No	On-Site	Removal	34.14	-118.03
14	<i>Juniperus chinensis 'Torulosa'</i>	Hollywood juniper	2	10	5	3	2	-	-	-	17	10	Fair	Fair	No	No	No	On-Site	Removal	34.14	-118.03
15	<i>Juniperus chinensis 'Torulosa'</i>	Hollywood juniper	1	6	6	-	-	-	-	-	15	10	Fair	Fair	No	No	No	On-Site	Removal	34.14	-118.03
16	<i>Juniperus chinensis 'Torulosa'</i>	Hollywood juniper	1	9	9	-	-	-	-	-	13	20	Fair	Fair	No	No	No	On-Site	Removal	34.14	-118.03
17	<i>Juniperus chinensis 'Torulosa'</i>	Hollywood juniper	1	14	14	-	-	-	-	-	15	20	Good	Fair	No	No	No	On-Site	Removal	34.14	-118.03
18	<i>Juniperus chinensis 'Torulosa'</i>	Hollywood juniper	1	14	14	-	-	-	-	-	25	25	Good	Fair	No	No	No	On-Site	Removal	34.14	-118.03
19	<i>Quercus agrifolia</i>	Coast live oak	2	32	19	13	-	-	-	-	27	35	Good	Fair	No	Yes	Yes	Off-Site	Preserve	34.15	-118.03
20	<i>Quercus ilex</i>	Holly oak	1	8	8	-	-	-	-	-	25	15	Poor	Fair	No	No	Yes	Off-Site	Preserve	34.15	-118.03
21	<i>Washingtonia robusta</i>	Mexican fan palm	1	10	10	-	-	-	-	-	10	10	Fair	Fair	No	No	No	On-Site	Removal	34.15	-118.03
22	<i>Cupressus nuxifolia</i>	Carrotwood	1	2	2	-	-	-	-	-	13	10	Poor	Fair	No	No	No	On-Site	Removal	34.15	-118.03
23	<i>Ulmus parvifolia</i>	Chinese elm	1	1	1	-	-	-	-	-	8	12	Poor	Fair	No	No	No	On-Site	Removal	34.15	-118.03
24	<i>Washingtonia robusta</i>	Mexican fan palm	1	4	4	-	-	-	-	-	5	8	Fair	Fair	No	No	No	On-Site	Removal	34.15	-118.03
25	<i>Alibertia trifida</i>	Tree of Heaven	3	30	10	10	-	-	-	-	20	20	Fair	Fair	No	No	No	On-Site	Removal	34.15	-118.03
26	<i>Callistemon citrinus</i>	Lemon bottlebrush	2	2	1	1	-	-	-	-	5	5	Fair	Fair	No	No	No	On-Site	Removal	34.15	-118.03
27	<i>Juniperus chinensis 'Torulosa'</i>	Hollywood juniper	1	9	9	-	-	-	-	-	12	15	Good	Fair	Yes	No	No	On-Site	Encroached	34.15	-118.03
28	<i>Schinus molle</i>	Peruvian pepper	1	16	16	-	-	-	-	-	25	25	Good	Fair	No	No	Yes	Off-Site	Removal	34.15	-118.03
29	<i>Quercus ilex</i>	Holly oak	1	3	3	-	-	-	-	-	11	9	Good	Good	Yes	No	No	On-Site	Removal	34.14	-118.03
30	<i>Quercus ilex</i>	Holly oak	1	5	5	-	-	-	-	-	17	12	Good	Good	Yes	No	No	On-Site	Removal	34.14	-118.03
31	<i>Quercus ilex</i>	Holly oak	1	5	5	-	-	-	-	-	10	12	Good	Fair	Yes	No	No	On-Site	Removal	34.14	-118.03
32	<i>Quercus ilex</i>	Holly oak	1	5	5	-	-	-	-	-	12	15	Fair	Fair	No	No	No	On-Site	Removal	34.14	-118.03
33	<i>Acacia baileyana</i>	Cootamundra wattle	1	4	4	-	-	-	-	-	12	11	Good	Fair	Yes	No	No	On-Site	Removal	34.14	-118.03
34	<i>Quercus ilex</i>	Holly oak	1	3	3	-	-	-	-	-	11	10	Fair	Fair	No	No	No	On-Site	Removal	34.14	-118.03
35	<i>Quercus ilex</i>	Holly oak	1	3	3	-	-	-	-	-	9	8	Good	Fair	Yes	No	No	On-Site	Removal	34.14	-118.03
36	<i>Quercus ilex</i>	Holly oak	1	5	5	-	-	-	-	-	15	16	Good	Fair	Yes	No	No	On-Site	Removal	34.14	-118.03
37	<i>Quercus ilex</i>	Holly oak	1	21	21	-	-	-	-	-	35	25	Fair	Fair	Yes	No	Yes	Off-Site	Preserve	34.14	-118.03
38	<i>Cupressus sempervirens</i>	Italian cypress	2	11	6	5	-	-	-	-	20	10	Fair	Fair	No	No	No	Off-Site	Removal	34.14	-118.03
39	<i>Cupressus sempervirens</i>	Italian cypress	1	7	7	-	-	-	-	-	25	8	Fair	Fair	No	No	No	Off-Site	Removal	34.14	-118.03
40	<i>Cupressus sempervirens</i>	Italian cypress	1	8	8	-	-	-	-	-	30	7	Fair	Fair	No	No	No	Off-Site	Removal	34.14	-118.03
41	<i>Afrocarpus gracilior</i>	African fern pine	2	2	1	1	-	-	-	-	10	8	Good	Fair	No	No	No	Off-Site	Preserve	34.14	-118.03
42	<i>Afrocarpus gracilior</i>	African fern pine	2	2	1	1	-	-	-	-	10	5	Good	Fair	No	No	No	Off-Site	Preserve	34.14	-118.03
43	<i>Washingtonia robusta</i>	Mexican fan palm	1	2	2	-	-	-	-	-	7	5	Fair	Fair	No	No	No	On-Site	Removal	34.14	-118.03
44	<i>Alibertia trifida</i>	Tree of Heaven	1	2	2	-	-	-	-	-	10	7	Fair	Fair	No	No	No	On-Site	Removal	34.15	-118.03
45	<i>Alibertia trifida</i>	Tree of Heaven	2	8	4	4	-	-	-	-	25	15	Fair	Fair	No	No	No	On-Site	Removal	34.15	-118.03
46	<i>Alibertia trifida</i>	Tree of Heaven	3	13	5	4	4	-	-	-	25	15	Fair	Fair	No	No	No	On-Site	Removal	34.15	-118.03
47	<i>Alibertia trifida</i>	Tree of Heaven	3	13	5	4	4	-	-	-	25	15	Fair	Fair	No	No	No	On-Site	Removal	34.15	-118.03
48	<i>Quercus agrifolia</i>	Coast live oak	1	5	5	-	-	-	-	-	20	10	Good	Fair	Yes	No	No	On-Site	Removal	34.14	-118.03
49	<i>Washingtonia robusta</i>	Mexican fan palm	1	14	14	-	-	-	-	-	23	10	Good	Fair	No	No	No	On-Site	Removal	34.14	-118.03
50	<i>Washingtonia robusta</i>	Mexican fan palm	1	14	14	-	-	-	-	-	17	10	Good	Fair	Yes	No	No	On-Site	Removal	34.14	-118.03
51	<i>Washingtonia robusta</i>	Mexican fan palm	1	10	10	-	-	-	-	-	12	14	Good	Fair	Yes	No	No	On-Site	Removal	34.14	-118.03
52	<i>Afrocarpus gracilior</i>	African fern pine	1	8	8	-	-	-	-	-	22	12	Fair	Fair	No	No	No	On-Site	Removal	34.14	-118.03
53	<i>Ficus benjamina</i>	Weeping fig	8	35	8	5	5	3	3	3	30	25	Good	Fair	Yes	No	No	On-Site	Removal	34.14	-118.03
54	<i>Fraxinus uhdei</i>	Shamel ash	3	16	8	4	4	-	-	-	35	25	Good	Fair	Yes	No	No	On-Site	Removal	34.14	-118.03
55	<i>Pistacia chinensis</i>	Chinese pistache	1	7	7	-	-	-	-	-	25	15	Fair	Fair	Yes	No	No	On-Site	Removal	34.14	-118.03
56	<i>Afrocarpus gracilior</i>	African fern pine	5	25	5	5	5	5	5	5	25	15	Fair	Fair	Yes	No	No	On-Site	Removal	34.14	-118.03
57	<i>Fraxinus uhdei</i>	Shamel ash	2	6	3	3	-	-	-	-	22	10	Fair	Fair	Yes	No	No	On-Site	Removal	34.14	-118.03
58	<i>Washingtonia robusta</i>	Mexican fan palm	1	3	3	-	-	-	-	-	4	4	Fair	Fair	No	No	No	On-Site	Removal	34.14	-118.03
59	<i>Washingtonia robusta</i>	Mexican fan palm	1	3	3	-	-	-	-	-	4	4	Fair	Fair	No	No	No	On-Site	Removal	34.14	-118.03
60	<i>Fraxinus uhdei</i>	Shamel ash	2	12	6	6	-	-	-	-	35	25	Good	Fair	Yes	No	No	On-Site	Removal	34.14	-118.03
61	<i>Pistacia chinensis</i>	Chinese pistache	2	12	6	6	-	-	-	-	30	12	Good	Fair	Yes	No	No	On-Site	Removal	34.14	-118.03
62	<i>Afrocarpus gracilior</i>	African fern pine	6	10	3	3	1	1	1	1	12	10	Good	Fair	Yes	No	No	On-Site	Removal	34.14	-118.03
63	<i>Afrocarpus gracilior</i>	African fern pine	5	9	3	3	1	1	1	1	12	10	Fair	Fair	Yes	No	No	On-Site	Removal	34.14	-118.03
64	<i>Afrocarpus gracilior</i>	African fern pine	5	9	3	3	1	1	1	1	14	13	Good	Fair	Yes	No	No	On-Site	Removal	34.14	-118.03

Appendix D

Tree Protection Measures

The following sections are included as general guidelines for tree protection from construction impacts. The measures presented should be monitored by arborists and enforced by contractors and developers for maximum benefit to the trees.

Tree Protection Measures Prior to Construction

Prior to any grading activity, preserved trees that fall within 500 feet of construction activity shall be protected by fencing and signage. All contractors shall be made aware of the tree protection measures.

Fencing: A 4-foot high, orange-webbing, polypropylene barricade fence with tree protection signs shall be erected around all trees (or tree groups) to be preserved. The protective fence should be installed ten feet beyond the dripline of the tree. This will delineate the tree protection area and prevent unwanted activity in and around the trees in order to reduce soil compaction in the root zones of the trees and other damage from heavy equipment. The fence webbing shall be secured to 6-foot, heavy gauge t-bar line posts, pounded in the ground a minimum of 18-inches and spaced 8-feet on-center. Fence webbing will be attached to t-bar posts with minimum 14-gage wire fastened to the top, middle and bottom of each post. Tree protection signs should be attached to every fourth post. The contractor shall maintain the fence to keep it upright, taut, and aligned at all times. Fencing shall be removed only after all construction activities are complete.

Pre-Construction Meeting: A pre-construction meeting shall be held between all contractors (including grading, tree removal/pruning, builders, etc.) and the arborist. The arborist will instruct the contractors on tree protection practices and answer any questions. All equipment operators and spotters, assistants, or those directing operators from the ground, shall provide written acknowledgement of their receiving tree protection training. This training shall include information on the location and marking of protected trees, the necessity of preventing damage, and the discussion of work practices that will accomplish such.

Protection and Maintenance During Construction

Once construction activities have begun the following measures shall be adhered to:

Equipment Operation and Storage: Avoid heavy equipment operation around the trees. Operating heavy machinery around the root zones of trees will increase soil compaction, which decreases soil aeration and subsequently reduces water penetration in the soil. All heavy equipment and vehicles should, at minimum, stay out of the fenced tree protection zone, unless where specifically approved in writing and under the supervision of a Certified Arborist.

Storage and Disposal: Do not store or discard any supply or material, including paint, lumber, concrete overflow, etc. within the protection zone. Remove all foreign debris within the protection zone; it is important to leave the duff, mulch, chips, and leaves around the retained trees for water retention and nutrients. Avoid draining or leakage of equipment fluids near retained trees. Fluids such as: gasoline, diesel, oils, hydraulics, brake and transmission fluids, paint, paint thinners, and glycol (anti-freeze) should be disposed of properly. Keep equipment parked at least 50 feet away from retained trees to avoid the possibility of leakage of equipment fluids into the soil. The effect of toxic equipment fluids on the retained trees could lead to decline and death.

Grade Changes: Grade changes, including adding fill, are not permitted within the tree protection zone, without special written authorization and under supervision by a Certified Arborist. Lowering

the grade within this area will necessitate cutting main support and feeder roots, jeopardizing the health and structural integrity of the tree(s). Adding soil, even temporarily, on top of the existing grade will compact the soil further, and decrease both water and air availability to the trees' roots.

Moving Construction Materials: Care will be taken when moving equipment or supplies near the trees, especially overhead. Avoid damaging the tree(s) when transporting or moving construction materials and working around the tree (even outside of the fenced tree protection zone). Above ground tree parts that could be damaged (e.g., low limbs, trunks) should be flagged with red ribbon. If contact with the tree crown is unavoidable, prune the conflicting branch(es) using ISA standards.

Root Pruning: Except where specifically approved in writing, all trenching shall be outside of the fenced protection zone. Roots primarily extend in a horizontal direction forming a support base to the tree similar to the base of a wineglass. Where trenching is necessary in areas that contain tree roots, prune the roots using a Dosko root pruner or equivalent. All cuts should be clean and sharp, to minimize ripping, tearing, and fracturing of the root system. The trench should be made no deeper than necessary.

Irrigation: Trees that have been substantially root pruned (30% or more of their root zone) will require irrigation for the first twelve months. The first irrigation should be within 48 hours of root pruning. They should be deep watered every two to four weeks during the summer and once a month during the winter (adjust accordingly with rainfall). One irrigation cycle should thoroughly soak the root zones of the trees to a depth of 3 feet. The soil should dry out between watering; avoid keeping a consistently wet soil. Designate one person to be responsible for irrigating (deep watering) the trees. Check soil moisture with a soil probe before irrigating. Irrigation is best accomplished by installing a temporary above ground micro-spray system that will distribute water slowly (to avoid runoff) and evenly throughout the fenced protection zone ***but never soaking the area located within 6- feet of the tree trunk, especially during warmer months.***

Pruning: Do not prune any of the trees until all construction is completed. This will help protect the tree canopies from damage. All pruning shall be completed under the direction of an ISA Certified Arborist and using ISA guidelines. Only dead wood shall be removed from tree canopies.

Washing: During construction in summer and autumn months, wash foliage of trees adjacent to the construction sites with a strong water stream every two weeks in early hours before 10:00 a.m. to control mite and insect populations.

Inspection: An ISA Certified Arborist shall inspect the impacted preserved trees on a monthly basis during construction. A report comparing tree health and condition to the original, pre-construction baseline shall be submitted following each inspection. Photographs of representative trees are to be included in the report on a minimum annual basis.

Maintenance After Construction

Once construction is complete the fencing may be removed and the following measures performed to sustain and enhance the vigor of the preserved trees.

Mulch: Provide a 4-inch mulch layer under the canopy of trees. Mulch should include clean, organic mulch that will provide long-term soil conditioning, soil moisture retention, and soil temperature control.

Pruning: The trees will not require regular pruning. Pruning should *only* be done to maintain clearance and remove broken, dead or diseased branches. Pruning shall only take place following a

recommendation by an ISA Certified Arborist and performed under the supervision of an ISA Certified Arborist. No more than 15% of the canopy shall be removed at any one time. All pruning shall conform to International Society of Arboriculture standards.

Watering: The natural trees that are not disturbed should not require regular irrigation, other than the twelve months following substantial root pruning. However, soil probing will be necessary to accurately monitor moisture levels. Especially in years with low winter rainfall, supplemental irrigation for the trees that sustained root pruning and any newly planted trees may be necessary. The trees should be irrigated *only* during the winter and spring months.

Watering Adjacent Plant Material: All plants near the trees shall be compatible with water requirements of said trees. The surrounding plants should be watered infrequently with deep soaks and allowed to dry out in-between, rather than frequent light irrigation. The soil shall not be allowed to become saturated or stay continually wet. Irrigation spray shall not hit the trunk of any tree. A 60-inch dry-zone shall be maintained around all tree trunks. An above ground micro-spray irrigation system is recommended over typical underground pop-up sprays.

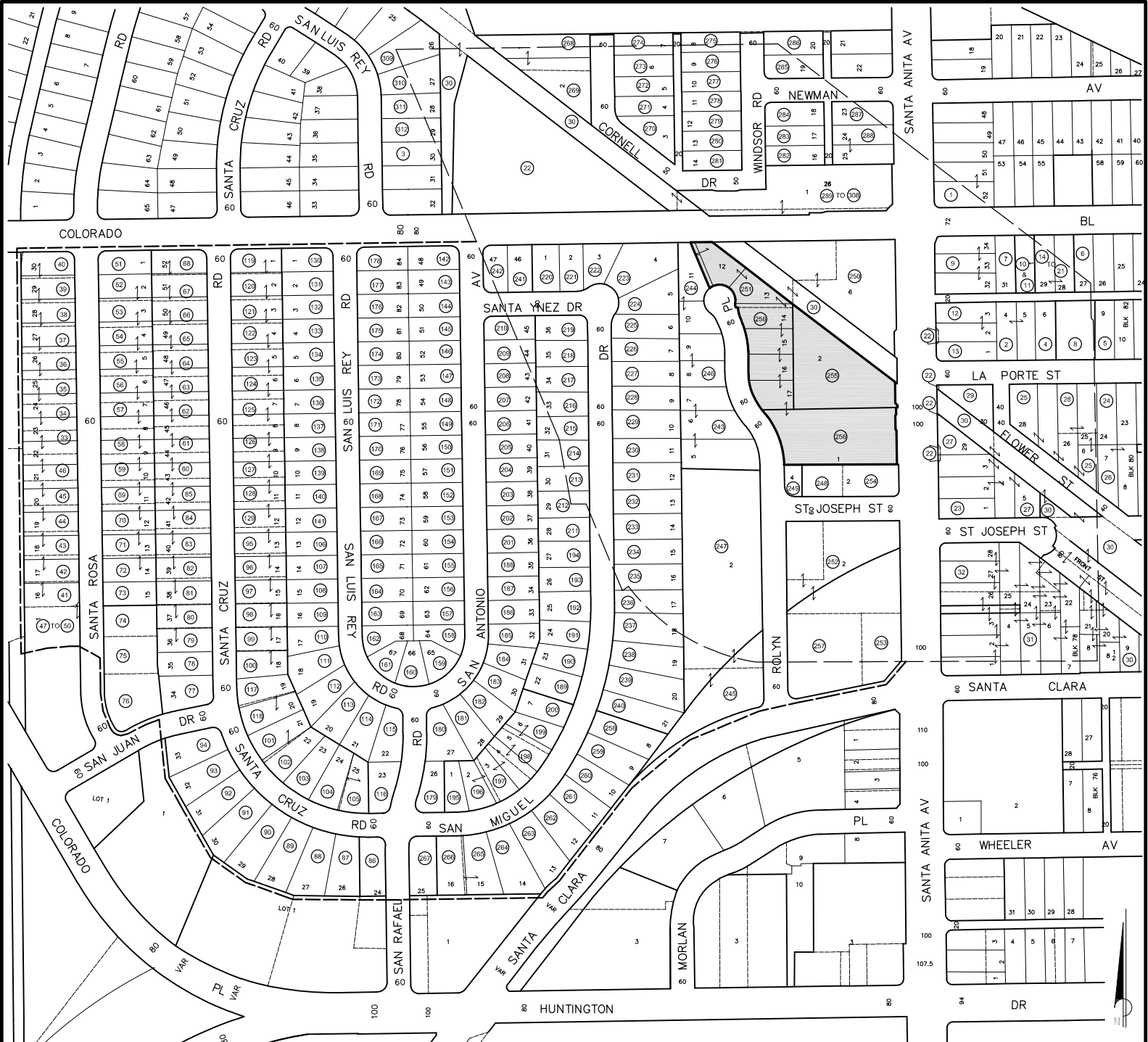
Washing: Periodic washing of the foliage is recommended during construction but no more than once every two weeks. Washing should include the upper and lower leaf surfaces and the tree bark. This should continue beyond the construction period at a less frequent rate with a high-powered hose only in the early morning hours. Washing will help control dirt/dust buildup that can lead to mite and insect infestations.

