

CITY OF ARCADIA

Planning Commission Regular Meeting Agenda



Tuesday, April 22, 2025, 7:00 p.m.

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

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

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

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

CALL TO ORDER

ROLL CALL

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

SUPPLEMENTAL INFORMATION FROM STAFF REGARDING AGENDA ITEMS

PUBLIC COMMENTS (5 minute time limit per person)

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

PUBLIC HEARING

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

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

1. **Resolution No. 2166** – Approving Single Family Architectural Design Review No. SFADR 24-26 and Planning Commission Administrative Modification No. PC AM 25-01 with a Categorical Exemption under the California Environmental Quality Act (CEQA) for a front yard setback modification for a new two-story residence at 1405 S 8th Avenue
Recommendation: Adopt Resolution No. 2166

Applicant: Eric Tsang

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

CONSENT CALENDAR

All matters listed under the Consent Calendar are considered to be routine and can be acted on by one roll call vote. There will be no separate discussion of these items unless members of the Commission, staff, or the public request that specific items be removed from the Consent Calendar for separate discussion and action.

1. Minutes of the March 11, 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, May 13, 2025, at 7:00 p.m.

Welcome to the Arcadia Planning Commission Meeting!

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

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

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

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

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

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

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

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

欢迎来到阿卡迪亚规划委员会会议！

规划委员会鼓励公众参与并诚邀您分享对市政业务的看法。

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

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

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

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

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

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

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



STAFF REPORT

Development Services Department

DATE: April 22, 2025

TO: Honorable Chair and Planning Commission

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

SUBJECT: RESOLUTION NO. 2166 – APPROVING SINGLE FAMILY ARCHITECTURAL DESIGN REVIEW NO. SFADR 24-26 AND PLANNING COMMISSION ADMINISTRATIVE MODIFICATION NO. PC AM 25-01 WITH A CATEGORICAL EXEMPTION UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) FOR A FRONT YARD SETBACK MODIFICATION FOR A NEW TWO-STORY RESIDENCE AT 1405 S 8th AVENUE

Recommendation: Adopt Resolution No. 2166

SUMMARY

The Applicant, Eric Tsang, on behalf of the property owner, Joe Ho, is requesting approval of Single-Family Architectural Design Review No. SFADR 24-26 and Planning Commission Administrative Modification No. PC AM 25-01 to construct a new 4,362 square foot, two-story Contemporary style home with a front yard setback modification. The proposed modification is for a front yard setback of 35'-7" instead of the required front yard setback of 59'-8".

It is recommended that the Planning Commission adopt Resolution No. 2166 (refer to Attachment No. 1), find that the project is Categorically Exempt under the California Environmental Quality Act (CEQA), and approve SFADR 24-26 and PC AM 25-01, subject to the conditions listed in this staff report.

BACKGROUND

The subject property is a 20,435 square foot interior lot, currently improved with a 958 square foot, one-story residence with a detached two-car garage that was built in 1932 (see Figure 1). The property is zoned R-1, Low Density Residential with a General Plan Land Use Designation of Low Density Residential – refer to Attachment No. 2 for an Aerial Photo with Zoning Information and Photos of the Subject Property. The property is

surrounded by other R-1 zoned properties to the north, south, and east and Camino Grove Elementary to the west.

A Certificate of Demolition (COD) for the subject property was approved on November 15, 2024, – refer to Attachment No. 3 for the Historical Evaluation. Based on the evaluation prepared by an Architectural Historian, the property does not meet any of the minimum requirements for recognition as a historical resource nor is it eligible for listing on the California Register or as a local landmark. The existing home is not a unique example of a particular architectural style and is not representative of or associated with any important historical events or people. The structures have not yet been demolished due to the City’s replacement policy for residential projects, which requires approval of a new project prior to demolition of the structures on site.



Figure 1 – Existing Residence

PROPOSAL

The Applicant is proposing to construct a new 4,362 square foot, Contemporary style, two-story residence on the property (see Figure 2) with a front yard setback modification. The modification is to allow a 35'-7" front yard setback instead of 59'-8". In the R-1 zone, the Development Code requires a front yard setback of either 25'-0" or the average of the two adjacent front yard setbacks, whichever is greater. The two adjacent front yard setbacks are 32'-9" and 86'-7", therefore the average is 59'-8" for the subject property, which is far greater than the average of a typical neighborhood south of Huntington Drive. Any modification to the front yard setback for new homes is subject to Planning Commission review.

The proposed home will consist of 5 bedrooms, 5.5 bathrooms, an attached 671 square foot three-car garage, and a 78 square foot front porch and a permitted by-right detached



Figure 2 – Front Elevation Rendering

Accessory Dwelling Unit (ADU) at the rear of the property – refer to Attachment No. 3 for Architectural Plans. The total floor area ratio (FAR) of the residence will be 5,627 square feet, whereas 6,630 square feet is allowed. The site will have a total lot coverage of 24.8% (5,075 square feet), whereas 35% (7,152 square feet) is allowed. Aside from the front yard setback, the proposed project will comply with all of the other development standards and will not impact any protected trees.

ANALYSIS

The required front yard setback of the subject property is heavily being affected by the unusually deep setback (86'-7") of the adjacent property next door at 1411 S 8th Avenue. This setback is much larger than the standard or the average in the neighborhood. According to the diagram (Figure 3), the property at 1411 S. 8th Avenue is the only home in the area with a greater setback than 36'-0", making it an outlier in the context of the

Neighborhood Setback Diagram:



Note: all setbacks shown are taken from the front property line.
 Required front setback for subject property:
 $(32'9" + 86'7") / 2 = 59'8"$

Figure 3 – Setback Diagram

surrounding properties. If the subject property was required to meet the standard 59'-8" front yard setback, the proposed home would be pushed far back on the lot. This proposed setback is more consistent with the average setbacks in the area, providing a more balanced approach while still complying with the general neighborhood character.

Design Review

While the proposed contemporary architectural style differs from the more traditional Spanish, Mediterranean, and other classic designs predominant in the surrounding neighborhood, it has been intentionally crafted to complement and integrate seamlessly with the established character of the area. The introduction of a contemporary dwelling respects both the current neighborhood and future growth of the area.

The design has been developed with a clear understanding of the neighborhood's architectural context. Key considerations have been made in terms of scale, massing, materials, and proportions, ensuring that the new construction fits naturally within the established neighborhood. The building's height, setback, and overall footprint have been carefully designed to align and complement adjacent structures. The choice of materials also reflects a commitment to compatibility. While contemporary architecture often incorporates modern elements like steel, glass, and concrete, the proposed design utilizes materials that complement traditional finishes, such as stone accents, neutral tones, and wood elements. This combination allows the home to blend into the neighborhood without overpowering its surroundings.

The overall massing and volume of the building have been designed to mirror the scale of neighboring homes, avoiding contrasts in size that could create a harsh visual effect. The façade has been articulated to reduce any feeling of bulk, using strategic setbacks, vertical and horizontal breaks, and landscaped features that soften the impact of the modern design while ensuring that the home remains a functional and appealing space.

FINDINGS

According to Arcadia Development Code Section 9107.05.050, it states that an Administrative Modification may be approved if at least one of the following findings can be made:

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

The proposed modification will promote uniformity of development by allowing the new home to have a front yard setback of 35'-7" instead of the required front yard setback of 86'-7". The proposed modification of the front yard setback to 35'-7" promotes such uniformity by aligning the new home's setback with the majority of properties in the immediate vicinity. Specifically, most properties along S. 8th Avenue, between Camino

Grove Avenue and Pamela Circle, have front yard setbacks of 36'-0" or less, with the exception of the adjacent property at 1411 S. 8th Avenue, which has an unusually deep setback of 86'-7". This adjacent property represents an outlier in the neighborhood, and requiring the subject property to meet the 59'-8" setback standard would place the home disproportionately far back on the lot, resulting in a significantly smaller rear yard and limiting privacy for the residents.

By reducing the front yard setback to 35'-7", the proposed modification reflects the prevailing pattern of setbacks in the area, creating a more consistent streetscape while minimizing the impact on neighboring properties. Furthermore, this adjustment does not result in any negative effects on neighboring homes and supports a more appropriate scale and design for the property within the context of the existing neighborhood.

Therefore, the requested modification would promote uniformity of development, as it ensures that the new home integrates more harmoniously with its surroundings and aligns with the established character of the neighborhood.

Site Plan and Design Review

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

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

Facts to Support This Finding: The proposed two-story single-family home meets all relevant development standards for the Single-Family (R-1) zone. The design integrates all the minimum requirements, including a three-car garage for parking, as well as compliance with the landscaping and site design standards. The project has been carefully reviewed to ensure it meets the Development Code and the City's Single-Family Residential Guidelines. As a result, the project satisfies the intent of the applicable development standards.

2. The proposed development is compatible in terms of scale and aesthetic design with surrounding properties and developments.

Facts to Support This Finding: The proposed single-family home is thoughtfully designed to blend with the surrounding neighborhood and aligns with the City's Single-Family Residential Design Guidelines. The Contemporary architectural style of the proposed home complements the diverse range of architectural styles in the area, which includes Mediterranean, Spanish, Traditional, and other architectural styles. While the neighborhood predominantly features Spanish, traditional, and Mediterranean architectural styles, the introduction of a contemporary design for the proposed single-family dwelling represents a thoughtful and respectful evolution of the area's aesthetic composition. The proposed contemporary design has been carefully crafted to

complement the existing surroundings, incorporating elements that respect the scale, massing, and materiality of neighboring homes. Furthermore, the project's design emphasizes quality craftsmanship, sustainability, and functionality, aligning with modern needs and lifestyles while maintaining harmony of the existing neighborhood. The design features emphasize strong horizontal and vertical planes, along with all other defining features of Contemporary architecture to ensure it is harmonious with the existing built environment. Therefore, the proposed development will not only meet the standards set forth in the Single-Family Residential Guidelines, but also enhance the visual cohesion of the neighborhood.

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

Facts to Support This Finding: The proposed reduction in the required front yard setback will not adversely affect the adequacy or efficiency of the site layout. The project has been designed to provide safe and convenient access from the public right-of-way, with clearly defined driveways and pedestrian paths that ensure efficient vehicular and pedestrian circulation throughout the site. The proposed garage is appropriately located and sized to meet code requirements. Additionally, the landscaping plan maintains a high standard of visual quality and includes sufficient planting to soften the building frontage and enhance the public streetscape, even with the reduced setback. As a result, the proposed development provides an overall site layout that remains functional and visually cohesive, and the reduced setback does not compromise the project's ability to meet the intent of zoning and design standards.

4. The proposed development will be in compliance with all of the applicable criteria identified in Subparagraph 9107.19.040(C.5).

Facts to Support This Finding: All City requirements regarding disabled access and facilities, occupancy limits, building safety health code compliance, emergency equipment, environmental regulation compliance, and parking and site design shall be complied with by the property owner/applicant to the satisfaction of the Building Official, City Engineer, Deputy Development Services Director, Fire Marshal, and Public Works Services Director, or their respective designees. Additionally, the proposed development will be in compliance with the General Plan, Development Code, the City's Design Guidelines, and all other applicable City regulations.