Spraying: If the trees are maintained in a healthy state, regular spraying for insect or disease control should not be necessary. If a problem does develop, an ISA Certified Arborist should be consulted; the trees may require application of insecticides to prevent the intrusion of bark-boring beetles and other invading pests. All chemical spraying should be performed by a licensed applicator under the direction of a licensed pest control advisor.

Inspection: All trees that were impacted during construction within the tree protection zone should be monitored by an ISA Certified Arborist for the first five years after construction completion. The Arborist shall submit an annual report, photograph each tree and compare tree health and condition to the original, pre-construction baseline.

Attachment No. 7

Expanded Radius Map

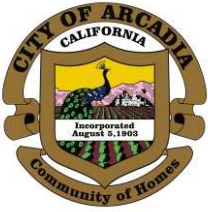


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**CITY OF ARCADIA
 NOTIFICATION AREA MAP**

LEGEND
 (253) OWNERSHIP NO.
 ↗ OWNERSHIP HOOK

CASE NO.
 DATE: 10-13-2025
 SCALE: 1" = 100'
OWNERSHIP MAP



DEVELOPMENT SERVICES DEPARTMENT

DATE: October 28, 2025

TO: Honorable Chairperson and Planning Commission

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

SUBJECT: RESOLUTION NO. 2178 – DENYING THE APPEAL OF THE DENIAL OF A NEW TWO-STORY MID-CENTURY MODERN SINGLE-FAMILY HOUSE AT 363 WARREN WAY
CEQA: Exempt
Recommendation: Adopt

SUMMARY

The Appellant, Thomas Li of Prestige Design, Planning and Development Inc., on behalf of the Property Owners Brandon Libby and Angela Tsai, filed an appeal of the Development Services Department’s decision to deny the following applications: Single-Family Architectural Design Review No. SFADR 25-08, Major Administrative Modification No. Major AM 25-08, and Protected Tree Encroachment Permit No. TRE 25-07 related to a proposed 4,796 square-foot, two-story Mid-Century Modern single family house (referred to as the “Project”) at 363 Warren Way.

It is recommended that the Planning Commission adopt Resolution No. 2178 (Attachment No. 1) thereby denying the appeal and upholding the Development Services Department’s decision.

BACKGROUND

The subject property is an 18,009 square foot interior lot located at 363 Warren Way, east of the corner of Holly Avenue and Warren Way. The Project site is currently developed with a single-story Mid-Century Modern style residence, a swimming pool, and a cabaña/storage structure within the rear yard. The subject site is zoned R-1,

Low Density Residential with a General Plan Land Use Designation of Very Low Density Residential. The property is surrounded by all single-family homes - refer to Attachment No. 2 for an aerial image with zoning information, photos of the subject site and its neighboring properties. Figure 1, below, outlines the subject property and Figure 2 shows the subject residence.



Figure 1 – Subject Property



Figure 2 – Subject Residence

On March 24, 2025, the Appellants filed an application for a new two-story single-family residential development at 363 Warren Way. From the beginning, Staff had concerns with the design since it was not immediately identifiable as a commonly recognized architectural style, presented excessive vertical massing and overall bulky design. Therefore, the design as proposed could not be deemed compatible with the neighborhood. The City's Incomplete Letter requested clarification of the proposed architectural style. The Appellant, Mr. Li who is also the Designer on this project, responded by stating that the proposed style is Mid-Century Modern. He resubmitted plans with only minimal changes and did not address the majority of the design issues identified in the City's Letter, dated April 4, 2025. The review of the resubmitted design revealed that many of the same issues from the initial Incomplete Letter remain unresolved. A second Incomplete Letter was issued by the City and at which time the Planner reached out to the Appellant to offer additional commentary on the design issues and to suggest a range of potential solutions. Figure 3 shows the rendering of the initial design, followed by Figure 4 showing the re-submitted design with minimal changes. Ultimately, the Appellant informed the Planner that he does not want to make any further changes to the proposed design and is unwilling to make any compromises.



Figure 3 – Initial Design



Figure 4 – Resubmitted Design

On August 20, 2025, a Notice of Pending Decision (NOPD) was mailed to property owners within a 300-foot radius of the Project site. The public comment period ended on September 4, 2025, and no comments were received during the notification period. After final review, on September 12, 2025, the Planning Division denied the Project - refer to Attachment No. 3 for the Denial Letter. On September 15, 2025, and within the prescribed 10-day appeal period, the Appellants filed an Appeal - refer to Attachment No. 4 for the Appeal Letter.

The existing residence was built in 1950. Based on the evaluation by an Architectural Historian the subject residence does not meet any of the minimum requirements for designation as a historical resource under federal, state, or local criteria. Although the application for a Certificate of Demolition (COD 25-16) has been approved on September 12, 2025, a demolition permit has not been issued. Per City’s residential replacement policy, demolition is not permitted until a new project is approved and a building permit is issued.

PROPOSAL

The proposed Project involves demolition of the existing single-story Mid-Century Modern style residence and construction of a new two-story single-family home with an attached two-car garage and basement. The new residence is supposed to be of the same architectural style as the existing house, which is Mid-Century Modern. The proposed residence complies with all applicable R-1 Zone (Low Density Residential) development standards, including floor area ratio, lot coverage, height, and required setbacks - refer to the table below, for a summary of the applicable Development Standards.

	Development Standard	Proposed Project
Floor Area Ratio:	Maximum 7,402 SF	4,796 SF
Lot Coverage:	Maximum 6,303 SF	4,040 SF
Setbacks		
Front:	Minimum 40'-8"	42'-9"
Interior:	First Story Minimum: 9'-0" Second Story Minimum: 18'-0"	First Story - West: 9'-0" First Story - East: 9'-0" Second Story - West: 20'-0" Second Story - East: 21'-0"
Rear:	First Story Minimum: 30'-0" Second Story Minimum: 40'-0"	First Story: 93'-8" Second Story: 111'-2"
Height	Maximum 30'-0"	25'-7"

The Project incorporates white stucco finish throughout most of its exterior walls. Portions of the first floor include wood siding complementing the main entry door that also includes a wood finish. The roof is comprised of standard charcoal-colored composite shingle roofing. The Project includes various windows of different sizes with thin, dark bronze frames.

In addition to the main residence, the Project includes a request to retain a single existing nonconforming accessory structure used as a cabaña and storage room. The structure is in the rear yard and encroaches into both the required side and rear yard setbacks. Specifically, the minimum required side setback is 9'-0", while the structure is located 6'-8" from the side property line. The minimum required rear setback is 10'-0", and the structure is located 6'-4" from the rear property line. Because the main residence is proposed for demolition, the property owner is required to bring the entire site into compliance with current zoning standards, including addressing any nonconforming structures. Retention of the accessory structure, as currently sited, requires approval of a Major Administrative Modification.

The subject site includes two (2) protected Chinese Elm trees located in the front yard and one (1) Coast live oak in the rear yard. Since the proposed development will be located below the canopy and within the protection zone of the Chinese Elms a Protected Tree Encroachment Permit is also required.

APPEAL

The Appellant's letter (refer to Attachment No. 4) states that the Mid-Century Modern design is open to interpretation and may include various styles, including two-story configurations. The Appellant contends that all the major design elements referenced in the Denial Letter have been incorporated into the proposal, which they describe as a thoughtful and contemporary interpretation of Mid-Century Modern architecture.

The Appellant further notes that Mid-Century Modern architecture became popular in the 1940s to 1960s as an innovative alternative to the previously more ornate designs. While emphasizing simplicity, clean lines with open floor plans, and large windows, Mid-Century Modern homes are open to interpretation and come in various styles. The basis of Mid-Century Modern design is to foster designer creativity and ingenuity found in single or two-story configurations. Two-story Mid-Century

Modern homes adapt the iconic style to a multi-level layout retaining key elements such as large windows, clean lines, and open floor plans, often with asymmetrical rooflines. As such, the Appellant has stated the proposed design incorporates all the major elements referenced in the denial, and listed below:

1. Open Floor Plan: The project has an open floor plan on the first floor that encompasses the kitchen, dining, and living spaces. The walls that exist are used to partition off bedrooms and an office.
2. Large Glass Windows: Tall and wide glazing elements and large windowpanes have already been incorporated to enhance openness, set in spacing that promotes visual rhythm. Strong indoor-outdoor connection with large sliding glass doors and a large, covered patio is already proposed.
3. Use of natural materials and earth-tone color palette: The project incorporates exterior wood elements along with white stucco. In fact, the original home, which is also Mid-Century Modern, is all white. There are examples of Mid-Century Modern homes, which do not use only neutral colors and finishes. They can use red, blue, green, and even orange accents.
4. Form and Massing: Clean horizontal lines and a low-profile roofline are already integral to the current design. Articulation in the wall planes and variation in materials are already present in the proposed elevations. The second story massing is already reduced with a recessed balcony at the front elevation avoiding bulk and top heaviness.

The Appellants further state that the goal of City of Arcadia Design Guidelines is “to encourage the highest level of design quality while at the same time providing the flexibility necessary to encourage creativity on the part of an applicant” and that they are exercising their right to express creativity and interpret the Mid-Century Modern style in the way they see fit based on their family needs. The Appellant also stated that the design reflects a thoughtful and contemporary interpretation of the Mid-Century Modern aesthetic consistent with the direction of the City’s design guidelines and with similar homes in Arcadia.

ANALYSIS

Site Plan and Design Review

The subject neighborhood contains a mix of single and two-story single-family homes that reflect a variety of architectural styles, ranging from post-war bungalows built in the 1940s and 1950s to larger, more contemporary residences. The neighborhood is therefore eclectic without a dominant architectural style. Given this varied context, a range of architectural approaches — including two-story designs — could be appropriate and compatible with surrounding development. However, the proposed Project is poorly executed without a clear architectural style and is therefore not compatible with the neighborhood.

While the proposed Project complies with the applicable development standards, approval of a Site Plan and Design Review requires that all findings be made, including consistency with the Single-Family Residential Design Guidelines. Section 5 of the Guidelines requires that a project both identify a clear architectural style and incorporate the defining characteristics of that style into the design. The Appellant has identified Mid-Century Modern as the selected style; however, the proposed residence does not successfully integrate the key design elements into a cohesive whole that would define this architectural tradition.

Interpretation of Mid-Century Modern Style

Mid-Century Modern design allows for a range of interpretations and encourages creativity and the City's Single-Family Design Guidelines require that new construction exhibits a clear, cohesive, and identifiable architectural style. This is not achieved solely by incorporating a checklist of loosely associated features. Architectural style must be expressed through integrated massing, roof form, fenestration, and detailing that work together to create a unified whole.

In this case, while individual elements may reference Mid-Century Modern design, the overall composition does not reflect a cohesive or recognizable application of the style. The proposed design lacks proportion, clarity, and stylistic integrity that would distinguish it as a deliberate and consistent example of Mid-Century Modern architecture.

The appeal outlines several design features claimed to be consistent with the Mid-Century Modern style, including an open floor plan, large windows, natural materials, and clean lines with subdued massing. The following responses address each of the points raised and the primary reasons why the Project does not reflect Mid-Century Modern architecture are outlined below:

1. Lack of Open Floor Plan and Integrated Exterior Form

Mid-Century Modern architecture is defined by open, flowing interior spaces that minimize solid walls and allow the structural form to read as light and connected to the exterior. These internal spaces directly shape the exterior appearance, supporting slender structural members and a façade that visually engages with its surroundings.

The proposed residence instead relies on a conventional, compartmentalized floor plan with numerous enclosed rooms and substantial wall planes. This results in a visually heavy, closed-off exterior that is inconsistent with the openness characteristic of Mid-Century Modern design.

City's Response to the Appeal: The Appellant emphasizes the presence of an open floor plan on the interior; however the interior floor layout is largely compartmentalized into separate rooms and is typical of most modern homes. In contrast, traditional Mid-Century Modern homes often include large, undivided living spaces with visual continuity to the exterior through expansive glazing. The interior layout is important, specifically in Mid-Century Modern architecture because it impacts and drives much of the exterior appearance of the home.

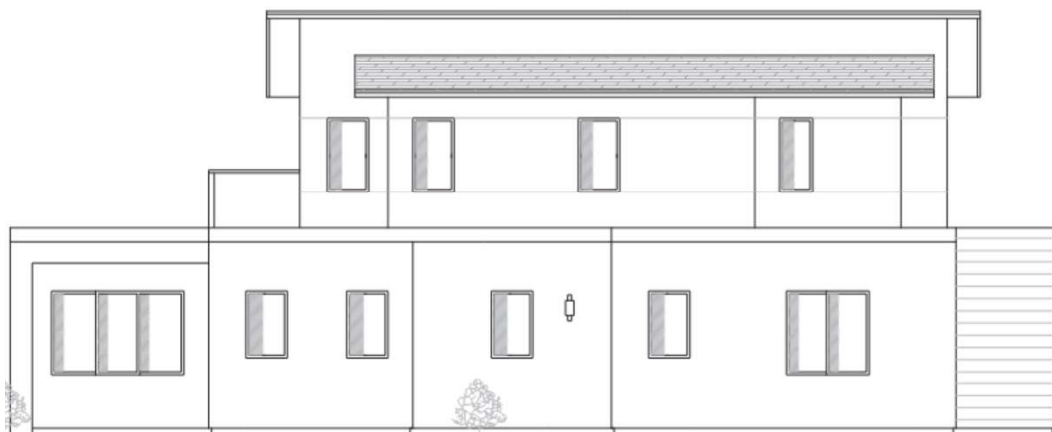
In this case, while the interior may be labeled as "open plan," the actual exterior massing does not reflect the openness typically associated with the Mid-Century Modern style. Instead of a design that allows for a sense of transparency or a visual flow from inside to outside, the proposed structure appears boxy and enclosed, which undermines the intended architectural style.

Thus, while a portion of the floor plan's openness is noted, it does not benefit the building's exterior creating and conveying the lightness or transparency

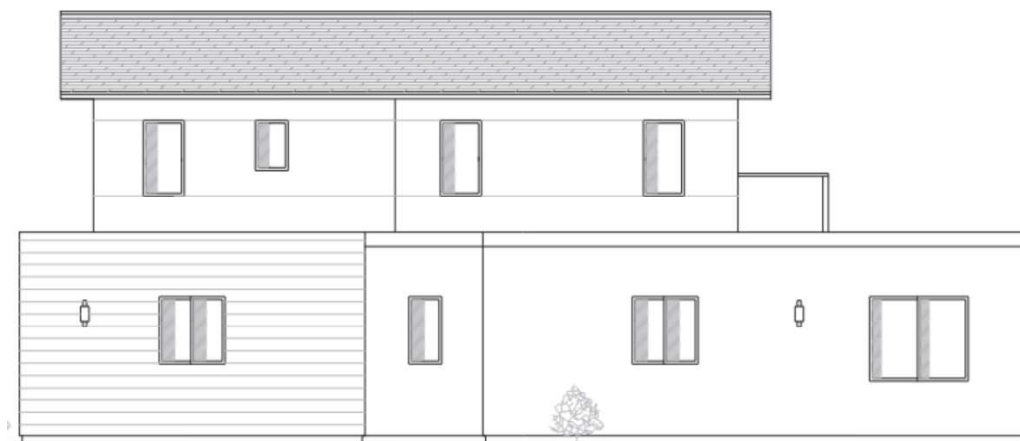
that a true Mid-Century Modern design would achieve by integrating that interior openness with the exterior form.

2. Insufficient Use of Expansive Glazing

Large, uninterrupted glazing — including floor-to-ceiling windows and clerestory openings — is a hallmark of Mid-Century Modern design, creating a seamless indoor-outdoor connection and reinforcing the openness of the interior layout. The proposed elevations (as shown below) omit these features, instead incorporating small, irregularly placed windows that do not convey transparency or blur the boundary between interior and exterior spaces, especially on the east, north, and west facades. This omission significantly undermines the defining visual and functional qualities of the Mid-Century Modern style.



East Elevation



West Elevation

City's Response to the Appeal: The proposed design includes typical glazing, fenestration, and indoor-outdoor connections with limited reference to a key, defining feature of Mid-Century Modern architecture. With the exception of some glazing on the front façade of the second story, the windows are relatively small and generic and are not a defining architectural feature of the home; their size, style, and placement do not reflect Mid-Century Modern architecture.

3. Limited Use of Natural Materials and Appropriate Color Palette

Authentic Mid-Century Modern design employs natural materials such as wood, stone, and brick, complemented by neutral and earth-toned colors that integrate the structure into its landscape. While the proposal includes minor wood accents, the primary exterior finish is stark white stucco, creating high visual contrast rather than subtle integration. This choice diminishes the building's connection to its environment and departs from the naturalistic material palette typical of the style.

City's Response to the Appeal: The material palette of stucco with wood accents are used in Mid-Century Modern homes. However, essentially, their integration with one another and the design, as a whole, combined with the lack of other materials common in the chosen architectural style result in an indistinct design. The effectiveness of such elements in conveying an architectural style depends on their arrangement, scale, and integration within the overall design.

4. Incompatible Form and Massing

Mid-Century Modern homes are generally low in profile with strong horizontal emphasis and light structural expression. By contrast, the proposed residence presents a vertically dominant form with large expanses of blank wall surfaces and a bulky, poorly integrated second story that visually overwhelms the first floor. These proportions and the resulting massing are inconsistent with the low, horizontal character fundamental to Mid-Century Modern architecture.



Front (south) Elevation

Because these essential design elements are either missing or not executed properly the Project does not successfully represent a Mid-Century Modern architectural style. Furthermore, it does not demonstrate the clarity, consistency, or defining characteristics necessary to represent any other recognized style. The proposed design is generic and disjointed and lacks a cohesive architectural expression. As a result, it does not reflect the high-quality design required by the City's Single-Family Residential Design Guidelines, nor does it achieve the level of compatibility expected within Arcadia's established single-family neighborhoods.

City's Response to the Appeal: The Appellant asserts that the design incorporates clean horizontal lines, a low-profile roof, and a recessed second story to reduce visual bulk. While a second-story setback is present, the structure still reads as vertically dominant and top-heavy, lacking the strong horizontal emphasis typical of Mid-Century Modern homes. The second story appears visually disconnected, and the overall massing does not convey the lightness or integration characteristic of the style.

Although there is some articulation in wall planes and variation in materials, these do not resolve the fundamental issues with massing and form. The combination of a flat roof over the first floor and a shed roof on the second floor results in a pop-up effect that emphasizes height rather than horizontality. The second story roofline is asymmetrical and while asymmetry can be present in Mid-Century Modern homes, it typically relates to overall massing or roof design that is more integrated, whereas this design has a jarring transition between the first and second story. The roof forms are not

well integrated, and the lack of unified geometry further weakens the architectural style. As a result, the massing and roofline do not successfully reflect Mid-Century Modern design principles.