ENVIRONMENTAL ASSESSMENT

The proposed project is exempt from the California Environmental Quality Act (CEQA) pursuant to Class 3 and Class 5 categorical exemptions, as it involves the new construction of a single-family residence and a minor alteration to land use limitations, in accordance with Sections 15303(a) and 15305 of the CEQA Guidelines. Refer to Attachment No. 5 for the Preliminary Exemption Assessment.

PUBLIC NOTICE/COMMENTS

A public hearing notice for this item was posted at the City Clerk's Office, City Council Chambers, at the Arcadia Library, and on the City's website on April 10, 2025. It was also mailed to the property owners located within 300 feet of the subject property. At the time of the completion of this report, no comments were received regarding this project.

RECOMMENDATION

It is recommended that the Planning Commission approve SFADR 24-26, and PC AM 25-01, find that the project is Categorically Exempt from the California Environmental Quality Act (CEQA), and adopt Resolution No. 2166, subject to the following conditions of approval:

1. The project shall be developed and maintained by the Applicant/Property Owner in a manner that is consistent with the plans submitted and conditionally approved for SFADR 24-26 and PC AM 25-01.
2. A comprehensive landscaping plan, prepared in compliance with the Water Efficient Landscape Ordinance (WELO), shall be submitted to Building Services for plan check. The plan must be prepared by a licensed landscape architect and is subject to the review and approval by Planning.
3. The existing perimeter fence/wall shall be replaced with a new six-foot (6'-0") high wall, measured from the lowest adjacent grade, and set back a minimum of two inches (2") inside the property line. The new wall shall be finished with stucco to match the exterior of the primary residence and include a decorative trim cap. Final design and materials shall be subject to review and approval by the Planning Division during the plan check process. No new fence or wall is permitted within the front yard area, under this approval. Any changes shall be subject to a separate review and approval.
4. The new pool equipment shall comply with the minimum side yard setback of 9'-3", and it shall be screened per the requirements under Development Code Section 9103.01.080.
5. The plans submitted for Building plan check shall comply with the latest adopted edition of the following codes as applicable:
 - a. California Building Code
 - b. California Electrical Code
 - c. California Mechanical Code
 - d. California Plumbing Code
 - e. California Energy Code

- f. California Fire Code
 - g. California Green Building Standards Code
 - h. California Existing Building Code
 - i. Arcadia Municipal Code
6. The Applicant/Property Owner shall comply shall comply with all City requirements regarding building safety, fire prevention, detection, suppression, emergency access, public right-of-way improvements, parking, water supply and water facilities, sewer facilities, trash reduction and recycling requirements, and National Pollutant Discharge Elimination System (NPDES) measures to the satisfaction of the Building Official, Fire Marshal, Public Works Services Director and Deputy Development Services Director. Compliance with these requirements is to be determined by having fully detailed construction plans submitted for plan check review and approval by the foregoing City officials and employees.

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 SFADR 24-26 and PC AM 25-01 (“Project”) on the Project site, and which may arise from the direct or indirect operations of the Applicant or those of the Applicant’s contractors, agents, tenants, employees or any other persons acting on Applicant’s behalf, which relate to the development and/or construction of the Project. This indemnity provision applies to all damages and claims, actions, or proceedings for damages, as described above, regardless of whether the City prepared, supplied, or approved the plans, specifications, or other documents for the Project.

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

Developer any unexpended funds from the deposit within 30 days of: (i) a final, non-appealable decision by a court of competent jurisdiction resolving the legal action; or (ii) full and complete settlement of legal action. The City shall have the right to select legal counsel of its choice. The parties hereby agree to cooperate in defending such action. The City will not voluntarily assist in any such third-party challenge(s). In consideration for approval of the Project, this condition shall remain in effect if the entitlement(s) related to this Project is rescinded or revoked, at the request of the Applicant or not.

7. Approval of SFADR 24-26 and PC AM 25-01 shall not be in effect unless the Property Owner/Applicant has executed and filed the Acceptance Form with the City on or before 30 calendar days after the Planning Commission has approved the appeal. The Acceptance Form to the Development Services Department is to indicate awareness and acceptance of the conditions of approval.

PLANNING COMMISSION ACTION

Approval

If the Planning Commission intends to approve this project, the Commission should move to approve Single Family Architectural Design Review No. SFADR 24-26 and Planning Commission Administrative Modification No. PC AM 25-01, state that the proposal satisfies the requisite findings, and adopt the attached Resolution No. 2166 that incorporates the requisite environmental and subdivision findings, and the conditions of approval as presented in this staff report, or as modified by the Commission.

Denial

If the Planning Commission is to deny this project, the Commission should state the specific findings that the proposal does not satisfy based on the evidence presented with specific reasons for denial, and move to deny Single Family Architectural Design Review No. SFADR 24-26 and Planning Commission Administrative Modification No. PC AM 25-01, and direct staff to prepare a resolution for adoption at the next meeting that incorporates the Commission's decision and specific findings.

If any Planning Commissioner or other interested party has any questions or comments regarding this matter prior to the April 22, 2025, hearing, please contact Senior Planner, Melissa Chipres, at (626) 574-5447, or by email at mchipres@ArcadiaCA.gov.

Approved:



SFADR 24-26 and PC AM 25-01

1408 S. 8th Ave

April 22, 2025

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Lisa L. Flores

Deputy Development Services Director

Attachment No. 1: Resolution No. 2166

Attachment No. 2: Aerial Photo and Zoning Information and Photos of the Subject
Property

Attachment No. 3: Architectural Plans

Attachment No. 4: Historical evaluation

Attachment No. 5: Preliminary Environmental Assessment

Attachment No. 1

Resolution No. 2166

RESOLUTION NO. 2166

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ARCADIA, CALIFORNIA, APPROVING SINGLE FAMILY ARCHITECTURAL DESIGN REVIEW NO. SFADR 24-26 AND PLANNING COMMISSION ADMINISTRATIVE MODIFICATION NO. PC AM 25-01 WITH A CATEGORICAL EXEMPTION UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (“CEQA”) FOR A FRONT YARD SETBACK MODIFICATION OF A PROPOSED TWO-STORY RESIDENCE AT 1405 S. 8TH AVENUE

WHEREAS, applications for Single Family Architectural Design Review No. SFADR 24-26 and Planning Commission Administrative Modification PC AM No. 25-01 were filed, by Eric Tsang on behalf of the property owner, Joe Ho, requesting approval to construct a new 4,362 square foot, two-story home with an attached 671 square foot three-car garage and a 78 square foot front porch with a modification for a front yard setback of 35’-7” in lieu of the required front yard setback of 59’-8” (collectively, “Project”); and

WHEREAS, on March 4, 2025, Planning Services completed an environmental assessment for the Project in accordance with the California Environmental Quality Act (“CEQA”) and recommends that the Planning Commission determine that the Project qualifies as a Class 3 and Class 5 Categorical Exemptions under CEQA pursuant to sections 15303(a) and 15305 from the California Environmental Quality Act (“CEQA”) pertaining to the new construction of a single-family house and a minor alteration to the land use limitations per the CEQA Guidelines; and

WHEREAS, on April 22, 2025, a duly noticed public hearing was held before the Planning Commission on said application, at which time all interested persons were given full opportunity to be heard and to present evidence.

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

SECTION 1. The factual data submitted by the Community Development Division in the staff report dated April 22, 2025, are true and correct.

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

This Commission further finds that the Project is consistent with the City's Single Family Residential Design Guidelines, pursuant to Section 9107.19.050 of the Arcadia Development Code.

FACT: The proposed modification will promote uniformity of development by allowing the new home to have a front yard setback of 35'-7" instead of the required front yard setback of 59'-8". The proposed modification of the front yard setback to 35'-7" promotes such uniformity by aligning the new home's setback with the majority of properties in the immediate vicinity. Specifically, most properties along S. 8th Avenue, between Camino Grove Avenue and Pamela Circle, have front yard setbacks of 36'-0" or less, with the exception of the adjacent property at 1411 S. 8th Avenue, which has an unusually deep setback of 86'-7". This adjacent property represents an outlier in the neighborhood, and requiring the subject property to meet the 59'-8" setback standard

would place the home disproportionately far back on the lot, resulting in a significantly smaller rear yard and limiting privacy for the residents.

By reducing the front yard setback to 35'-7", the proposed modification reflects the prevailing pattern of setbacks in the area, creating a more consistent streetscape while minimizing the impact on neighboring properties. Furthermore, this adjustment does not result in any negative effects on neighboring homes and supports a more appropriate scale and design for the property within the context of the existing neighborhood.

Therefore, the requested modification would promote uniformity of development, as it ensures that the new home integrates more harmoniously with its surroundings and aligns with the established character of the neighborhood.

Architectural Design Review

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

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

Facts to Support This Finding: The proposed two-story single-family home meets all relevant development standards for the Single-Family (R-1) zone. The design integrates all the minimum requirements, including a three-car garage for parking, as well as compliance with the landscaping and site design standards. The project has been carefully reviewed to ensure it meets the Development Code and the City's Single-Family Residential Guidelines. As a result, the project satisfies the intent of the applicable development standards.

2. The proposed development is compatible in terms of scale and aesthetic design with surrounding properties and developments.

Facts to Support This Finding: The proposed single-family home is thoughtfully designed to blend with the surrounding neighborhood and aligns with the City's Single-Family Residential Design Guidelines. The Contemporary architectural style of the proposed home complements the diverse range of architectural styles in the area, which includes Mediterranean, Spanish, Traditional, and other architectural styles. While the neighborhood predominantly features Spanish, traditional, and Mediterranean architectural styles, the introduction of a contemporary design for the proposed single-family dwelling represents a thoughtful and respectful evolution of the area's aesthetic composition. The proposed contemporary design has been carefully crafted to complement the existing surroundings, incorporating elements that respect the scale, massing, and materiality of neighboring homes. Furthermore, the project's design emphasizes quality craftsmanship, sustainability, and functionality, aligning with modern needs and lifestyles while maintaining harmony of the existing neighborhood. The design features emphasize strong horizontal and vertical planes, along with all other defining features of Contemporary architecture to ensure it is harmonious with the existing built environment. Therefore, the proposed development will not only meet the standards set forth in the Single-Family Residential Guidelines, but also enhance the visual cohesion of the neighborhood.

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

Facts to Support This Finding: The proposed reduction in the required front yard setback will not adversely affect the adequacy or efficiency of the site layout. The project has been designed to provide safe and convenient access from the public right-of-way, with clearly defined driveways and pedestrian paths that ensure efficient vehicular and pedestrian circulation throughout the site. The proposed garage is appropriately located and sized to meet code requirements. Additionally, the landscaping plan maintains a high standard of visual quality and includes sufficient planting to soften the building frontage and enhance the public streetscape, even with the reduced setback. As a result, the proposed development provides an overall site layout that remains functional and visually cohesive, and the reduced setback does not compromise the project's ability to meet the intent of zoning and design standards.