In summary, while the Project demonstrates an intent to draw from Mid-Century Modern principles, the design does not reflect the cohesive and recognizable architectural character required by the City's Single-Family Design Guidelines. The combination of inconsistently applied features, vertically dominant massing, and a lack of clear stylistic articulation does not result in a unified or distinctive design. The design is generic, not immediately identifiable as Mid-Century Modern or any other recognizable architectural style, and is not reflective of the architectural quality that is essential to neighborhood compatibility. Therefore, staff could not approve this design within this existing neighborhood.

Below are two examples of two-story Mid-Century Modern homes: 1) A more traditional style home that incorporates an open-floor-plan design, expansive windows, and a horizontal profile (refer to Example No. 1), and 2) A more modern example with less glazing, but an integrated asymmetrical roof and cohesive use of natural and façade materials (refer to Example No. 2).



Example No. 1



Example No. 2

Recommended Changes

The proposed design could likely be modified to better comply with the Single-Family Architectural Design Guidelines. Considering the chosen Mid-Century Modern architectural style, the following updates could help create a more identifiable architectural style without requiring a substantial change to the interior layout. The recommended changes are:

1. Expand the wood paneling on the facades, including onto the garage portion.
2. Incorporate larger and more expansive glazing on all elevations, especially on the side facades. This could include floor to ceiling windows, picture windows, and sliding doors. The strategic use of clerestory windows in certain areas could further reinforce the Mid-Century Modern style while maintaining privacy where needed.
3. Reduce the height of the second story and set it back from the front façade to the extent feasible.

4. Extend the second story eave to emphasize the horizontal profile of the structure.

Major Administrative Modification

The Project site contains an existing legal nonconforming accessory structure used as a cabaña with attached storage, located in the northeast corner of the rear yard and constructed in 1950. The structure encroaches into required setbacks, with a side yard setback of 6 feet 8 inches where 9 feet is required and a rear yard setback of 6 feet 4 inches where 10 feet is required.

Because the redevelopment of the property includes construction of a new primary residence, all existing on-site structures are required to comply with current Development Code standards. Retaining a nonconforming structure as part of a new development requires approval of a Major Administrative Modification. In this case, given the relatively minor nature of the encroachments, the longstanding presence of the structure, and the absence of any evidence of adverse impacts resulting from its location, requiring demolition or relocation to meet current setback standards would constitute an unreasonable hardship.

The accessory structure will be retained along with the existing swimming pool and other rear yard features. Oriented toward the pool, the cabaña provides valuable recreation and shelter functions for future residents. For these reasons, approval of the Major Administrative Modification is recommended to allow the structure to remain in its current location. Figure 5 illustrates the existing encroachments.

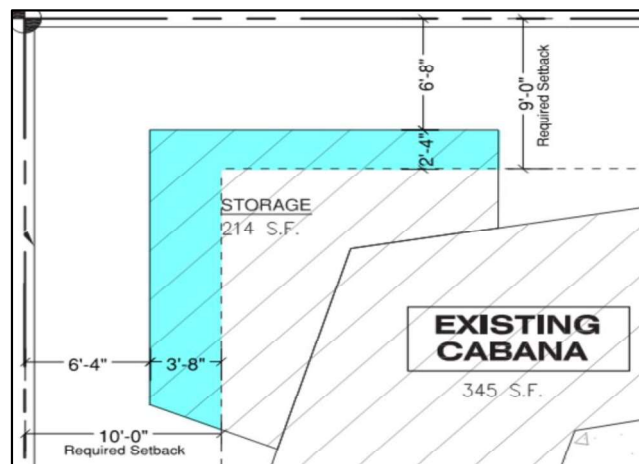


Figure 5 – Existing Accessory Structure encroachment

Protected Tree Encroachment

The subject property contains several mature trees including two (2) protected Chinese Elms located in the front yard, and one (1) Coast Live Oak located near the northwest corner of the rear yard. An encroachment permit is necessary because portions of the proposed ancillary site improvements including updated landscape and walkways are located within the protection zone of the two protected Chinese elms. Additionally, access during demolition and construction activity, will be located within the protection zones of said trees. As such, the encroachment permit will ensure proper protection through fencing, and maintenance of trees during development activity... All protected trees will be fenced, monitored, and protected during demolition and construction in accordance with the recommendations of the certified arborist. The Project will retain the mature trees and will incorporate them into the final landscape design thereby preserving the site's existing canopy and enhancing neighborhood character. Figure 6 below shows the protected trees in green.

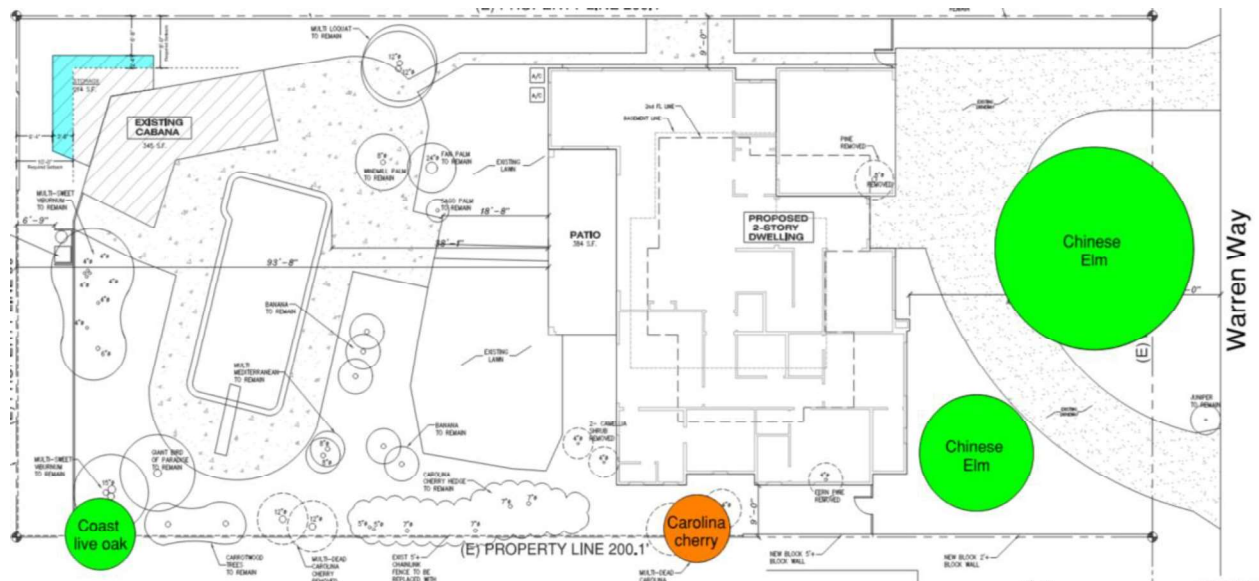


Figure 6 – Location of Protected Trees.

FINDINGS

The following findings are required for the approval of a Site Plan and Design Review pursuant to Development Code Section 9107.19.050.F. However, Findings 2, 3, and 5 cannot be made.

Site Plan and Design Review

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

Facts in Support of the Finding: The proposed Project complies with all applicable development standards and regulations in the Development Code. The proposed Project provides the minimum, and in some areas more than the minimum required setbacks and is below the maximum allowed Lot Coverage, Floor Area Ratio (FAR), and height limits. Additional development standards such as angle plane encroachment and hardscape maximums are also met. The subject site has an existing cabaña with an attached storage room which has nonconforming side and rear yard setbacks. A Major Administrative Modification to keep the cabaña and storage structure forms part of the Project and the findings can be made to support its retention. As such, the proposed Project will be in compliance with all applicable development standards and regulations in the Development Code.

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

Facts Opposing the Finding: The Project will not be consistent in the objectives and standards of the applicable Design Guidelines. The Project is subject to the Objectives and Standards of the City's Single-Family Residential Design Guidelines. Design Guideline No. 5 specifies that a clear and distinctive architectural style appropriate to Arcadia should be selected, and all design features, proportions, and detailing should be consistent with the chosen architectural style.

The Project is described as having Mid-Century Modern architectural style. The surrounding neighborhood is eclectic with a variety of existing architectural styles and Mid-Century Modern is an appropriate architectural style. However, the proposed design is not well executed and does not include features, proportions, and detailing consistent with the chosen style. The proposed design does not incorporate key design elements representative of Mid-Century Modern architecture such as open-floor-plan design, expansive glass windows, use of natural materials and earth-tone colors, and is massive in its overall scale for the selected style. The proposed design includes visually massive, heavy, and closed-

off exterior walls, an arrangement of multiple small windows especially along its west and east elevations and presents a large form and scale especially evident on its second floor. The Project's minimal use of natural materials and earth-tone colors does not adequately represent the Mid-Century Modern style. The design includes conflicting roof forms that are not well integrated with one another and do not present a coherent design throughout the entire development. The Project does not indicate a clear and distinctive architectural style or provide any distinguishing characteristics necessary to clearly represent any other commonly recognized architectural style. As such, the proposed design does not effectively execute the Mid-Century Modern architectural style. For these reasons, the proposed Project is not consistent with the objectives and standards, specifically Guideline No. 5, of the Single-Family Residential Design Guidelines.

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

Facts Opposing the Finding: The Project will not be compatible in terms of scale and aesthetic with surrounding properties. The proposed Project is intended to represent the Mid-Century Modern architectural style; however, it does not include features, proportions, and detailing consistent with the chosen style and is therefore indistinct. The City's Single-Family Residential Design Guidelines state that a clear and distinctive architectural style should be selected in order to protect the character of single-family residential neighborhoods and to create a streetscape presence that is visually pleasing through site planning and building form. The Project presents a visually massive and bulky structure, especially due to second floor mass which is disproportional in contrast to the first floor, with vertically dominant profile and a pop-up appearance. The development, proposed as Mid-Century Modern architecture, lacks key elements such as an open-floor-plan design, expansive glass windows, overall low mass, and low-horizontal profile to represent the Mid-Century Modern style. Instead, the development presents a closed-off appearance with large and bulky exterior walls, small, multiple windows along the side elevations, vertically dominant profile due to its disproportional second-floor massing and generally unidentifiable architectural style. As such, the proposed Project will not be compatible in terms of scale and aesthetic design as it does not represent Mid-Century Modern style or any other clear and distinctive architectural style.

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

Facts in Support of the Finding: The proposed Project has an adequate and efficient site layout in terms of access, vehicular circulation, parking, and landscaping. The proposed Project will include a two-car garage and will preserve and utilize the existing driveway access. It will provide water efficient landscaping throughout the property which, subject to City's Water Efficient Landscape Ordinance (WELO), and will preserve all healthy protected trees on site. As such, the proposed Project will have adequate and efficient site layout for access, vehicular circulation, parking, and landscape.

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

Facts Opposing the Finding: The proposed Project is not in compliance with all applicable criteria identified in section 9107.19.040.C.5 of the Development Code as it is not consistent with the Single-Family Residential Design Guidelines. The proposed Project does comply with the Development Code in terms of meeting the minimum required setbacks, remaining below the maximum allowed Lot Coverage, Floor Area Ratio (FAR), and height limit and all other applicable Development Standards. As part of the Project, an existing cabaña and storage room building with nonconforming side and rear yard setbacks will remain. Retention of the nonconforming structure is subject to a Major Administrative Modification and findings have been made in support of keeping the structure. The proposed Project will provide an efficient site development and layout with updated landscaping, a new two-car garage, and preservation of the existing driveway allowing for adequate vehicle circulation and parking.

The proposed development is subject to the City's Single-Family Residential Design Guidelines. Objectives 1 and 2 state that development should be designed to protect the character of single-family residential neighborhoods through the preservation and improvement of their character-defining features, and to create

a streetscape presence that is visually pleasing through site planning and building form and orientation while also maintaining neighborhood character. Design Guideline No. 5 specifies that a clear and distinctive architectural style should be selected, and all design features, proportions, and detailing should be consistent with the chosen architectural style.

The proposed development is stated as using Mid-Century Modern architectural style, however, it does not incorporate key design elements representative of Mid-Century Modern architecture such as open-floor-plan design, expansive glass windows, use of natural materials and earth-tone colors, and is massive in its overall scale as Mid-Century Modern house. The proposed design includes visually massive, heavy, and closed-off exterior walls, an arrangement of multiple small windows especially along its west and east elevations, does not adequately utilize natural materials nor earth-tone colors to represent the Mid-Century Modern style, and presents a large form and scale especially evident at its second floor. For these reasons, the proposed Project does not reflect a clear and distinctive architectural style or provide any distinguishing characteristics to be identified under any other commonly recognized architectural style, including Mid-Century Modern . As such, the proposed development is not consistent with the Single-Family Residential Design Guidelines.

As such, three (3) of the required findings cannot be made, and the appeal does not provide sufficient justification to overturn the determination.

Major Administrative Modification

Section 9107.05.050, of the Development Code requires that at least one of the following findings be made for the approval of Administrative Modification.

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

The Project includes the construction of a new single-family residence on a property that currently contains a legally permitted accessory structure (cabaña and storage room) with nonconforming side and rear yard setbacks. These structures are longstanding, have not been associated with any known or reported issues, and have functioned without adverse impacts on adjacent properties. Requiring the removal

or relocation of the cabaña and storage room solely to achieve current setback compliance would result in unnecessary cost and disruption, particularly given their integration into the site's existing improvements. Retaining these structures as part of the rear yard landscaping and hardscape design which includes an existing pool is a reasonable approach that avoids undue hardship and maintains the functional and aesthetic integrity of the property. Therefore, retaining the existing accessory structure supports the finding to prevent an unreasonable hardship.

Protected Tree Encroachment

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

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

The subject property contains three protected trees: two (2) Chinese Elms located in the front yard, and one (1) Coast Live Oak tree located near the northwest corner of the rear yard. An encroachment permit is necessary because portions of the proposed site improvements including updated landscaping and walkways are located within the protected zone of the two protected Chinese Elms. Additionally, access during demolition and construction activity, and delivery and storage of construction materials will be located within the protection zones of all protected trees. As such, the encroachment permit will ensure proper protection and maintenance of trees during the development activity. The proposed encroachment is limited in scope and does not involve grading or primary building construction within the trees' root zones. The protected Coast live oak, located at the rear of the site, is not within the area of work and will not be impacted by construction activities. However, conditions will be included to prevent any storage of construction equipment or materials within its protection zone. All protected trees will be fenced, monitored, and protected during demolition and construction in accordance with the recommendations of a certified arborist. The project will retain the mature trees and will incorporate them into the final landscape design thereby preserving the site's existing canopy and enhancing neighborhood character. Hence the tree encroachment permit is necessary without an alternate project design.

ENVIRONMENTAL ANALYSIS

It has been determined that the project qualifies as a Class 3 Categorical Exemption per the provisions of the California Environmental Quality Act (CEQA) pursuant to Section 15303(a) of the CEQA Guidelines for New Construction of One, Single-family Residence (refer to Attachment No. 7).

PUBLIC COMMENTS/NOTICE

A public hearing notice for this item was posted on the City's website, at the City Clerk's Office, the City Council Chambers, and the Arcadia Public Library, and mailed to the property owners located within 300 feet of the subject property on October 16, 2025. No public comments have been received as of October 23, 2025.

RECOMMENDATION

It is recommended that the Planning Commission adopt Resolution No. 2178 denying APPEAL No. 25-02 and uphold the Development Services Department's denial of Single-Family Architectural Design Review No. SFADR 25-08, Major Administrative Modification No. Major AM 25-08, and Protected Tree Encroachment Permit No. TRE 25-07 with a categorical exemption under the California Environmental Quality Act (CEQA) for a proposed 4,796 square foot, two-story Mid-Century Modern residence at 363 Warren Way.

PLANNING COMMISSION ACTION

Denial of Appeal

If the Planning Commission intends to deny the appeal and uphold the Development Services Department's denial of the Project, the Commission should move to deny the Appeal, stating that the proposed Project is not consistent with the City's Single-Family Residential Design Guidelines and therefore the findings cannot be made for the Site Plan and Design Review based on the evidence presented and approve Resolution No. 2178.

Approval of Appeal

If the Planning Commission intends to approve the appeal and overturn the Development Services Department's denial of the Project, the Commission should pass a motion to approve the Appeal, stating that the proposed Project is exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15303(a) of the CEQA Guidelines, is consistent with the City's Single-Family Residential Design Guidelines, that the proposed Project meets all findings, and direct the staff to prepare a resolution for adoption at the next meeting that incorporates the Commission's decision and specific findings.

If any Planning Commissioner, or other interested party has questions or comments regarding this matter prior to the October 28, 2025, Planning Commission hearing, please contact Associate Planner, Gary Yesayan at (626) 574-5422, or by email at gyesayan@ArcadiaCA.gov

Approved:



Lisa L. Flores

Deputy Development Services Director

Attachment No. 1: Resolution No. 2178

Attachment No. 2: Aerial Image with Zoning Information and Photos

Attachment No. 3: Development Services Department Denial Letter dated 09/12/25

Attachment No. 4: Appeal Letter dated 09/15/25

Attachment No. 5: Architectural Plans

Attachment No. 6: Arborist Report dated 08/14/25

Attachment No. 7: Preliminary Exemption Assessment

Attachment No. 1

Resolution No. 2178

RESOLUTION NO. 2178

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ARCADIA, CALIFORNIA, DENYING THE APPEAL OF THE DENIAL OF A PROPOSED TWO-STORY, MID-CENTURY MODERN SINGLE-FAMILY HOUSE AT 363 WARREN WAY

WHEREAS, on March 24, 2025, an application for Site Plan and Design Review No. SFADR 25-08 was filed; on May 29, 2025 an application for Protected Tree Encroachment Permit No. TRE 25-07 was filed; and on August 14, 2025 an application for Major Administrative Modification No. Major AM 25-08 was filed by the Applicant/Appellant, Thomas Li of Prestige Design, Planning and Development Inc, on behalf of the property owners, Brandon Libby and Angela Tsai for a new 4,796 square foot, two-story Mid-Century Modern residence including the preservation of a nonconforming accessory structure in the rear yard, and encroachment into the protected zone of three protected trees at 363 Warren Way ("Project"); and

WHEREAS, on August 20, 2025, Planning Services completed an environmental assessment for the proposed Project and determined that it qualifies as a Class 3 Categorical Exemption pursuant to Section 15303(a) of the California Environmental Quality Act (CEQA) Guidelines for New Construction of One, Single-Family Residence; and

WHEREAS, on August 20, 2025, a Notice of Pending Decision for the Project was mailed to property owners within a 300-foot radius of the subject site; the public

comment period was from August 21, 2025 to September 4, 2025 , during which no public comments were received; and

WHEREAS, on September 12, 2025, the Development Services Department denied the Project on the basis that the Project is not consistent with the Development Code's Site Plan and Design Review findings and the City's Single-Family Residential Design Guidelines as the proposed single-family residence does not incorporate the character-defining features or proportions associated with Mid-Century Modern architecture and does not demonstrate the consistency, coherence, or distinguishing characteristics necessary to clearly represent a commonly recognized architectural style; and

WHEREAS, on September 15, 2025, an Appeal (No. 25-02) was filed within the prescribed appeal period, by Thomas Li (the "Appellant") on behalf of the property owners Brandon Libby, and Angela Tsai appealing the Development Services Department's denial of Single-Family Architectural Design Review No. SFADR 25-08, Major Administrative Modification No. Major AM 25-08, and Protected Tree Encroachment Permit No. TRE 25-07 related to the new two-story Mid-Century Modern Single-Family house at 363 Warren Way; and

WHEREAS, on October 28, 2025, a duly noticed public hearing was held before the Planning Commission on said applications, at which time all interested persons were given full opportunity to be heard and to present evidence.

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

SECTION 1. The factual data submitted by the Community Development Division in the staff report dated October 28, 2025 are true and correct.