4. The proposed development will be in compliance with all of the applicable criteria identified in Subparagraph 9107.19.040(C.5).

Facts to Support This Finding: All City requirements regarding disabled access and facilities, occupancy limits, building safety health code compliance, emergency equipment, environmental regulation compliance, and parking and site design shall be complied with by the property owner/applicant to the satisfaction of the Building Official, City Engineer, Deputy Development Services Director, Fire Marshal, and Public Works Services Director, or their respective designees. Additionally, the proposed development will be in compliance with the General Plan, Development Code, the City's Design Guidelines, and all other applicable City regulations.

SECTION 3. For the foregoing reasons the Planning Commission determines that the Project is Categorically Exempt per Section 15303(a) and 15305 of the California

Environmental Quality Act (“CEQA”) Guidelines, and approves Single Family Architectural Design Review No. SFADR 24-26 and Administrative Modification No. PC AM 25-01 for the construction of a new 4,362 square foot, two-story home with an attached 671 square foot three-car garage and a 78 square foot front porch with a modification for a front yard setback of 35’-7” in lieu of the required front yard setback of 59’-8” at 1405 S 8th Ave, subject to the conditions of approval attached hereto.

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


Passed, approved and adopted this 22nd day of April, 2025.

Marilynne Wilander
Chair, Planning Commission

ATTEST:

Lisa L. Flores
Secretary

APPROVED AS TO FORM:



Michael J. Maurer
City Attorney

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RESOLUTION NO. 2166

Conditions of Approval

1. The project shall be developed and maintained by the Applicant/Property Owner in a manner that is consistent with the plans submitted and conditionally approved for SFADR 24-26 and PC AM 25-01.
2. A comprehensive landscaping plan, prepared in compliance with the Water Efficient Landscape Ordinance (WELO), shall be submitted to Building Services for plan check. The plan must be prepared by a licensed landscape architect and is subject to the review and approval by Planning.
3. The existing perimeter fence/wall shall be replaced with a new six-foot (6'-0") high wall, measured from the lowest adjacent grade, and set back a minimum of two inches (2") inside the property line. The new wall shall be finished with stucco to match the exterior of the primary residence and include a decorative trim cap. Final design and materials shall be subject to review and approval by the Planning Division during the plan check process. No new fence or wall is permitted within the front yard area, under this approval. Any changes shall be subject to a separate review and approval.
4. The new pool equipment shall comply with the minimum side yard setback of 9'-3", and it shall be screened per the requirements under Development Code Section 9103.01.080.
5. The plans submitted for Building plan check shall comply with the latest adopted edition of the following codes as applicable:
 - a. California Building Code
 - b. California Electrical Code
 - c. California Mechanical Code
 - d. California Plumbing Code
 - e. California Energy Code
 - f. California Fire Code
 - g. California Green Building Standards Code
 - h. California Existing Building Code
 - i. Arcadia Municipal Code
6. The Applicant/Property Owner shall comply with all City requirements regarding building safety, fire prevention, detection, suppression, emergency access, public right-of-way improvements, parking, water supply and water facilities, sewer facilities, trash reduction and recycling requirements, and National Pollutant Discharge Elimination System (NPDES) measures to the satisfaction of the Building Official, Fire Marshal, Public Works Services Director and Deputy Development Services Director. Compliance with these requirements is to be determined by having fully detailed construction plans submitted for plan check review and approval by the foregoing City officials and employees.

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 SFADR 24-26 and PC AM 25-01 (“Project”) on the Project site, and which may arise from the direct or indirect operations of the Applicant or those of the Applicant’s contractors, agents, tenants, employees or any other persons acting on Applicant’s behalf, which relate to the development and/or construction of the Project. This indemnity provision applies to all damages and claims, actions, or proceedings for damages, as described above, regardless of whether the City prepared, supplied, or approved the plans, specifications, or other documents for the Project.

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

7. Approval of SFADR 24-26 and PC AM 25-01 shall not be in effect unless the Property Owner/Applicant has executed and filed the Acceptance Form with the City on or before 30 calendar days after the Planning Commission has approved the project. The Acceptance Form 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: 1405 S 8TH AVE

Property Owner(s): Property Owner



Property Characteristics	
Zoning:	R-1 (7,500)
General Plan:	LDR
Lot Area (sq ft):	
Main Structure / Unit (sq. ft.):	958
Year Built:	1932
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