SECTION 2. This Commission finds, based upon the entire record, that pursuant to Section 9107.19.050.F of the Arcadia Development Code, all of the following findings cannot be made.

Site Plan and Design Review

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

FACT: The proposed Project complies with all applicable development standards and regulations in the Development Code. The proposed Project provides the minimum, and in some areas more than the minimum required setbacks and is below the maximum allowed Lot Coverage, Floor Area Ratio (FAR), and height limits. Additional development standards such as angle plane encroachment and hardscape maximums are also met. The subject site has an existing cabaña with an attached storage room which has nonconforming side and rear yard setbacks. A Major Administrative Modification to keep the cabaña and storage structure forms part of the Project and the findings can be made to support its retention. As such,

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

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

FACT: The Project will not be consistent in the objectives and standards of the applicable Design Guidelines. The Project is subject to the Objectives and Standards of the City's Single-Family Residential Design Guidelines. Design Guideline No. 5 specifies that a clear and distinctive architectural style appropriate to Arcadia should be selected, and all design features, proportions, and detailing should be consistent with the chosen architectural style.

The Project is described as having Mid-Century Modern architectural style. The surrounding neighborhood is eclectic with a variety of existing architectural styles and Mid-Century Modern is an appropriate architectural style. However, the proposed design is not well executed and does not include features, proportions, and detailing consistent with the chosen style. The proposed design does not incorporate key design elements representative of Mid-Century Modern architecture such as open-floor-plan design, expansive glass windows, use of natural materials and earth-tone colors, and is massive in its overall scale for the selected style. The proposed design includes visually massive, heavy, and closed-off exterior walls, an arrangement of multiple small windows especially along its west and east

elevations and presents a large form and scale especially evident on its second floor. The Project's minimal use of natural materials and earth-tone colors does not adequately represent the Mid-Century Modern style. The design includes conflicting roof forms that are not well integrated with one another and do not present a coherent design throughout the entire development. The Project does not indicate a clear and distinctive architectural style or provide any distinguishing characteristics necessary to clearly represent any other commonly recognized architectural style. As such, the proposed design does not effectively execute the Mid-Century Modern architectural style. For these reasons, the proposed Project is not consistent with the objectives and standards, specifically Guideline No. 5, of the Single-Family Residential Design Guidelines.

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

FACT: The Project will not be compatible in terms of scale and aesthetic with surrounding properties. The proposed Project is intended to represent the Mid-Century Modern architectural style; however, it does not include features, proportions, and detailing consistent with the chosen style and is therefore indistinct. The City's Single-Family Residential Design Guidelines state that a clear and distinctive architectural style should be selected in order to protect the character of single-family residential neighborhoods and to create a streetscape presence that is

visually pleasing through site planning and building form. The Project presents a visually massive and bulky structure, especially due to second floor mass which is disproportional in contrast to the first floor, with vertically dominant profile and a pop-up appearance. The development, proposed as Mid-Century Modern architecture, lacks key elements such as an open-floor-plan design, expansive glass windows, overall low mass, and low-horizontal profile to represent the Mid-Century Modern style. Instead, the development presents a closed-off appearance with large and bulky exterior walls, small, multiple windows along the side elevations, vertically dominant profile due to its disproportional second-floor massing and generally unidentifiable architectural style. As such, the proposed Project will not be compatible in terms of scale and aesthetic design as it does not represent Mid-Century Modern style or any other clear and distinctive architectural style.

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

FACT: The proposed Project has an adequate and efficient site layout in terms of access, vehicular circulation, parking, and landscaping. The proposed Project will include a two-car garage and will preserve and utilize the existing driveway access. It will provide water efficient landscaping throughout the property which, subject to City's Water Efficient Landscape Ordinance (WELO), and will preserve all healthy

protected trees on site. As such, the proposed Project will have adequate and efficient site layout for access, vehicular circulation, parking, and landscape.

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

FACT: The proposed Project is not in compliance with all applicable criteria identified in section 9107.19.040.C.5 of the Development Code as it is not consistent with the Single-Family Residential Design Guidelines. The proposed Project does comply with the Development Code in terms of meeting the minimum required setbacks, remaining below the maximum allowed Lot Coverage, Floor Area Ratio (FAR), and height limit and all other applicable Development Standards. As part of the Project, an existing cabaña and storage room building with nonconforming side and rear yard setbacks will remain. Retention of the nonconforming structure is subject to a Major Administrative Modification and findings have been made in support of keeping the structure. The proposed Project will provide an efficient site development and layout with updated landscaping, a new two-car garage, and preservation of the existing driveway allowing for adequate vehicle circulation and parking.

The proposed development is subject to the City's Single-Family Residential Design Guidelines. Objectives 1 and 2 state that development should be designed to protect the character of single-family residential neighborhoods through the preservation and improvement of their character-defining features, and to create a streetscape presence that is visually pleasing through site planning and building form and orientation while also maintaining neighborhood character. Design Guideline No. 5 specifies that a clear and distinctive architectural style should be selected, and all design features, proportions, and detailing should be consistent with the chosen architectural style.

The proposed development is stated as using Mid-Century Modern architectural style, however, it does not incorporate key design elements representative of Mid-Century Modern architecture such as open-floor-plan design, expansive glass windows, use of natural materials and earth-tone colors, and is massive in its overall scale as Mid-Century Modern house. The proposed design includes visually massive, heavy, and closed-off exterior walls, an arrangement of multiple small windows especially along its west and east elevations, does not adequately utilize natural materials nor earth-tone colors to represent the Mid-Century Modern style, and presents a large form and scale especially evident at its second floor. For these reasons, the proposed Project does not reflect a clear and distinctive architectural style or provide any distinguishing characteristics to be

identified under any other commonly recognized architectural style, including Mid-Century Modern . As such, the proposed development is not consistent with the Single-Family Residential Design Guidelines.

Administrative Modification

Pursuant to Section 9107.05.050 of the Arcadia Development Code, at least one of the following findings can be made.

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

FACT: The Project includes the construction of a new single-family residence on a property that currently contains a legally permitted accessory structure (cabaña and storage room) with nonconforming side and rear yard setbacks. These structures are longstanding, have not been associated with any known or reported issues, and have functioned without adverse impacts on adjacent properties. Requiring the removal or relocation of the cabaña and storage room solely to achieve current setback compliance would result in unnecessary cost and disruption, particularly given their integration into the site's existing improvements. Retaining these structures as part of the rear yard landscaping and hardscape design which includes an existing pool is a reasonable approach that avoids undue hardship and maintains the functional and aesthetic integrity of the property. Therefore, retaining

the existing accessory structure supports the finding to prevent an unreasonable hardship.

Protected Tree Encroachment

FACT: The subject property contains three protected trees: two (2) Chinese Elms located in the front yard, and one (1) Coast Live Oak tree located near the northwest corner of the rear yard. An encroachment permit is necessary because portions of the proposed site improvements including updated landscaping and walkways are located within the protected zone of the two protected Chinese Elms. Additionally, access during demolition and construction activity, and delivery and storage of construction materials will be located within the protection zones of all protected trees. As such, the encroachment permit will ensure proper protection and maintenance of trees during the development activity. The proposed encroachment is limited in scope and does not involve grading or primary building construction within the trees' root zones. The protected Coast live oak, located at the rear of the site, is not within the area of work and will not be impacted by construction activities. However, conditions will be included to prevent any storage of construction equipment or materials within its protection zone. All protected trees will be fenced, monitored, and protected during demolition and construction in accordance with the recommendations of a certified arborist. The project will retain the mature trees and will incorporate them into the final landscape design thereby preserving the site's

existing canopy and enhancing neighborhood character. Hence the tree encroachment permit is necessary without an alternate project design.

SECTION 3. Pursuant to the provisions of the California Environmental Quality Act ("CEQA"), this Project is a Class 3 Categorical Exemption for the construction of one, single-family residence per Section 15303(a) of the CEQA Guidelines.

SECTION 4. For the foregoing reasons, the Planning Commission denies the Appeal and upholds the Development Services Department's denial of Single-Family Architectural Design Review No. SFADR 25-08, Major Administrative Modification No. Major AM 25-08, and Protected Tree Encroachment Permit No. TRE 25-07; for a proposed 4,796 square-foot, two-story Mid-Century Modern residence at 363 Warren Way.

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

[SIGNATURES ON THE NEXT PAGE]


Passed, approved and adopted this 28th 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

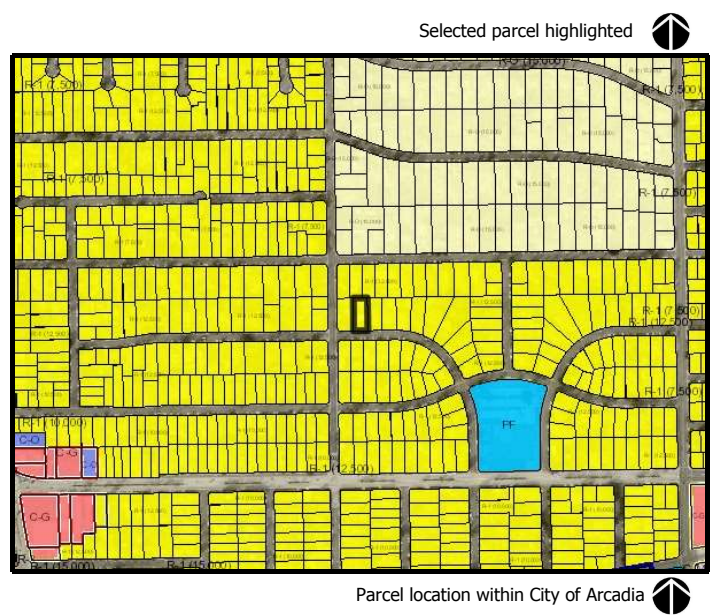
Aerial Photo and Zoning Information of the
Project Site

Site Address: 363 WARREN WAY

Property Owner(s): Property Owner



Property Characteristics	
Zoning:	R-1 (12,500)
General Plan:	VLDR
Lot Area (sq ft):	
Main Structure / Unit (sq. ft.):	1,846
Year Built:	1951
Number of Units:	1
Overlays	
Architectural Design Overlay:	N/A
Downtown Overlay:	N/A
Downtown Parking Overlay:	N/A
Parking Overlay:	N/A
Racetrack Event Overlay:	N/A
Residential Flex Overlay:	N/A
Special Height Overlay:	N/A



363 Warren Way, Arcadia, Neighborhood Photos



View of the subject property at 363 Warren Way



View of the adjacent property to the east

363 Warren Way, Arcadia, Neighborhood Photos



View of the adjacent property to the west



View of the neighboring property across the street to the southwest

363 Warren Way, Arcadia, Neighborhood Photos



View of the neighboring property directly across the street



View of the neighboring property across the street to the southeast

Attachment No.3

Development Services Department
Denial Letter



DEVELOPMENT SERVICES DEPARTMENT

Via Email & Mail
tomplans@gmail.com

September 12, 2025

Thomas Li
Prestige Design, Planning, and Dev., Inc.
914 S. 4th Avenue
Arcadia, CA 91006

Subject: Single-Family Architectural Design Review No. SFADR 25-08, Major Administrative Modification No. Major AM 25-08, and Protected Tree Encroachment Permit No. TRE 25-07

Project Address: 363 Warren Way

Dear Mr. Li,

The public comment period for the Notice of Pending Decision ended on September 4, 2025. Staff did not receive any comments during the notification period. The project is for a new 4,778 square foot two-story single-family Mid-Century Modern style residence, retention of an existing nonconforming accessory structure, and encroachments into the protected zones of two Chinese Elm trees in the front yard and one Coast Live Oak in the rear yard. After careful review and consideration, the Development Services Department determined that the proposed project is not consistent with the Development Code's Site Plan and Design Review findings, and the City's Single-Family Design Guidelines.

Section 9107.19.050(F) of the Development Code requires that projects are consistent with applicable Design Guidelines. Section 5 of City's Single-Family Design Guidelines specify that a clear and distinctive architectural style should be selected and that the proposed style must be executed in a manner that incorporates design features and proportions consistent with the chosen architectural style. The proposed residence is described as having Mid-Century Modern (MCM) architecture but lacks design features or proportions consistent with the MCM style. Key design features of MCM architecture include:

- 1. Open Floor Plan Design** – MCM architecture is defined by open floor plans that create flowing interior spaces with minimal use of solid walls. The interior layout is a critical element of the style because it directly shapes the exterior appearance: the use of open, unobstructed spaces supports light structural members, expansive glazing, and a façade that feels integrated with its surroundings. The proposed design, however, contains numerous enclosed rooms and relies heavily on solid walls, both interior and exterior. As a result, the façade presents as visually heavy and closed off, inconsistent with the openness that defines MCM architecture.
- 2. Large Glass Windows** – A defining characteristic of MCM architecture is the use of expansive glazing—often floor-to-ceiling windows or clerestory windows—that blur the boundary between indoor and outdoor spaces and create a strong connection with nature. These windows also complement the open floor plan by admitting natural light and visually extending the interior into the surrounding landscape. The proposed design does not incorporate floor-to-ceiling glazing, clerestory windows, or other windows of comparable scale. Instead, the elevations, particularly the west and east sides, rely on multiple small windows arranged in patterns that do not achieve the openness or transparency typical of the style. As a result, the project does not reflect this essential feature of MCM architecture.
- 3. Use of Natural Materials and Earth-tone Color Palette** – MCM architecture often incorporates natural materials such as wood, stone, and brick, along with steel and concrete. Additionally, the use of neutral and warm colors helps to blend the structure with its surrounding landscape. While the proposed design includes a few exterior areas with wood siding, much of the exterior wall area utilizes a stark white stucco finish. This finish emphasizes contrast rather than integration and is not consistent with MCM design.
- 4. Form and Massing** - MCM architecture typically has a form that emphasizes low height, horizontal profile, and thin and light structural members. In contrast, the proposed project includes large expanses of bare exterior wall surfaces along much of the building's perimeter. The project presents as a bulky building with a visually massive second floor that is visually dominant in relation to the first floor and emphasizes the building's verticality. The scale and proportions of the proposed design are therefore uncharacteristic of MCM architecture.

In summary, the proposed residence does not incorporate the defining features or proportions associated with MCM architecture. The absence of these essential elements means the design is not compatible with the chosen style. Moreover, the project does not demonstrate the consistency, coherence, or distinguishing characteristics necessary to clearly represent any other commonly recognized architectural style.

For these reasons, the proposed single family residence is not consistent with the Development Code's Site Plan and Design Review findings, and the City's Single-Family Design Guidelines pursuant to Section 9107.19.050(F) of the Development Code. As such the Development Services Department has **denied** Single-Family Architectural Design Review Application No. SFADR 25-08, Major Administrative Modification No. Major AM 25-08, and Protected Tree Encroachment Permit No. TRE 25-07.

There is a ten (10) day appeal period for this application. To file an appeal, a completed Appeal Application form must be submitted to the Community Development Division along with a \$772.00 appeal fee by **5:30 p.m. on Monday, September 22, 2025.**

If you wish to pursue the project, you may submit a new Single-Family Architectural Design Review application, with applicable fees, that includes an updated design demonstrating compliance with the Development Code and Single Family Design Guidelines.

If you have questions, please contact me at (626) 574-5422 or by email at gyesayan@ArcadiaCA.gov.

Sincerely,

DEVELOPMENT SERVICES DEPARTMENT
Community Development Division/Planning Services



Gary Yesayan
Associate Planner

c: Brandon Libby and Angela Tsai, Property Owners

Attachment No. 4

Appeal Letter

September 13, 2025

RE: Single-Family Architectural Design Review No. SFADR 25-08, Major Administrative Modification No. Major AM 25-08, and Protected Tree Encroachment Permit No. TRE 25-07

Dear Planning Commission,

We are appealing the denial we received from Gary Yesayan and the Development Services Department for the above stated proposals. This denial is in regard to a new 4,778 square foot two-story single-family Midcentury Modern style residence, which will be located at 363 Warren Way.

Mr. Yesayan and the Development Services Department claim their reason for denial is that the plans do not show a clear and distinctive architectural style and lacks design features or proportions consistent with the Midcentury Modern style. We respectfully disagree with their assessment and are requesting that this denial be overturned.

Midcentury Modern architecture became popular in the 1940s to 1960s following World War 2 as an innovative alternative to the previously more ornate designs. While its emphasis was on simplicity and clean, simple lines with open floor plans and large windows, Midcentury Modern homes are open to interpretation and come in various styles. The basis of Midcentury Modern design is to foster designer creativity and ingenuity. Homes can be found in single or two-story configurations, and there are ample examples of both styles. Two-story midcentury modern homes adapt the iconic style to a multi-level layout retaining key elements such as large windows, clean lines, and open floor plans, often with asymmetrical rooflines.

Our current design incorporates all the major elements referenced in the denial:

1. Open floor plan: We have an open floor plan on the first floor that encompasses the kitchen, dining, and living spaces. The walls that exist are used to partition off bedrooms and an office.
2. Large glass windows: Tall and wide glazing elements and large windowpanes have already been incorporated to enhance openness, set in spacing that promotes visual rhythm. Strong indoor-outdoor connection with large sliding glass doors and a large, covered patio is already proposed.
3. Use of natural materials and earth-tone color palette: We are incorporating wood elements to the finishes along with white stucco. In fact, the original home, which is also Midcentury Modern, is all white. There are examples of Midcentury Modern homes, which do not use only neutral colors and finishes. They can use accents of red, blue, green, and even orange.
4. Form and massing: Clean horizontal lines and a low-profile roofline are already integral to the current design. Articulation in the wall planes and

variation in materials are already present in the proposed elevations. The second story massing is already reduced with a recessed balcony at the front elevation, avoiding bulk and top heaviness.

The goal of City of Arcadia Design Guidelines is “to encourage the highest level of design quality while at the same time providing the flexibility necessary to encourage creativity on the part of an applicant.” We are exercising our right to express creativity and interpret the Midcentury Modern style in the way we see fit for our family and our needs. We believe our proposal reflects a thoughtful and contemporary interpretation of the Mid-Century Modern aesthetic consistent with the direction of the City’s design guidelines and with similar homes in Arcadia.

Thank you for your time and consideration.

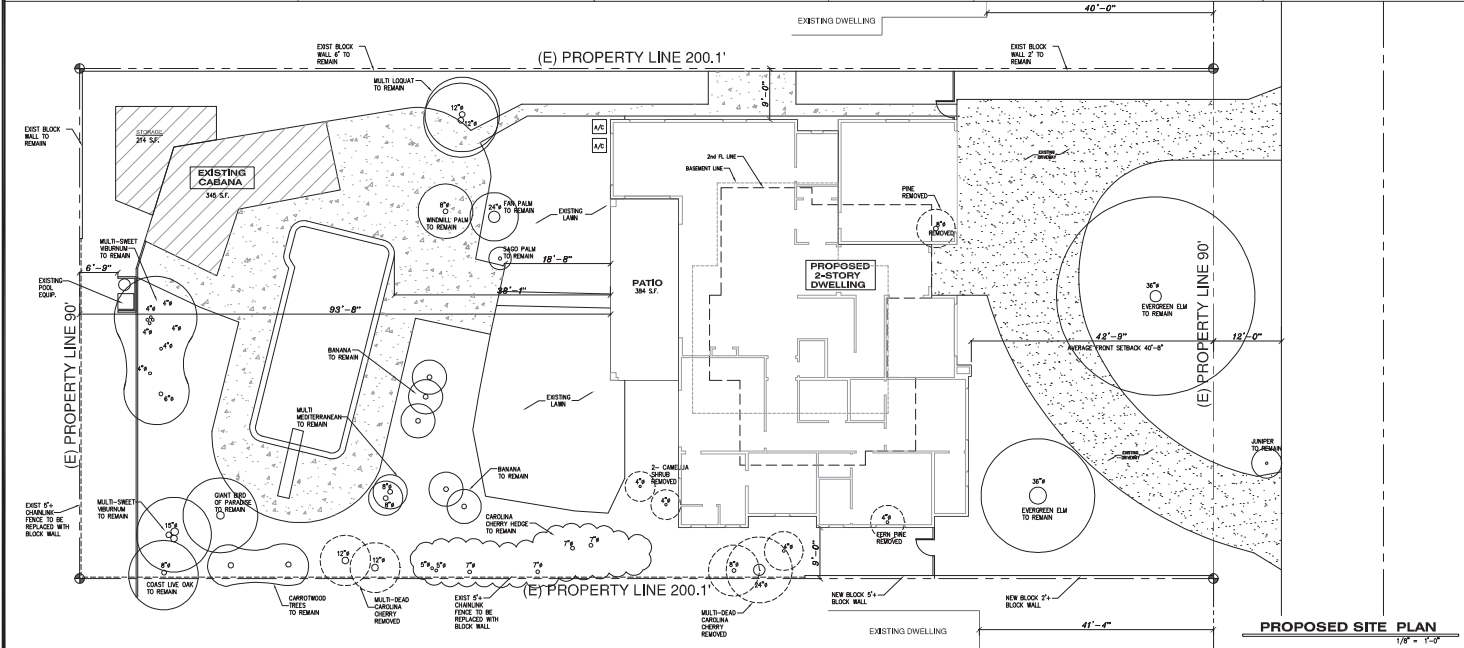
Sincerely,

Brandon Libby and Angela Tsai

Attachment No. 5

Architectural Plans

CONTRACTOR NOTES	REQUIRED NOTE:	SHEET INDEX	<h1 style="text-align: center;">NEW SINGLE FAMILY DWELLING</h1> <p style="text-align: center;">For: BRANDON & ANGELA</p> <p style="text-align: center;">LOCATION: 363 WARREN WAY, ARCADIA, CA 91007</p>	
<ol style="list-style-type: none"> BEFORE SUBMITTING THE BID, THE CONTRACTOR SHALL CAREFULLY EXAMINE THE PLANS TO THIS WORK. CONTRACTOR SHALL VISIT THE SITE AND FULLY INFORM AS TO ALL CONDITIONS AND LIMITATIONS AND APPLICABLE TO THIS WORK. HE SHALL ESTIMATE AND INCLUDE IN THIS BID A SUM SUFFICIENT TO COVER THE COST OF ALL LABOR AND MATERIALS TO ACCOMPLISH THE INTENT OF THESE PLANS AND SUBSEQUENT ALLOWANCE WILL BE MADE TO THIS CONTRACTOR BECAUSE OF HIS NEGLIGENCE IN COMPLYING WITH THESE REQUIREMENTS. THE CONTRACTOR SHALL OBTAIN ALL PERMITS AS REQUIRED BY THE GOVERNING AUTHORITIES FOR CONSTRUCTION. ELECTRICAL, MECHANICAL, AND PLUMBING SYSTEMS SHALL BE DONE BY THE CONTRACTOR. THE CONTRACTOR SHALL PROCURE IN THE OWNER'S NAME, AND CHARGES FOR REGULATION OF THE WATER AND GAS METERS AND ALL PIPING FROM MAN TO SAID METER. THE CONTRACTOR SHALL SEND PROPER NOTICES, MAKE ALL NECESSARY ARRANGEMENTS AND PERFORM ALL SERVICES REQUIRED IN THE MAINTENANCE OF ALL PUBLIC UTILITIES. THE CONTRACTOR SHALL REQUIRE SUCH COOPERATION OF THE VARIOUS TRADES AS WILL BE NECESSARY TO COMPLETE EACH AND EVERY PART OF THE WORK, EVEN THOUGH NOT SPECIFICALLY INDICATED, NOTED OR DETAILED ON THE DRAWINGS OR SPECIFICATIONS. DIMENSIONS AND CONDITIONS AT THE JOB SITE SHALL BE VERIFIED BY THE CONTRACTOR. DISCREPANCIES IN THE DRAWINGS OR BETWEEN THE DRAWINGS AND ACTUAL FIELD CONDITIONS OR CODE REQUIREMENTS SHALL BE REPORTED TO THE ARCHITECT IMMEDIATELY. CORRECTIONS OR ALTERATIONS SHALL BE ISSUED BY THE PROJECT FOLDER TO THE INSTALLATION COMPANY WORK. NO PENETRATIONS BY TOMBAY CONTRACTOR OF ANY STRUCTURAL MEMBER, SHEAR WALL, FOOTINGS, AND GRADE BEAMS, ANY REQUIREMENT TO MAKE ANY STRUCTURAL MODIFICATIONS MUST BE DONE BY A LICENSED STRUCTURAL ENGINEER, APPROVED BY THE CITY AND LANDLORD. APPROVED BUILDING ADDRESS NUMBER, BUILDING NUMBER OR APPROVED BUILDING IDENTIFICATION SHALL BE PROVIDED AND MAINTAINED SO AS TO BE PLAINLY VISIBLE AND LEGIBLE FROM THE STREET FRONTING THE PROPERTY. THE NUMBERS SHALL CONTRAST WITH THEIR BACKGROUND, BE MADE MAINTAINABLE OR ALPHABET LETTERS, AND BE A MIN OF 4 INCHES HIGH WITH A MIN STROKE WIDTH OF 3/8 INCH. FIRE CODE 50A1. 	<p>1. THE DISCHARGE OF POLLUTANTS TO ANY STORM DRAINAGE SYSTEM IS PROHIBITED. NO SOLID WASTE, PETROLEUM BYPRODUCTS, OR HAZARDOUS CONSTRUCTION WASTE MATERIALS OR WASTE WATER GENERATED ON CONSTRUCTION SITES OR BY CONSTRUCTION ACTIVITIES SHALL BE PLACED, CONVEYED OR DISCHARGED INTO THE STREET, GUTTER OR STORM DRAIN SYSTEM.</p> <p>2. ALL WORK FOR THIS CONSTRUCTION SHALL COMPLY WITH 2022 C.C.C. AND ALL LOCAL CODES.</p> <p>CONTRACTOR IS TO CALL IN FOR INSPECTIONS AS REQUIRED BY CITY REQUIREMENTS. ALL SHALL PASS INSPECTION BEFORE WORK CAN BE CONTINUED.</p> <p>BUILDER IS TO FINISH ALL WORK, UNTIL FINAL INSPECTION IS OBTAINED.</p>	<p>ARCHITECTURE</p> <p>A1 SITE PLAN, GENERAL NOTES A2 EXISTING FLOOR PLANS A3 NEW PROPOSED 1st FLOOR A4 NEW PROPOSED 2nd FLOOR A5 NEW PROPOSED BASEMENT A6 PROPOSED ROOF PLANS A7 PROPOSED ELEVATIONS A8 PROPOSED ELEVATIONS</p> <p>LANDSCAPE</p> <p>L-1 CONCEPTUAL LANDSCAPE PLAN</p>		
SCOPE OF WORK			CONSULTANTS:	BUILDING ANALYSIS
<p>1. DEMOLISH EXISTING SINGLE STORY DWELLING. 2. BUILD NEW 2 STORY SINGLE FAMILY DWELLING.</p>			<p>DESIGNER: PRESTIGE - DESIGN, PLANNING, & ENGINEERING, INC. P.O. Box 66096 ARCADIA, CA 91006 (909) 538-7373</p> <p>MECHANICAL ENGINEER: PERFECT DESIGN 216 N. VALLEY BLVD. ALHAMBRA, CA 91803 (626) 287-8868</p> <p>STRUCTURAL ENGINEER: JASON LIN 1008 N. LONGHILL DRIVE MOUNTAIN PARK, CA 91754 (909) 534-0200</p>	<p># OF DWELLINGS: 1 CONSTRUCTION TYPE: V-B OCCUPANCY: R-3, U BUILDING CODE: 2022 CMC, CBC, OPC, CEC 2022 TITL - 24 ENERGY STANDARDS 2022 CA - GREEN BUILDING CODE PROPERTY TYPE: SINGLE FAMILY RESIDENCE NUMBER OF STORES: (E) ONE, PROPOSED 2 EXISTING DWELLING: NO FIRE SPRINKLERS</p>
BUILDING SUMMARY	CONSULTANTS:	BUILDING ANALYSIS	LEGAL DESCRIPTION	
<p>FIRST FLOOR: +3,209 SQ. FT. SECOND FLOOR: +1,911 SQ. FT. HIGH CEILING: +1,126 SQ. FT.</p> <p>TOTAL LIVING: +4,839 SQ. FT.</p> <p>TOTAL FAR AREA: +4,778 SQ. FT. REAR PATIO: +294 SQ. FT. BASEMENT AREA: +209 SQ. FT. GARAGE AREA: +463 SQ. FT.</p> <p>LOT COVERAGE: LOT SIZE: 16,009 SQ. FT. MAX FAR: 8,677.25 SQ. FT. PROPOSED FAR: 4,778 SQ. FT. LOT COVERAGE: 30% OF 16,009 SQ. FT. = 4,803 SQ. FT. LOT COVERAGE PROPOSED: 3,308 SQ. FT. + 462 SQ. FT. + 384 SQ. FT. + 346 SQ. FT. + 214 SQ. FT. = 4,612 SQ. FT. TOTAL COVERAGE</p>	<p>DESIGNER: PRESTIGE - DESIGN, PLANNING, & ENGINEERING, INC. P.O. Box 66096 ARCADIA, CA 91006 (909) 538-7373</p> <p>MECHANICAL ENGINEER: PERFECT DESIGN 216 N. VALLEY BLVD. ALHAMBRA, CA 91803 (626) 287-8868</p> <p>STRUCTURAL ENGINEER: JASON LIN 1008 N. LONGHILL DRIVE MOUNTAIN PARK, CA 91754 (909) 534-0200</p>	<p># OF DWELLINGS: 1 CONSTRUCTION TYPE: V-B OCCUPANCY: R-3, U BUILDING CODE: 2022 CMC, CBC, OPC, CEC 2022 TITL - 24 ENERGY STANDARDS 2022 CA - GREEN BUILDING CODE PROPERTY TYPE: SINGLE FAMILY RESIDENCE NUMBER OF STORES: (E) ONE, PROPOSED 2 EXISTING DWELLING: NO FIRE SPRINKLERS</p>	<p>CITY: ARCADIA COUNTY: LOS ANGELES STATE: CALIFORNIA</p> <p>OWNER INFO:</p> <p>BRANDON LIBBY & ANGELA TSAI 2111 S 2ND AVE ARCADIA, CA 91006</p>	



REV	DESCRIPTION
1.	
2.	
3.	
4.	

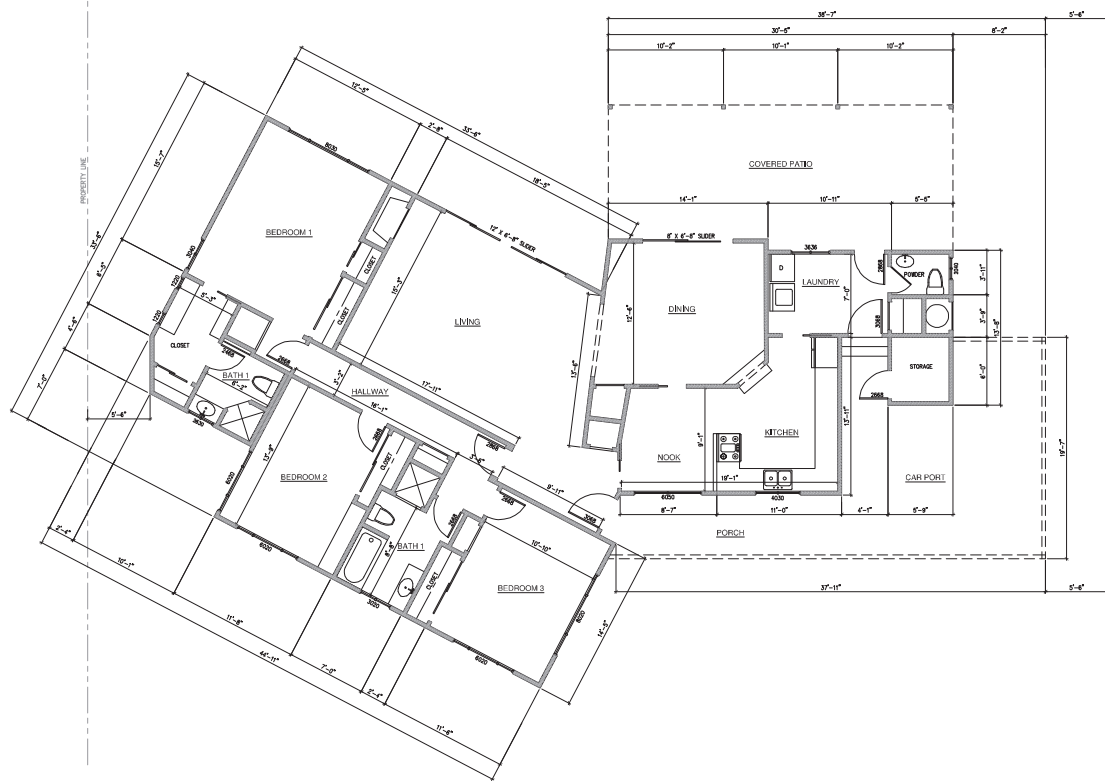
Prestige
Design, Planning, and Development, Inc.
P.O. Box 66096, Arcadia, CA 91006

NEW SINGLE FAMILY
363 WARREN WAY
ARCADIA, CA 91007

PROPOSED SITE PLAN

06/12/2025

SHEET
A1.0



**DWELLING
EXISTING FLOOR PLAN**
1/8" = 1'-0"

REV	REVISIONS
1.	
2.	
3.	
4.	

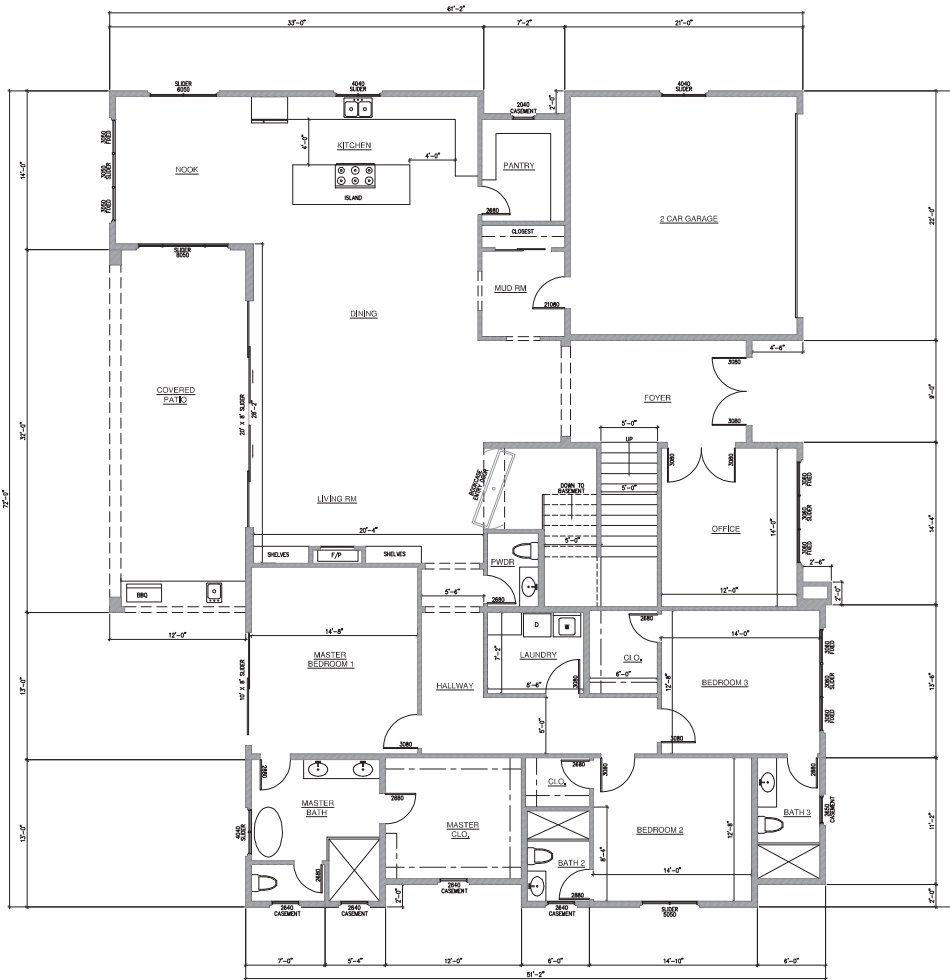
Prestige
Design, Planning, and Development, Inc.
PO Box 10000, Arcadia, CA 91709

NEW SINGLE FAMILY
363 WARREN WAY
ARCADIA, CA 91007

EXISTING FLOOR PLAN

06/20/2025

**SHEET
A2**



PROPOSED 1st FLOOR PLAN
 3/28/21 1/4" = 1'-0"

REVISIONS	
1.	
2.	
3.	
4.	

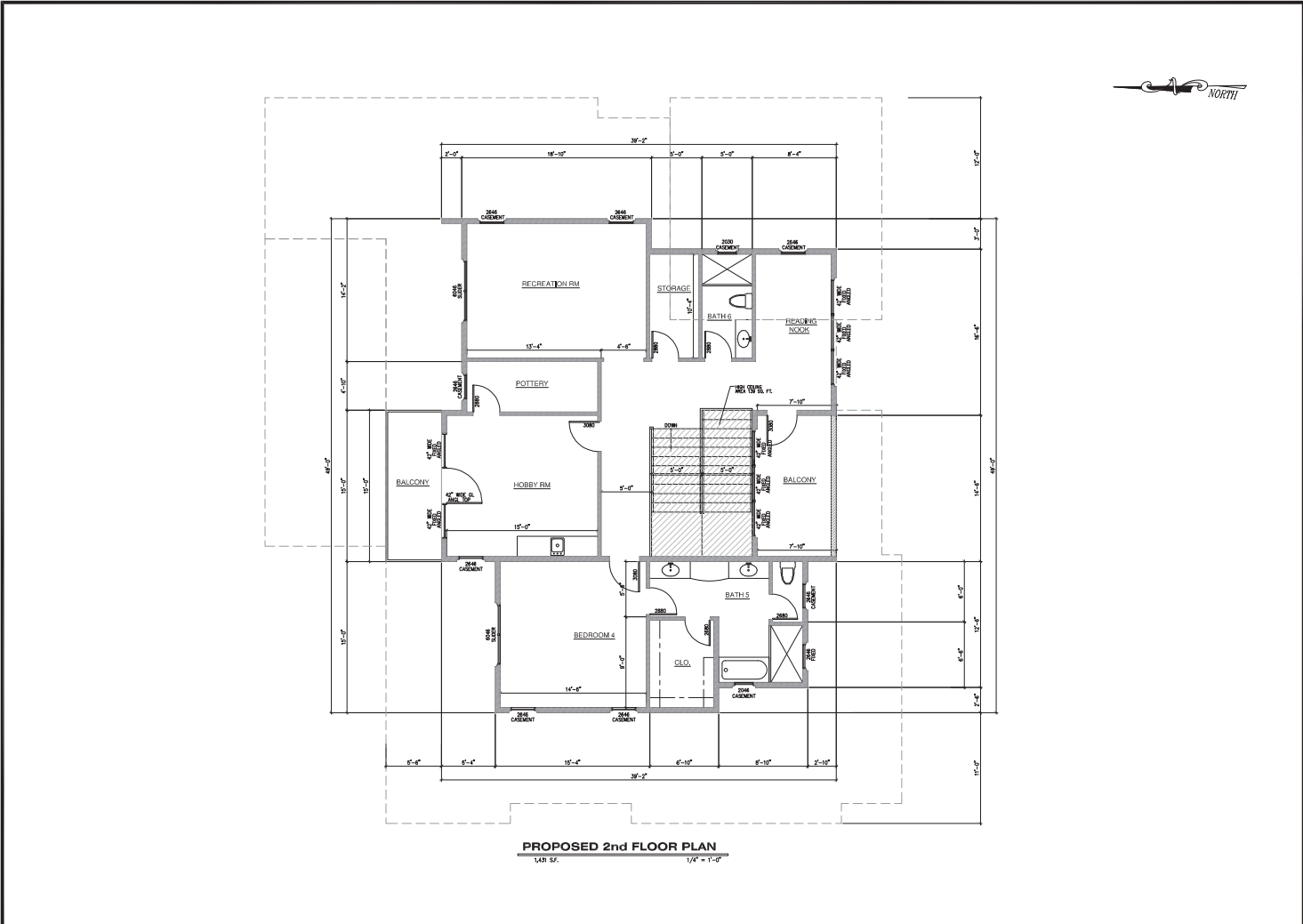
Prestige
 Design, Planning, and Development, Inc.
 400 E. Main Street, Arcadia, CA 91707

NEW SINGLE FAMILY
 363 WARREN WAY
 ARCADIA, CA 91007

PROPOSED FLOOR PLAN

06/12/2025

SHEET
A3



PROPOSED 2nd FLOOR PLAN
 1481 SF. 1/4" = 1'-0"

REVISIONS	
1.	
2.	
3.	
4.	