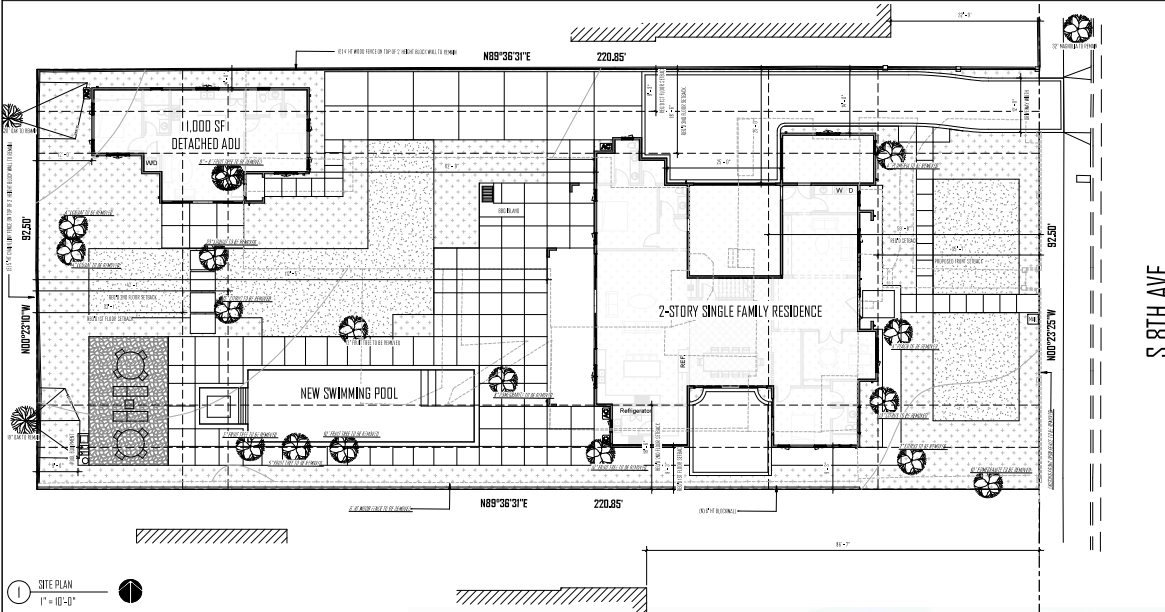
Parcel location within City of Arcadia

Attachment No. 3

Architectural Plans

HO & NGUYEN RESIDENCE

1405 S 8TH AVE ARCADIA CA 91006



S 8TH AVE

APPLICANT/OWNER
 OWNER: HO & NGUYEN RESIDENCE
 ADDRESS: 1405 S 8TH AVE ARCADIA CA 91006
 TEL: 951.885.2727
 EMAIL: HO@ERIC-TSANG.COM
 APPLICANT: ERIC TSANG ARCHITECTS
 ADDRESS: 440 E HUNTINGTON BLVD, STE 2000, ARCADIA, CA 91006
 TEL: 951.885.2727
 EMAIL: ERIC@ERIC-TSANG.COM

PROJECT DATA
 PROJECT NAME: HO & NGUYEN RESIDENCE
 PROJECT ADDRESS: 1405 S 8TH AVE ARCADIA CA 91006
 CITY/STATE/COUNTY: SACRAMENTO, CA 95833
 JOB DESCRIPTION: CONSTRUCT A 2-STORY SINGLE FAMILY RESIDENTIAL HOME & 11000 SF DETACHED ADU
 ZONING: R-1
 NUMBER OF STORIES: 2
 OCCUPANCY GROUP: R-1
 CONSTRUCTION TYPE: R-2
 FIRE SPRINKLER: REQUIRED FULLY SPRINKLERED

PRODUCT DATA
 LOT SIZE: 20,445.57 SF
 SETBACK FRONT AREA: 2,060 SF
 SETBACK REAR AREA: 1,120 SF
 PAVED DRIVEWAY AREA: 355 SF
 SWAMP AREA: 871 SF
 COVERED PORCH: 428 SF
 COVERED PORCH: 70 SF
 ADU: 11,000 SF
 ADU PORCH: 15 SF

LOT COVERAGE:
 TOTAL: 6,875 SF = 33.6% (+35%)
 TOTAL SWAMP AREA: 8,321 SF (NON-REMOVABLE)
 TOTAL: 1,000 SF (ADU)
 6,875 SF
 ALLOWABLE FAR: 6.875 SF