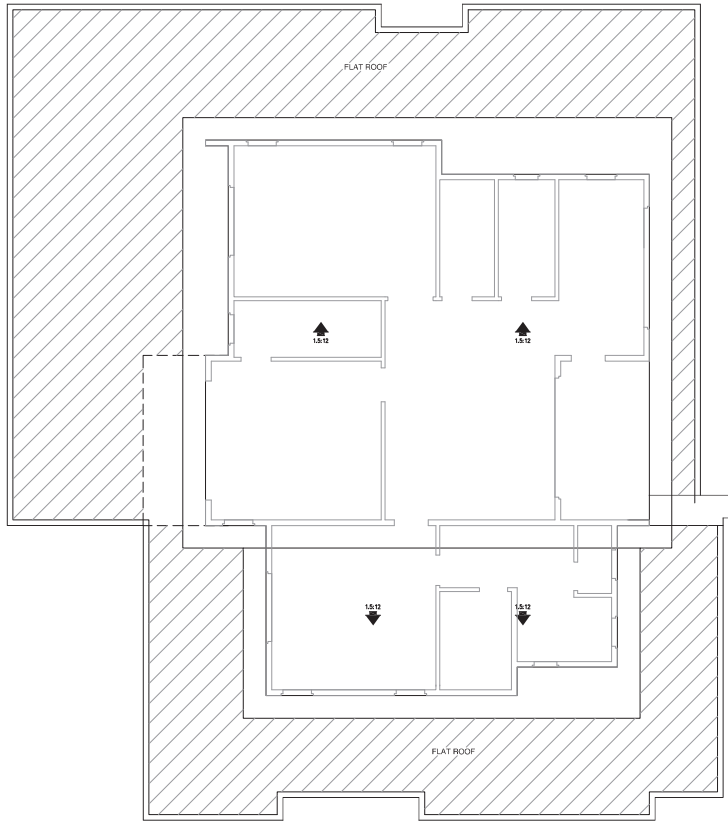
Prestige
 Design, Planning, and Development, Inc.
 405 E. 10th Street, Arcadia, CA 91709

NEW SINGLE FAMILY
 363 WARREN WAY
 ARCADIA, CA 91007

PROPOSED FLOOR PLAN

06/20/2025

SHEET
A4



PROPOSED ROOF PLAN
1/4" = 1'-0"

REV	DESCRIPTION
1.	
2.	
3.	
4.	

Prestige
Design, Planning, and Development, Inc.
1000 N. GARDEN AVENUE, SUITE 200
ARCADIA, CA 91007
TEL: 909.241.1111
WWW.PRESTIGEDP.COM



NEW SINGLE FAMILY
363 WARREN WAY
ARCADIA, CA 91007

PROPOSED ROOF PLAN

06/20/2025

SHEET
A6



FRONT ELEVATION
SOUTH $1/4" = 1'-0"$



REAR ELEVATION
NORTH $1/4" = 1'-0"$

REVISIONS	
1.	
2.	
3.	
4.	

Prestige
 Design, Planning, and Development, Inc.
 400 E. Main Street, Arcadia, CA 91007



NEW SINGLE FAMILY
 363 WARREN WAY
 ARCADIA, CA 91007

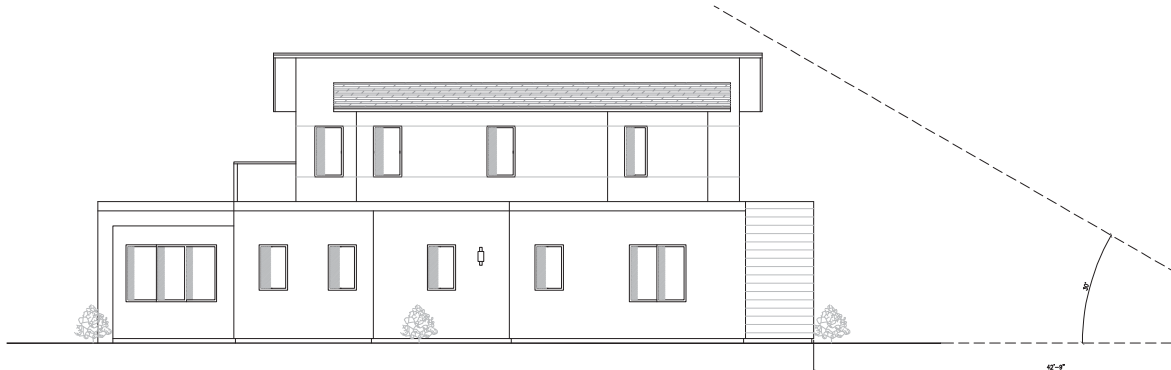
PROPOSED ELEVATIONS

06/20/2025

SHEET
A7



RIGHT ELEVATION
WEST 1/4" = 1'-0"



LEFT ELEVATION
EAST 1/4" = 1'-0"

REVISIONS	
1.	
2.	
3.	
4.	

Prestige
 Design, Planning, and Development, Inc.
 400 E. Main Street, Suite 200
 Arcadia, CA 91007
 Tel: 626.441.1111



NEW SINGLE FAMILY
 363 WARREN WAY
 ARCADIA, CA 91007

PROPOSED ELEVATIONS

06/20/2025

SHEET
A8

CONCEPTUAL LANDSCAPE PLAN

NEW REBUILD DWELLING (LIBBY RESIDENCE)
 343 WARRENWAY
 ARCADIA, CA

DATE	REVISION

SCALE	AS SHOWN
PROJECT NO.	22416
DESIGNER	HTP
DATE	

1 of 1 SHEETS

PLANTING LEGEND

EXISTING TREES

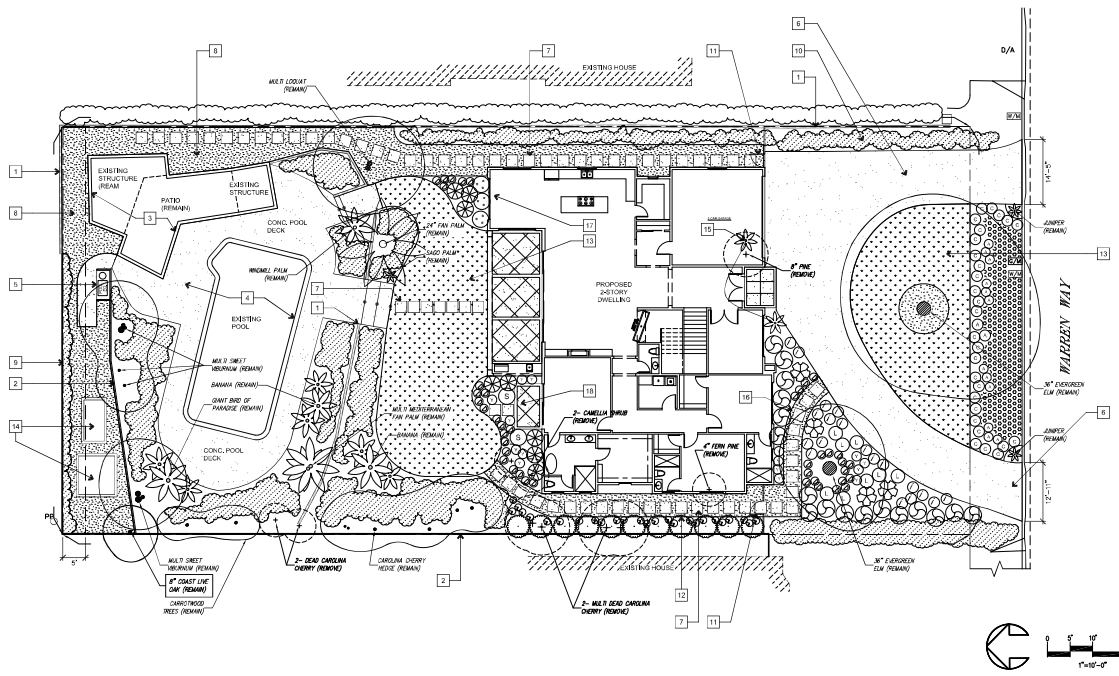
- GRAPHIC INDICATES EXISTING TREES, PALMS & CACTI TO REMAIN AND PROTECTED IN PLACE
- DASHED GRAPHIC INDICATES EXISTING TREES AND PALMS TO BE REMOVED WITH A PERMIT
- GRAPHIC INDICATES EXISTING HEDGE OR VEGETATION TO REMAIN AND THAT HAS GROWN INTO THE SURROUNDING LANDSCAPE

NEW PLANTS

- 1 PRUNUS 'BRIGHT N' TIGHT'
- 2 CAL CAROLINA CHERRY (M) @ 4' O.C.
- 3 LOMANDIA L. 'BRIGHT'
- 4 SALVIA GREGGI 'TURBAN RED'
- 5 CAL RED AUTUMN SAGE (L)
- 6 LAMNIA 'MIDNIGHT BEV'
- 7 CAL 'LITTLE RED' FLAX (L) (L)
- 8 FESTUCA 'SILVER BLUE'
- 9 CAL 'SANTO BLUE' FESCUE (L)
- 10 CAL 'KALANCHOE BRACTEATA'
- 11 CAL 'SILVER TEASPOONS' (L)
- 12 CAL 'CARRY DUALIA'
- 13 CAL 'BERKLEY' SEDGE (L)
- 14 ANOZANTHOS 'RED'
- 15 CAL RED KANGAROO PAW (L)
- 16 ASHLEA MILEPOLUM WHITE YARBON (L)
- 17 MESTRINIA 'MINDO'
- 18 CAL 'MINDO' ROSEMARY (L)
- 19 VERBENA LACINA 'DE LA MINA'
- 20 CAL 'DE LA MINA' VERBENA (L)
- 21 SALVIA 'DESSA BLISS'
- 22 CAL 'DESSA BLISS' (L)
- 23 CAL 'LAVANDULA 'HIDDEE BLUE'
- 24 CAL 'LAVANDULA 'HIDDEE BLUE'
- 25 332 SF. LIMPORUM 'UTAH CREEK'
- 26 1 CAL. LIMPORUM (L)
- 27 2240 SF. 'ST.AUGUSTINE' WARM SEASON TURF

NOTE:
 1. APPLY 3" MIN. OF ORGANIC BARK MULCH IN ALL FINISHED GRADE AFTER PLANTING
 2. WOODS REGION 4 WATER USAGE RATING: (L)LOW, (M)MODERATE, (MST) WARM SEASON TURF

- DESCRIPTION:**
1. EXISTING CMU WALL, INCLUDING 6" HT. OR <MATH>4" HT. FLANTER WALLS TO REMAIN.
 2. EXISTING FENCE, INCLUDING CHAIN-LINKED AND WOOD FENCE TO REMAIN.
 3. EXISTING STRUCTURE AND PATIO TO REMAIN.
 4. EXISTING POOL AND POOL DECK TO REMAIN.
 5. EXISTING POOL EQUIPMENT SHED TO REMAIN.
 6. EXISTING ASPHALT DRIVEWAY AND APPROACH TO REMAIN.
 7. EXISTING CONCRETE STEPPING STONES IN BACK YARD TO REMAIN AND RELOCATED ELSEWHERE PER PLAN.
 8. EXISTING GRAVEL WALKWAY ALONG SIDE YARD AND BACKYARD TO REMAIN.
 9. EXISTING VINE ON CHAIN-LINKED FENCE TO REMAIN.
 10. EXISTING SHRUBS IN FRONT YARD, ADJACENT TO DRIVEWAY TO REMAIN.
 11. NEW 4" HT. W. FENCE AND SIDE YARD GATE.
 12. NEW SIDE YARD WALKWAY WITH EXISTING GRAVEL AND EXISTING CONCRETE STEPPING STONES RELOCATED FROM ELSEWHERE IN BACKYARD.
 13. PLANT NEW WARM SEASON TURF OVER EXISTING TURF.
 14. NEW VEGE BOX LOCATION.
 15. EXISTING SAGO PALM IN FRONT YARD TO BE RELOCATED TO NEW LOCATION AS SHOWN.
 16. NEW GRAVEL WALKWAY WITH EXISTING CONCRETE STEPPING STONES RELOCATED FROM ELSEWHERE IN BACKYARD.
 17. NEW PLANTING AREA.
 18. NEW CONCRETE LANDING AND STEPPING STONES.



363 WARREN WAY

Rendering

June 2025



363 WARREN WAY

Rendering
June 2025



Wood Siding



Roof
Shingle Charcoal



Base Color



Trim Color



Wall Light
Hinkley Shelter 15.5"
High-Modern Black
"Dark Sky" compliant



Windows
Dark Bronze



Entry Door
Wood Finish



Attachment No. 6

Arborist Report

363 Warren Way, Arcadia, CA 91007

Prepared for:

Mr. Brandon Libby & Ms. Angela Tsai
363 Warren Way.
Arcadia, CA 91007

May 13, 2025

Updated August 14, 2025

Prepared by:

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

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



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Existing Conditions & List Inventory -----	pg. 4
List Inventory -----	pg. 5
Site Plan With Trees -----	pg. 6 & 7
Tree Pictures -----	pg. 8 thru 17
Protection Guidelines -----	pg. 18 thru 20
Arborist Signature Page -----	pg. 21
Certificate of Performance -----	pg. 22

Summary

Mr. Libby,

You have retained my consulting arborist services to provide a tree inventory and tree protection plan for the property described as 363 Warren Way Arcadia, CA 91007.

The proposed demolition and construction are expected to have minimal to zero impact to existing protected trees to remain and a complete tree protection plan will be included to protect above and below ground tree parts from physical damage, soil compaction, and chemical damage.

Background and assignment

Thomas Li from Prestige Design is the luxury home designer that is overseeing the arborist contract and execution.

Mr. Li has requested that I provide the following arboricultural services.

- 1) Identify the protected trees on the subject property.
- 2) Evaluate the current health and possible impacts of the proposed construction based on the provided site plan and make recommendations.
- 3) Provide a tree protection plan that will help ensure the short- and long-term health of the protected tree during and after construction activities are completed.

The following report is based on my site visit on May 09, 2025 and my analysis of the trees, site plan, and surrounding landscape. For the purpose of this report, I will address this tree as **Trees # 1 thru 21**.

Existing conditions

This lot is currently developed with a single-family home bordered by adjacent single-family homes north and south of the property lines. The trees are well maintained and irrigated.

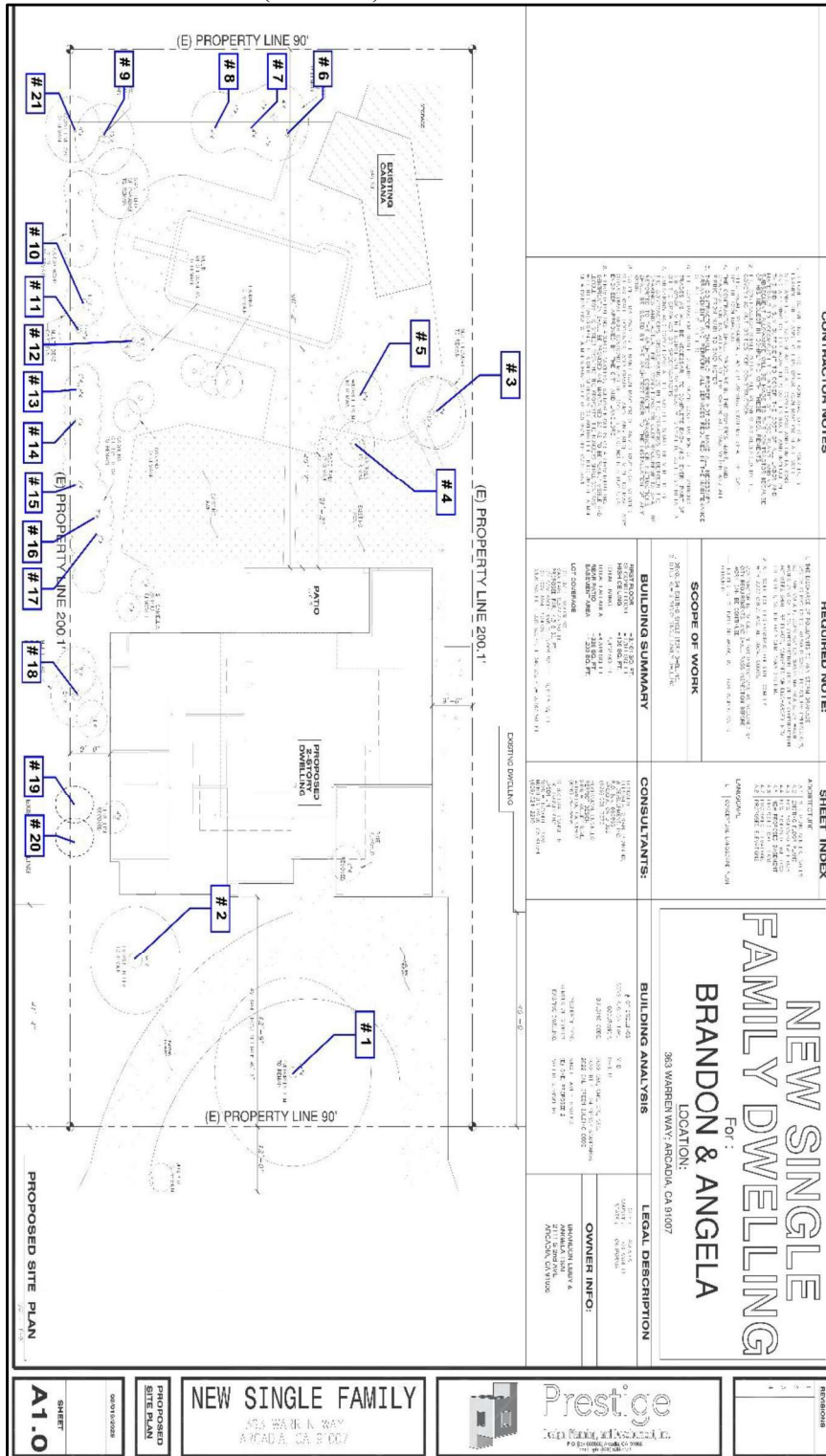
List Inventory pg. 1

Tree #	Common name	Botanical name	Diameter at 4.5 feet in inches	Height (in feet)	Spread (in feet)	Health condition rating	Protection status	REMOVE or PRESERVE	Comments
1	Chinese elm	<i>Ulmus parviflora</i>	13+24	63	51	B	Yes	PRESERVE	Moderately topped
2	Chinese elm	<i>Ulmus parviflora</i>	28	50	43	B	Yes	PRESERVE	Moderately topped
3	Loquat	<i>Eriobotrya jaaponica</i>	8+9+10	33	28	B	No	PRESERVE	
4	Mexican fan palm	<i>Washingtonia robusta</i>	12	20 Brown trunk	10	B	No	PRESERVE	
5	Windmill palm	<i>Trachycarpus fortunei</i>	9	21 Brown trunk	5	B	No	PRESERVE	
6	Viburnum	<i>Viburnum odoratissium</i>	3+3+3+4+4+5+5+5+8	18	15	B	No	PRESERVE	
7	Carolina cherry	<i>Prunus caroliniana</i>	3+6	20	12	B	No	PRESERVE	
8	Viburnum	<i>Viburnum odoratissium</i>	3+4+9	20	8	B	No	PRESERVE	
9	Viburnum	<i>Viburnum odoratissium</i>	5+7+8+9	25	15	B	No	PRESERVE	
10	Carolina cherry	<i>Prunus caroliniana</i>	11	8	1	Dead	No	REMOVE	Dead
11	Carolina cherry	<i>Prunus caroliniana</i>	10	10	4	Dead	No	REMOVE	Dead
12	Windmill palm	<i>Trachycarpus fortunei</i>	8+8	12 Brown trunk	13	A	No	PRESERVE	
13	Carolina cherry	<i>Prunus caroliniana</i>	5+6	18	5	D-	No	PRESERVE	Severe decline
14	Carolina cherry	<i>Prunus caroliniana</i>	8	16	3	D-	No	PRESERVE	Severe decline

List Inventory pg. 2

Tree #	Common name	Botanical name	Diameter at 4.5 feet in inches	Height (in feet)	Spread (in feet)	Health condition rating	Protection status	REMOVE or PRESERVE	Comments
15	Carolina cherry	<i>Prunus caroliniana</i>	2+6	18	6	C-	No	PRESERVE	Severe decline
16	Carolina cherry	<i>Prunus caroliniana</i>	4	20	5	B	No	PRESERVE	
17	Carolina cherry	<i>Prunus caroliniana</i>	4	20	5	B	No	PRESERVE	
18	Carolina cherry	<i>Prunus caroliniana</i>	9+10	20	15	D	No	REMOVE	Severe decline
19	Carolina cherry	<i>Prunus caroliniana</i>	9	18	6	D-	No	REMOVE	Severe decline
20	Carolina cherry	<i>Prunus caroliniana</i>	10+13	18	4	Dead	Yes	REMOVE	Dead
21	Coast live oak	<i>Quercus agrifolia</i>	8	30	16	C-	Yes	PRESERVE	Severe trunk lean , unbalanced canopy , & trunk girdled by chain link fence causing irreparable long term damage.

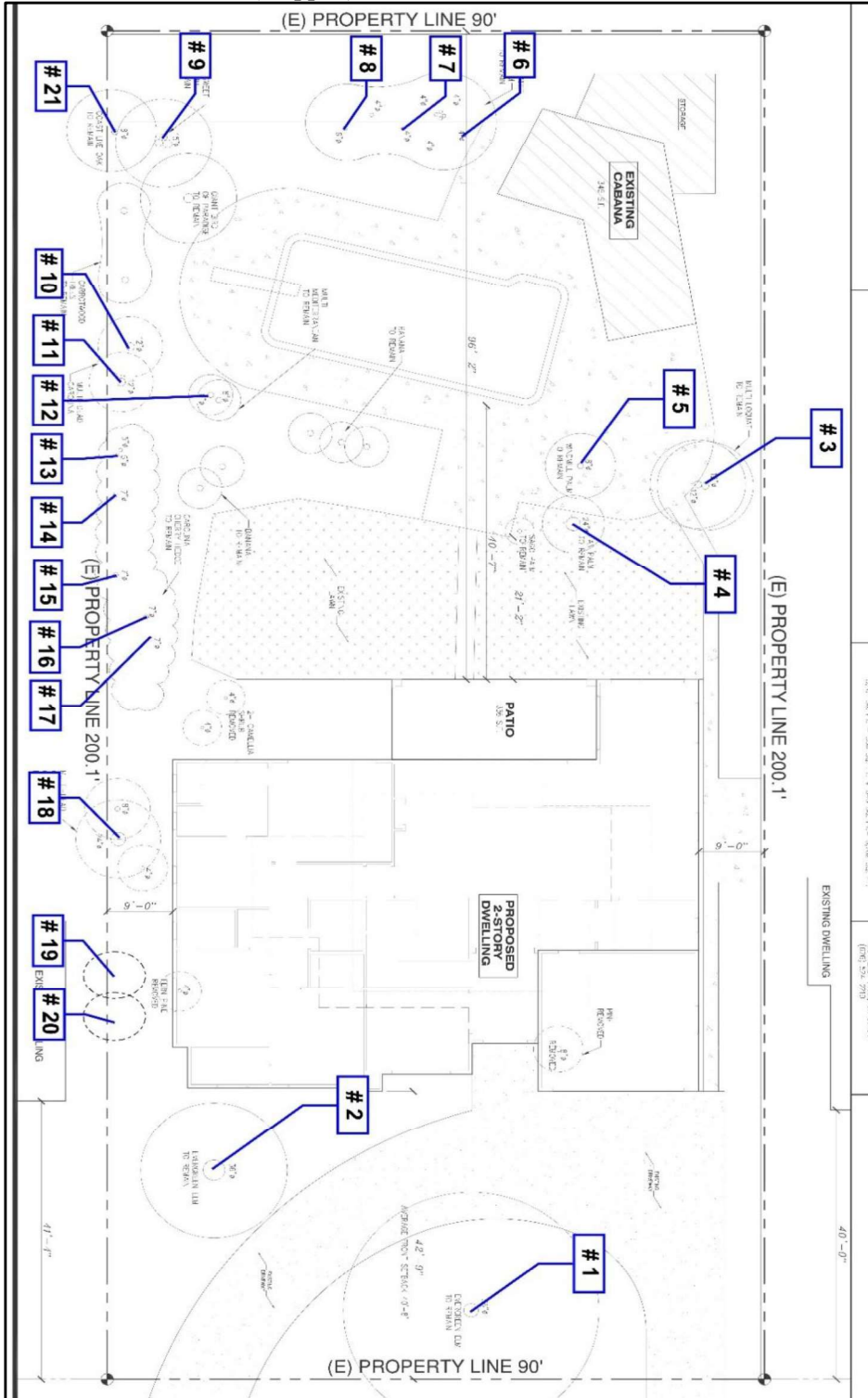
Site Plan With Trees (full scale)



Mr. Brandon Libby & Ms. Angela Tsai 363 Warren Way Arcadia, CA 91007.
 Javier Cabral / Consulting Arborist

May 13, 2025
 Pg. # 6

Site Plan With Trees (cropped)



Trees # 1 & 2 (facing west)



Trees # 3 thru 5 (facing west)



Trees # 6 thru 8 (facing west)



Tree # 9 (facing southwest)



Trees # 10 & 11 (facing south)



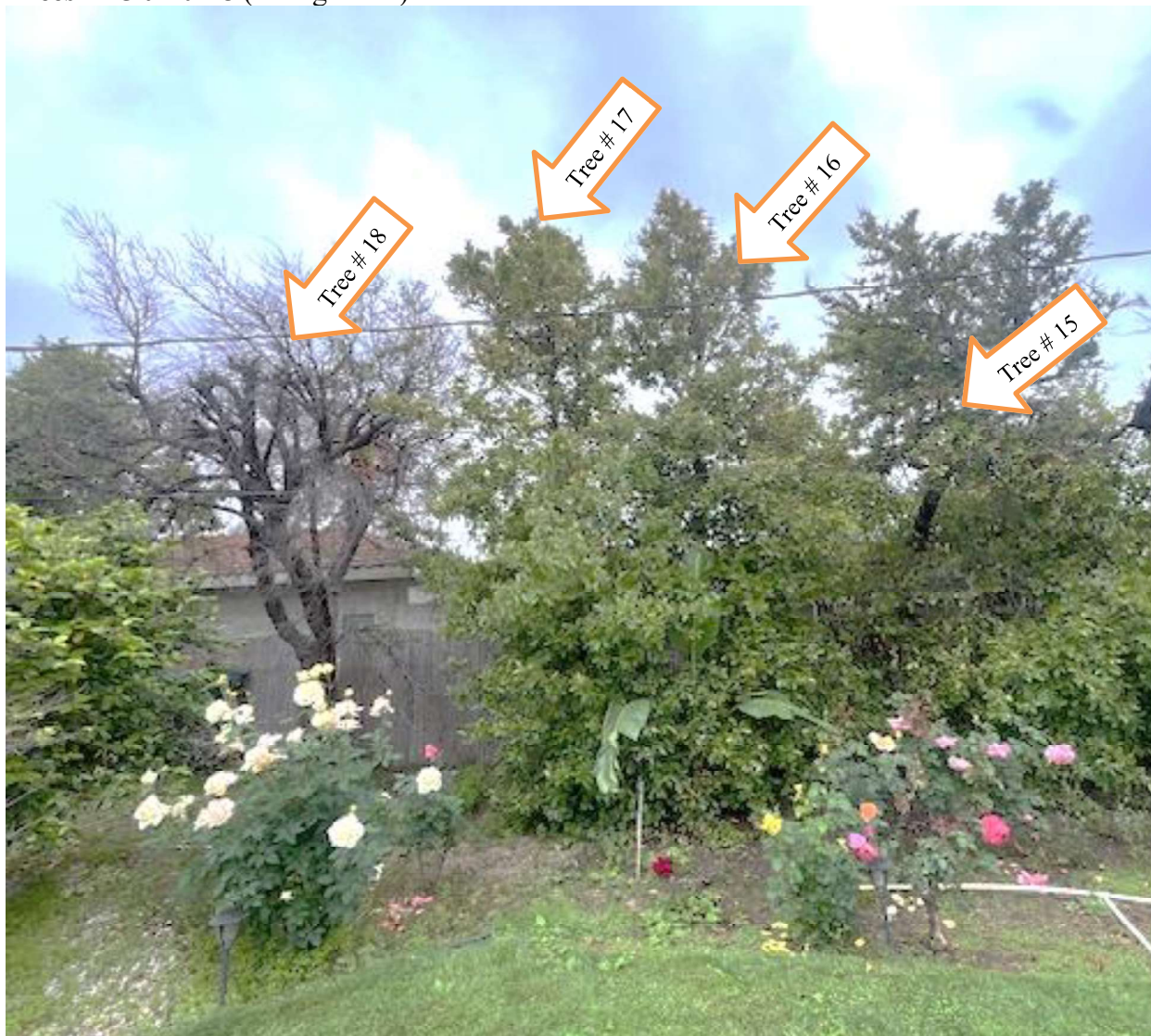
Tree # 12 (facing northeast)



Trees # 13 & 14 (facing southeast)



Trees # 15 thru 18 (facing south)



Trees # 19 & 20 (facing southeast)



Tree # 21 (facing southwest)



General Tree Protection Guidelines

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

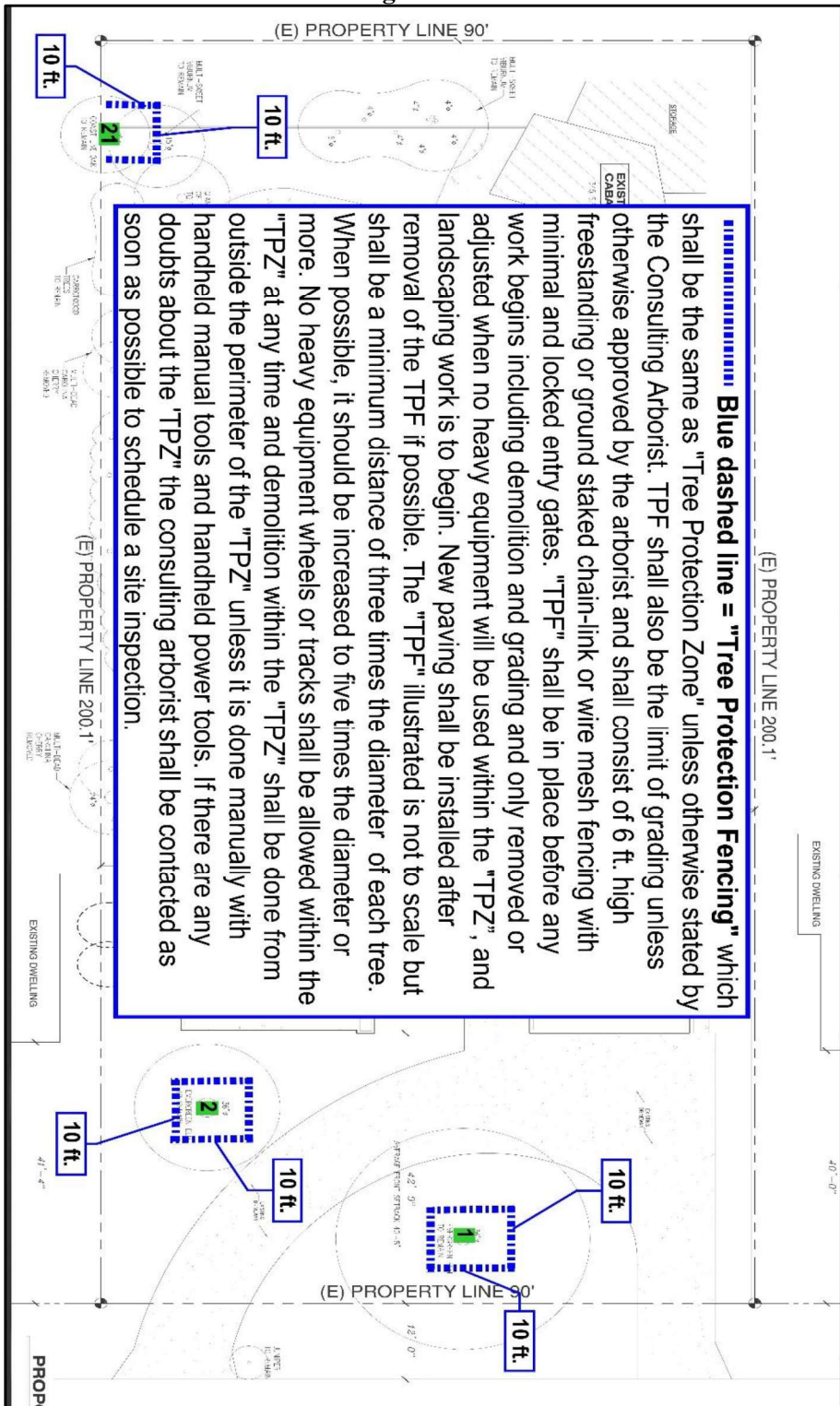
- 8) **Place a protective barrier** or temporary fencing as directed by the consulting arborist in the diagram below. The protection fencing shall be in place before demolition begins and shall only be removed or reduced when all heavy equipment such as back-hoes, bobcats, loaders, and other heavy equipment with tires and tracks will not be required. Fencing can be adjusted or sections reduced or removed as the project advances into the landscaping phases of the project. The consulting arborist shall be contacted if there are doubts about the placement or removal of fencing.

- 9) **Landscape preparation & excavation within the TPZ** shall be limited to the use of hand tools and small hand-held power tools and shall not be of a depth that could cause root damage. No attachments or wires other than those of a protective or non-damaging method shall be attached to a protected tree.

- 10) **Construction personnel should be briefed** on the importance of the guidelines before construction begins and reminded of it during tailgate meetings and as necessary. A printed copy should be posted where employees can be reminded of it.

- 11) **All protected trees shall be watered** before, during, and after construction as needed to prevent drought stress and tree death until sprinklers have been installed and are functional.

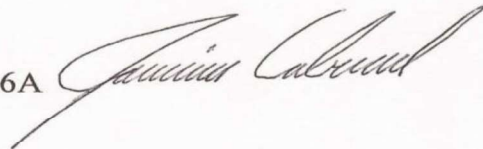
Site Plan With Protection Fencing



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

Yours truly,

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

A handwritten signature in black ink, appearing to read "Javier Cabral", written in a cursive style.

Certificate of Performance & Arborists Disclosure Statement

I Javier Cabral certify the following:

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

Attachment No.7

Preliminary Exemption Assessment



CITY OF
ARCADIA

PRELIMINARY EXEMPTION ASSESSMENT

1. Name or description of project:	Single-Family Architectural Design Review No. SFADR 25-08, Major Administrative Modification No. Major AM 25-08, and Protected Tree Encroachment Permit No. TRE 25-07	
2. Project Location	The project site is located at 363 Warren Way	
3. Entity or person undertaking project:	A.	
	B. Other (Private)	
	(1) Name	Thomas Li – Prestige Design, Planning, and Development Inc.
	(2) Address	914 S. 4th Ave. Arcadia, CA 91006
4. Staff Determination:	<p>The Lead Agency's Staff, having undertaken and completed a preliminary review of this project in accordance with the Lead Agency's "Local Guidelines for Implementing the California Environmental Quality Act (CEQA)" has concluded that this project does not require further environmental assessment because:</p>	
a. <input type="checkbox"/>	The proposed action does not constitute a project under CEQA.	
b. <input type="checkbox"/>	The project is a Ministerial Project.	
c. <input type="checkbox"/>	The project is an Emergency Project.	
d. <input type="checkbox"/>	The project constitutes a feasibility or planning study.	
e. <input checked="" type="checkbox"/>	The project is categorically exempt.	
	Applicable Exemption Class:	15303(a) – Class 3 (New Construction of One, Single-Family Residence.
f. <input type="checkbox"/>	The project is statutorily exempt.	
	Applicable Exemption:	
g. <input type="checkbox"/>	The project is otherwise exempt on the following basis:	
h. <input type="checkbox"/>	The project involves another public agency which constitutes the Lead Agency.	
	Name of Lead Agency:	

Date: August 20, 2025

Staff: Gary Yesayan, Associate Planner



DEVELOPMENT SERVICES DEPARTMENT

DATE: October 28, 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 - APPROVING 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

At the October 14, 2025 Planning Commission meeting the Planning Commission reviewed 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 adjust the property lines to accommodate a new self-service car wash facility with an off-site parking agreement located at 169 E. Foothill Boulevard ("Project").

Staff recommended denial of the Project. However, after extensive discussion, the Planning Commission overturned Staff's recommendation and voted 5-0 to recommend approval. The Commission determined that the Project meets Conditional Use Permit Finding No. 2, concluding that it is consistent with potential future land uses identified in the General Plan, including the Housing Element. The Commission then directed Staff to return with a revised resolution reflecting the approval decision and corresponding findings. Attached is the revised Resolution (Resolution No. 2175).

If any Planning Commissioner, or other interested party has any questions or comments regarding this matter prior to the October 28, 2025, Planning Commission Meeting, please contact Planning Services Manager, Fiona Graham, at (626) 547-5442, or fgraham@ArcadiaCA.com.

CUP 24-13, ADR 24-16, LLA 25-052 - 169 E. Foothill Blvd.

October 28, 2025

Page 2 of 2

Approved:

A handwritten signature in blue ink, appearing to be 'Lisa L. Flores', written in a cursive style.