FRONT SETBACK AREA:
 HARDSCAPE COVERAGE: 870 SF
 LANDSCAPE COVERAGE: 1,200 SF
 LANDSCAPE %: 75.4 %

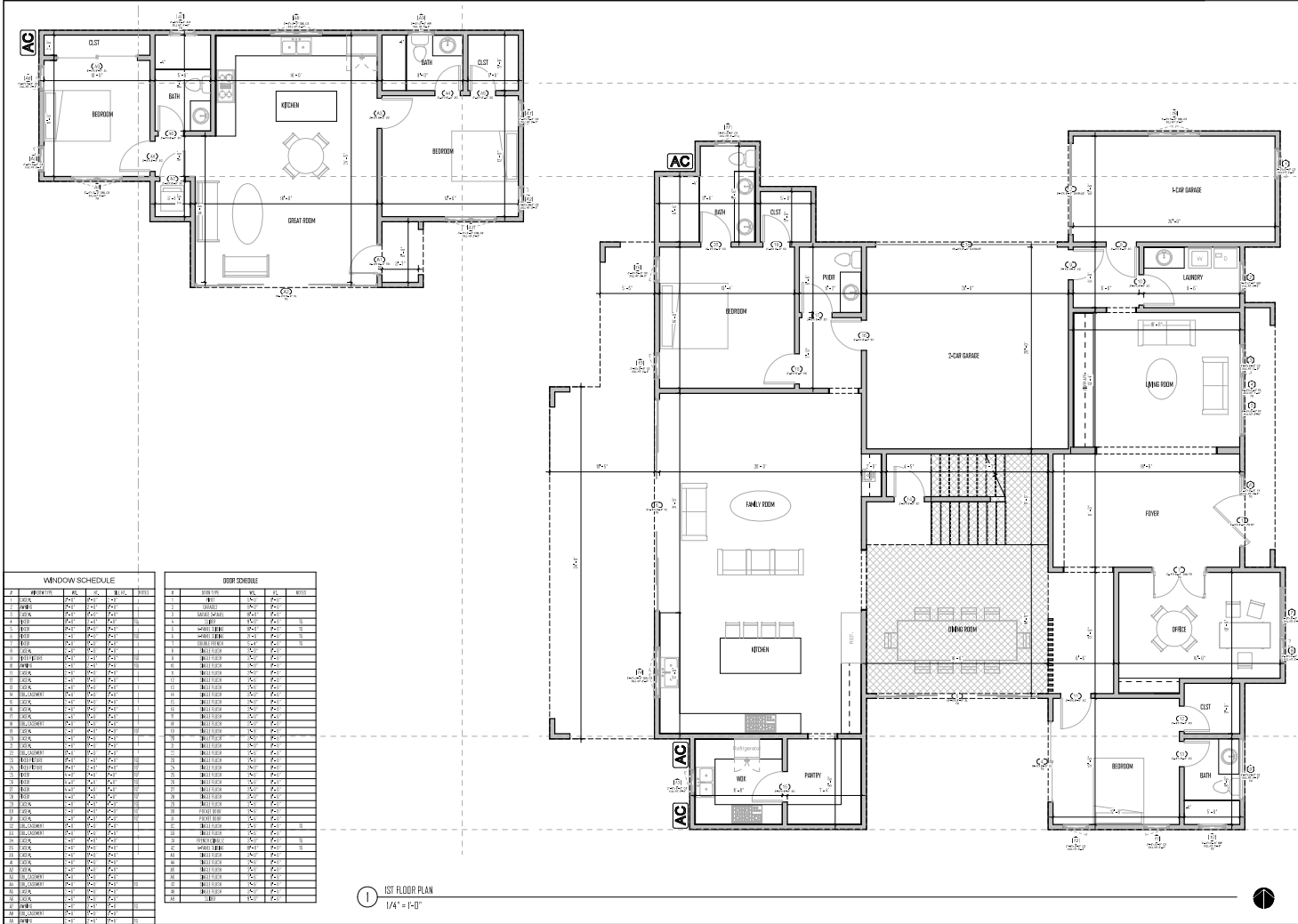
Eric Tsang Architects



HO & NGUYEN RESIDENCE
 ERIC TSANG ARCHITECTS
 ARCADIA, CA 91006



SITE PLAN
 A-1.0



WINDOW SCHEDULE

NO.	TYPE	SIZE	FINISH
1	DOUBLE	4'-0" x 6'-0"	WOOD
2	DOUBLE	4'-0" x 6'-0"	WOOD
3	DOUBLE	4'-0" x 6'-0"	WOOD
4	DOUBLE	4'-0" x 6'-0"	WOOD
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99	DOUBLE	4'-0" x 6'-0"	WOOD
100	DOUBLE	4'-0" x 6'-0"	WOOD

DOOR SCHEDULE

NO.	TYPE	FINISH
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100	SLIP	WOOD

1 1ST FLOOR PLAN
1/4" = 1'-0"

Eric Tsang Architects

ARCHITECTS



NO.	DESCRIPTION	DATE

HO & NGUYEN RESIDENCE
HOANG & NGUYEN ARCHITECTS, INC.