Lisa L. Flores

Deputy Development Services Director

Attachment No. 1: Revised Resolution No. 2175

RESOLUTION NO. 2175

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ARCADIA, CALIFORNIA, APPROVING 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 Paskhover, to develop a new 4,295-square-foot self-service car wash with an off-site parking agreement (the "Project"); and

WHEREAS, pursuant to the California Environmental Quality Act (CEQA) Guidelines Section 15303, the Project qualifies for a Class 3 Categorical Exemption for the construction of a new small structure; 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; and

WHEREAS, staff recommended denial of the Project due to its incompatibility with potential future residential or mixed-use development permitted on the subject site and the adjacent Highlander Center commercial property under the Residential Flex (RF) Overlay Zone; and

WHEREAS, the Planning Commission considered all evidence presented on the Project, determined that the required findings could be made, approved the Project, and directed staff to prepare a resolution reflecting the findings and decision of approval.

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 the 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.

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 Project will be compatible with the existing and future land uses in the vicinity. The subject property, previously occupied by a bank, is located immediately adjacent to the Highlander Center, a large commercial center at the intersection of E. Foothill Boulevard and N. 2nd Avenue. The site is designated Commercial in the General Plan and lies within the Residential Flex (RF) Overlay Zone, which permits a range of retail, service, and potential mixed-use development.

The Project represents a reinvestment in an underutilized portion of the Highlander Center and is consistent with the auto-oriented commercial pattern that currently defines the Foothill Boulevard corridor. The use will complement nearby commercial tenants by increasing site activity and providing a service use that attracts regular customers without generating significant noise or traffic impacts.

The Project maintains reciprocal access and parking agreements with the Highlander Center, ensuring coordinated circulation between the two properties. The building's placement, height, and scale are compatible with adjacent one- and two-story commercial structures, and its contemporary design and perimeter landscaping will enhance the visual appearance of this prominent corner. The Project's design and operating characteristics therefore support the ongoing commercial function of the area and remain consistent with the range of future uses permitted under the RF Overlay Zone.

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 northwest 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 and maintained through an off-site parking agreement.

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 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 Overlay has limited provisions which impact the Project, and the proposed design is consistent with the Overlay's objectives for cohesive architectural character within the commercial center. With respect to parking, the Project is supported by an off-site parking agreement with the Highlander Center. The Project includes a condition of approval to maintain the parking agreement for as long as the car wash remains operational. Therefore, 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.

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.

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 all applicable criteria identified in Subparagraph 9107.19.040 C.5 of the Development Code. The Project meets all quantitative development standards of the C-G Zone, including floor area ratio, building height, and required setbacks.

The site is designated Commercial in the General Plan, which allows a variety of retail and service uses, including car washes subject to a Conditional Use Permit. The Project has been reviewed for consistency with the City's Commercial/Mixed-Use Design Guidelines and the Architectural Design (D) Overlay. The building's contemporary, single-story design, neutral color palette, and use of durable

materials are compatible with adjacent commercial development and maintain a cohesive appearance along Foothill Boulevard.

The layout provides adequate circulation and queuing areas, with the wash tunnel oriented south and the vacuum stalls positioned to the west. Reciprocal access through the Highlander Center provides safe ingress and egress from both Foothill Boulevard and N. 2nd Avenue. Landscaping is provided along the perimeter and throughout the site in compliance with City standards, and the parking study demonstrates that sufficient capacity exists within the Highlander Center to accommodate the Project's limited employee parking demand under the approved off-site parking agreement.

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. The evidence provided 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 the provisions of the California Environmental Quality Act ("CEQA"), this Project is a Class 3 Categorical Exemption for the construction of a new small facility per Section 15303 of the CEQA Guidelines.

SECTION 4. For the foregoing reasons the Planning Commission approves 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, subject to the conditions of approval attached hereto.

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

[SIGNATURES ON THE NEXT PAGE]

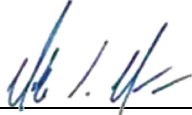
Passed, approved and adopted this 28th day of October 2025.

Domenico Tallerico
Chair, Planning Commission

ATTEST:

Lisa L. Flores
Secretary

APPROVED AS TO FORM:



Michael J. Maurer
City Attorney

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RESOLUTION NO. 2175

Conditions of Approval

Planning

1. The Project shall be developed and maintained by the Property Owner/Applicant in a manner that is consistent with the plans submitted and conditionally approved for Site Plan and Design Review No. ADR 24-16, Conditional Use Permit No. CUP 24-13, and Lot Line Adjustment No. LLA 25-02, subject to the satisfaction of the Deputy Development Services Director or designee.
2. The hours of operation will be from 8:00 a.m. to 8:00 p.m. Monday through Saturday and from 8:00 a.m. to 6:00 p.m. on Sundays.
3. The Applicant/Property Owner shall record an Off-site Parking Agreement and covenant over the adjacent property, The Shoppes at Highlander Center, to maintain four (4) parking spaces near the subject car wash lot as long as the car wash remains operational, to the satisfaction of the City Attorney. A deposit for City Attorney services shall be submitted prior to the preparation and/or review of said Off-site Parking Agreement.
4. The Lot Line Adjustment shall be recorded with the Los Angeles County Recorder's Office prior to the issuance of building permits.
5. All signage on the building shall be subject to separate review and approval and shall comply with the City's sign ordinance.
6. At the time of plan-check submittal to the Building Division, the Applicant/Property Owner shall submit an exterior lighting plan and a photometric analysis. The exterior lights shall not have any potential light and glare to the adjacent properties and the lighting shall comply with City's exterior lighting standards in the Development Code.
7. The noise generated from car wash facility, including but not limited to blowers, vacuums, and mechanical equipment shall comply with the City's Noise Ordinance at all times.

8. The final landscape and irrigation plan shall be prepared by a licensed landscape architect and submitted to Building Services for plan check. The plan must comply with the City's Water Efficiency Landscape Ordinance (WELO) and receive approval from the Planning Division prior to the issuance of any building permits.

Engineering

9. The Applicant/Property Owner shall perform the following off-site improvements prior to the issuance of a Certificate of Occupancy:
 - a. Remove existing driveway approach and install new curb and gutter to close off location of existing driveway.
 - b. Remove and replace sidewalk from property line to property line in compliance with City Standards.
 - c. Remove and replace curb and gutter in compliance with SPPWC Standards. Re-paint red curb locations after construction of the new curb.
10. The Applicant/Property Owner shall prepare and maintain a shared access agreement between the subject property and The Shoppes at Highlander Center. A copy of the agreement shall be provided to the City prior to building permit issuance.
11. The Applicant/Property owner shall provide proof of recordation with LA County for the LID Plan and supporting documents prior to issuance of a Certificate of Occupancy.
12. The Applicant/Property Owner shall ensure all utilities remain undergrounded or be undergrounded if not already, including but not limited to cable television, telephone, and electrical systems prior to Certificate of Occupancy.
13. The Applicant/Property Owner shall be responsible for the street frontages from property line to property line to repair any damages caused by the development including but not limited to trench cuts and construction traffic, per the direction of the City Engineer. This is to be completed prior to Certificate of Occupancy.

14. The Applicant/Property Owner shall submit a grading and drainage plan, erosion control plan, and hydrology report for review and approval to the City's Engineering Division with the plan check submittal to Building Services. The plans and report shall demonstrate compliance with all applicable City grading, drainage and stormwater management standards.
15. The Applicant/Property owner shall prepare and submit a soils report for review and approval by the City's Engineering Division with the plan check submittal to Building Services. Approval of the report is required prior to the start of any construction to ensure safe and stable site development.

Fire

16. The Applicant/Property Owner shall ensure the new structure is fully fire sprinklered per the City of Arcadia Fire Department Commercial Sprinkler Standard.
17. The Applicant/Property Owner shall ensure the fire sprinkler system is monitored by a UL listed central station.
18. The Applicant/Property owner shall provide a Knox box at an approved location prior to the issuance of a Certificate of Occupancy.

Public Works – Water

19. The Applicant/Property Owner shall utilize an 8" cast iron water main with 70 psi static pressure available on N. Second Avenue for commercial water and fire services, if possible.
20. The Applicant/Property Owner shall provide separate water services and meters for specific commercial and irrigation uses.
21. Prior to Certificate of Occupancy, an approved back flow prevention device shall be installed for commercial use and irrigation use.
22. The Applicant/Property Owner shall ensure the Project complies with all fire protection requirements as stipulated by the Arcadia Fire Department and shall conform to Arcadia Standards. If a separate fire service is required, a Double Check Detector Assembly (DCDA) shall be installed.

23. The Applicant/Property Owner shall submit a Water Meter Clearance Application to the Public Works Services Department prior to building permit issuance.
24. New water services shall be installed by the Applicant/Property Owner. Installation shall be according to the specifications of the Public Works Services Department, Engineering Division. Abandonment of existing water services, if necessary, shall be carried out by the Applicant/Property Owner, according to Public Works Services Department, Engineering Division specifications prior to Certificate of Occupancy.

Public Works – Sewer

25. The Applicant/Property Owner shall utilize existing sewer lateral(s) if possible.
26. If any drainage fixture elevation is lower than the elevation of the next upstream manhole cover, an approved backwater valve is required and should be shown on the plans submitted to Building Services for plan check.

Public Works – Street Trees

27. The Applicant/Property Owner shall maintain and protect all parkway trees on E. Foothill Boulevard to the satisfaction of the Streets Superintendent.
28. Prior to Certificate of Occupancy, the Applicant/Property Owner shall obtain a permit from the Public Works Department to remove the three (3) existing street trees on N. Second Avenue and plant three (3) 36" box *Cercis 'Forest Pansy' trees*. The empty tree well to the immediate north of E. Foothill Boulevard on N. Second Avenue shall be filled with concrete. This work is to be completed to the satisfaction of the Streets Superintendent.

General

29. The Property Owner/Applicant shall comply with all City requirements regarding building safety, fire prevention, detection, suppression, emergency access, public right-of-way improvements, parking, water supply and water facilities, sewer facilities, trash reduction and recycling requirements, and National Pollutant Discharge Elimination System (NPDES) measures, all to the satisfaction of the Building Official, Fire Marshal, Public Works Services Director, and Deputy Development Services Director. Compliance with these requirements is to be determined by having fully detailed construction plans submitted for plan check review and approval by the foregoing City officials and employees.

30. To the maximum extent permitted by law, Applicant must defend, indemnify, and hold the City, any departments, agencies, divisions, boards, and/or commissions of the City, and its elected officials, officers, contractors serving as City officials, agents, employees, and attorneys of the City ("Indemnitees") harmless from liability for damages and/or claims, actions, or proceedings for damages for personal injuries, including death, and claims for property damage, and with respect to all other actions and liabilities for damages caused or alleged to have been caused by reason of the Applicant's activities in connection with ADR 24-16, CUP 24-13 and LLA 25-02 ("Project") on the Project site, and which may arise from the direct or indirect operations of the Applicant or those of the Applicant's contractors, agents, tenants, employees or any other persons acting on Applicant's behalf, which relate to the development and/or construction of the Project. This indemnity provision applies to all damages and claims, actions, or proceedings for damages, as described above, regardless of whether the City prepared, supplied, or approved the plans, specifications, or other documents for the Project.

In the event of any legal action challenging the validity, applicability, or interpretation of any provision of this approval, or any other supporting document relating to the Project, the City will notify the Applicant of the claim, action, or proceedings and will cooperate in the defense of the matter. The Applicant must indemnify, defend and hold harmless the Indemnitees, and each of them, with respect to all liability, costs and expenses incurred by, and/or awarded against, the City or any of the Indemnitees in relation to such action. Within 15 days' notice from the City of any such action, the Applicant shall provide to the City a cash deposit to cover legal fees, costs,

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

31. Approval of Site Plan and Design Review No. ADR 24-16, Conditional Use Permit No. CUP 24-13, and Lot Line Adjustment No. LLA 25-02 shall not be in effect unless the Property Owner and Applicant have executed and filed the Acceptance Form with the City on or before 30 calendar days after the Planning Commission has adopted the Resolution. The Acceptance Form to the Development Services Department is to indicate awareness and acceptance of the conditions of approval.



**ARCADIA PLANNING COMMISSION
REGULAR MEETING MINUTES
TUESDAY, OCTOBER 14, 2025**

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

ROLL CALL

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

ABSENT: None

SUPPLEMENTAL INFORMATION FROM STAFF REGARDING AGENDA ITEMS

Planning Services Manager Fiona Graham reported that two letters in opposition to item no. 1 and a letter from the Applicant were received prior to the meeting. All letters were forwarded to the Commissioners, and hard copies were provided on the dais.

PUBLIC COMMENTS (5 minute time limit per person)

There were none.

PUBLIC HEARING

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

MOTION - PUBLIC HEARING

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

Commissioner Wilander asked if the Lot Line Adjustment can be reviewed independently.

Ms. Graham stated that it is a component of the proposal.

Vice Chair Tsoi asked for clarification about the number of parking spaces of the bank and at the Highlander Center.

Ms. Graham stated that the bank property has 37 parking spaces, and the Highlander Center has 219 parking spaces, four (4) of which will be used for car wash employees under a parking agreement.

Vice Chair Tsoi asked how the Lot Line Adjustment may affect the parking spaces of the Highlander Center.

Ms. Graham said that it will not affect overall parking of the property as the Highlander Center counts with sufficient parking spaces for their current uses.

Commissioner Wilander asked about future redevelopment of the Highlander Center and how the proposed car wash would affect those plans.

Ms. Graham stated that the four (4) parking spaces will remain under the parking agreement while the car wash is in service and if redeveloped in the future, the parking spaces would have to be incorporated into a design which could be challenging.

Commissioner Hui asked if the previous owners entertained redevelopment, and asked Fiona for more information on that.

Ms. Graham said she was not aware of any current or future plans for redevelopment of the property.

Commissioner Arvizu asked for clarification of the recommended denial.

Ms. Graham stated it was because the required parking will be off-site and because the car wash will require shared access with the Highlander Center.

Commissioner Arvizu pointed out that both properties are owned by the same person therefore it should not be an issue.

Commissioner Arvizu asked how many parking spaces are on site.

Ms. Graham said that the parking analysis identified 219 parking spaces at the Highlander Center after the car wash. Moreover, only 35% of the parking is regularly utilized.

Commissioner Arvizu asked if a noise analysis was conducted.

Ms. Graham stated that a formal noise analysis was not requested because the manufacturer's specifications were provided and demonstrated that they do not exceed the noise levels.

Commissioner Arvizu asked if a traffic analysis was conducted during peak hours on Second Avenue.

Ms. Graham stated a formal traffic analysis was not required because the expected traffic from the car wash fell below the minimum threshold.

Commissioner Arvizu asked if there are code restrictions for employee parking on the street.

Ms. Graham stated that the Development Code does not restrict street parking.

Commissioner Arvizu asked if Staff's recommendation would be different if the parking issue was resolved through other solutions.

Ms. Graham stated that the other obstacles are shared access, efficient lot consolidation for a feasible development, and the loss of property for future housing development.

Commissioner Arvizu asked if the City would like to see a mixed-use development on the property.

Ms. Graham said yes, the Residential Flex Overlay allows for a mixed-use or a straight residential project.

Commissioner Arvizu asked if the parking conflict would be resolved if the number of vacuum stalls was reduced to accommodate the four employee parking spaces.

Ms. Graham responded that it would eliminate that encumbrance, but it would not change the finding that was made because the other factors still exist.

Chair Tallerico asked how CEQA will be determined if the car wash is approved.

Ms. Graham stated that it would be eligible for an exemption.

Vice Chair Tsoi asked if the bank property can be redeveloped independently from the Highlander Center and if there is a minimum lot size for redevelopment.

Ms. Graham stated that there is not a minimum lot size requirement.

Commissioner Wilander asked what the parking deficiency would be if the car wash is approved.

Ms. Graham stated the Highlander Center is currently deficient of parking spaces and would be deficient a total of 100 parking spaces including the four required for the car wash.

Commissioner Arvizu asked what the City would recommend alternatively to the car wash.

Ms. Graham stated that there are many uses permitted in the General Commercial zone under the Development Code.

The public hearing was opened.

Fernando Villa introduced himself and spoke on behalf of the Applicant and business owner. Mr. Villa delivered a presentation about their project and how it met all the findings.

Commissioner Hui asked how many car wash businesses are owned by the same person and what are the volume levels of the car wash infrastructure.

Mr. Villa explained the car wash tunnel is fully enclosed with state-of-the-art mechanisms that will not exceed the City's noise limitations. He added that the business owner owns 11 other locations throughout the State.

Commissioner Hui asked if the car wash will impact traffic on Second Avenue during school hours near Foothills Middle School.

Mr. Villa stated that car wash facilities do not generate peak hour traffic, especially during weekdays. In fact, they do not meet the VMT thresholds that warrant a traffic study.

Commissioner Arvizu asked if they have another car wash that utilizes the same technology and similar tunnel design.

Scott Strong introduced himself as the contractor. He explained how the car wash is built and how the mechanisms function.

Commissioner Arvizu asked how much noise would be generated from the car wash.

Mr. Strong said that he did not have that information with him.

Commissioner Wilander asked what the noise decibel requirements are.

Ms. Graham stated that the maximum decibel levels on commercial properties are 65 decibels. She added that the vacuums generate less than 55 decibels at 15 feet which is still within the property.

There were no speakers for the item.

Commissioner Wilander made a motion to close the public hearing.

Vice Chair Tsoi seconded the motion.

Without objection, the motion was approved.

DISCUSSION

Commissioner Wilander said the fact that both properties are owned by the same person simplifies the discussion and it is the property owner's responsibility to determine if the car wash is a good business decision or a bad one. She added that the proposal is an attractive design.

Vice Chair Tsoi agreed that the corner lot is prime real estate for new development however he does not agree that a proposal should be denied because of the potential for future development, especially if the Residential Flex Overlay allows for residential or commercial and not exclusively housing.

Commissioner Arvizu pointed out that the property owner has stated he is open for future housing development according to market values and therefore is not constrained by the car wash on his property.

Commissioner Hui concurred with the Commissioners and suggested modifying the conditions of approval such as matching the lease to the current longest lease term at the Highlander Center and reducing the number of vacuum stalls to make up for the four (4) parking spaces.

Commissioner Arvizu stated he did not agree with making those conditions of approval.

Chair Tallerico stated he is not fond of drive-through car washes, however, feels strongly about property rights. Additionally, he does not agree with Staff's findings and the reasons for denial.

MOTION

It was moved by Chair Tallerico, seconded by Commissioner Arvizu to overturn Staff's recommendation and recommended 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 for a new 4,295 square-foot self-service car wash with an off-site parking agreement at 169 E. Foothill Boulevard. The Commission determined that the Project meets Conditional Use Permit Finding No. 2, concluding that it is consistent with potential future land uses identified in the General Plan, including the Housing Element. The Commission then directed Staff to return with a revised resolution reflecting the approval decision and corresponding findings.

ROLL CALL

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

CONSENT CALENDAR

- 1. Minutes of the September 9, 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 COMMISSONERS

Commissioner Wilander shared that the League of Women Voters ice cream social was a successful event.

Commissioner Arvizu reported that they had a good turnout at the Highlands Homeowner's Association block party.

Commissioner Hui announced that the Arcadia Performing Arts Foundation will be hosting a concert on December 14.

Chair Tallerico asked for an update on his question for Assistant City Attorney Kellan Martz regarding the City Council's Code of Conduct and if that affected Planning Commission.

Mr. Martz said he was not present at the last meeting and would look into the matter and would follow up with him later.

MATTERS FROM ASSISTANT CITY ATTORNEY

Mr. Martz had nothing to report.

MATTERS FROM STAFF INCLUDING UPCOMING AGENDA ITEMS

Ms. Graham reported that there will be three (3) items on the next agenda.

ADJOURNMENT

The Planning Commission adjourned the meeting at 8:54 p.m., to Tuesday, October 28, 2025, at 7:00 p.m. in the City Council Chamber.

Chair Tallerico, Planning Commission

ATTEST: _____
Lisa L. Flores
Secretary, Planning Commission