PROJECT ADDRESS

FLOOR PLAN

SCALE
A-2.0



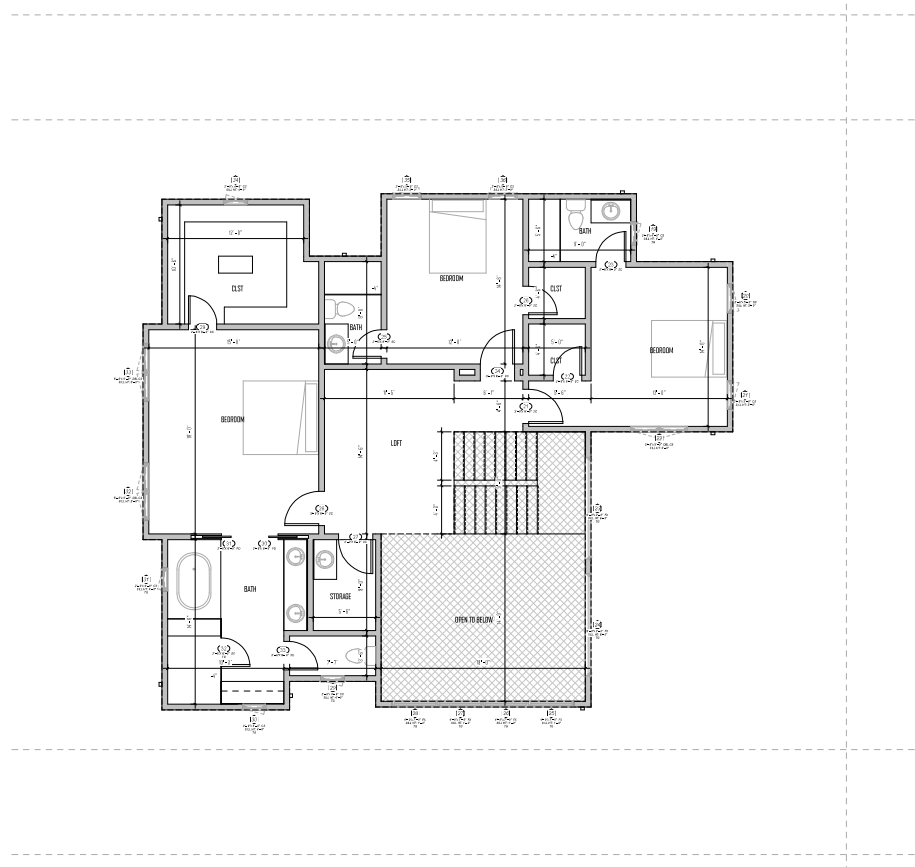
NO.	DESCRIPTION	DATE

HO & NGUYEN RESIDENCE
 HO & NGUYEN
 ARCHITECTS & ENGINEERS

PROJECT ADDRESS
 PROJECT NO.
 PROJECT DATE

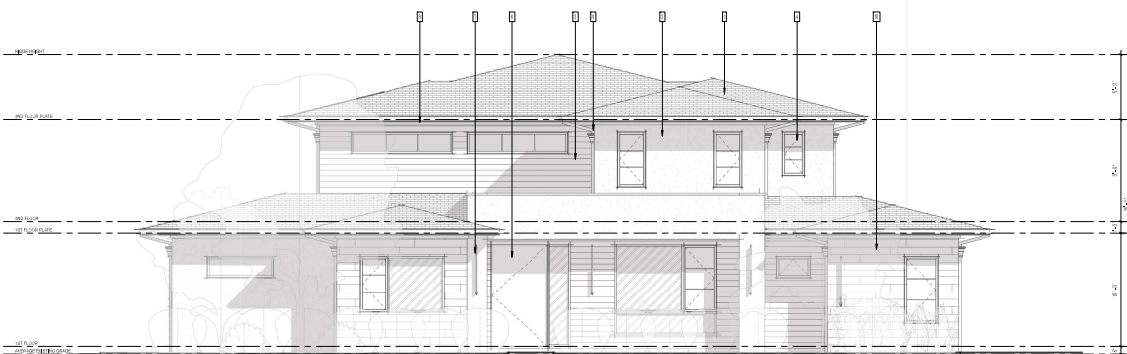
FLOOR PLAN

SCALE
A-21

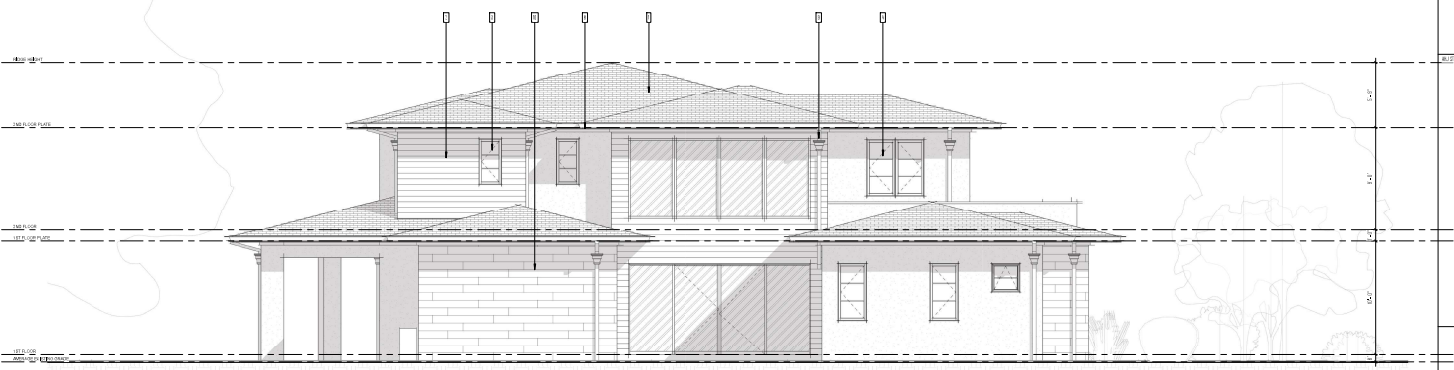


WINDOW SCHEDULE					DOOR SCHEDULE				
NO.	DESCRIPTION	SIZE	TYPE	NOTE	NO.	DESCRIPTION	SIZE	TYPE	NOTE
1	W101	6'-0" x 4'-0"	ALUMINUM		1	D101	3'-0" x 8'-0"	ALUMINUM	
2	W102	6'-0" x 4'-0"	ALUMINUM		2	D102	3'-0" x 8'-0"	ALUMINUM	
3	W103	6'-0" x 4'-0"	ALUMINUM		3	D103	3'-0" x 8'-0"	ALUMINUM	
4	W104	6'-0" x 4'-0"	ALUMINUM		4	D104	3'-0" x 8'-0"	ALUMINUM	
5	W105	6'-0" x 4'-0"	ALUMINUM		5	D105	3'-0" x 8'-0"	ALUMINUM	
6	W106	6'-0" x 4'-0"	ALUMINUM		6	D106	3'-0" x 8'-0"	ALUMINUM	
7	W107	6'-0" x 4'-0"	ALUMINUM		7	D107	3'-0" x 8'-0"	ALUMINUM	
8	W108	6'-0" x 4'-0"	ALUMINUM		8	D108	3'-0" x 8'-0"	ALUMINUM	
9	W109	6'-0" x 4'-0"	ALUMINUM		9	D109	3'-0" x 8'-0"	ALUMINUM	
10	W110	6'-0" x 4'-0"	ALUMINUM		10	D110	3'-0" x 8'-0"	ALUMINUM	
11	W111	6'-0" x 4'-0"	ALUMINUM		11	D111	3'-0" x 8'-0"	ALUMINUM	
12	W112	6'-0" x 4'-0"	ALUMINUM		12	D112	3'-0" x 8'-0"	ALUMINUM	
13	W113	6'-0" x 4'-0"	ALUMINUM		13	D113	3'-0" x 8'-0"	ALUMINUM	
14	W114	6'-0" x 4'-0"	ALUMINUM		14	D114	3'-0" x 8'-0"	ALUMINUM	
15	W115	6'-0" x 4'-0"	ALUMINUM		15	D115	3'-0" x 8'-0"	ALUMINUM	
16	W116	6'-0" x 4'-0"	ALUMINUM		16	D116	3'-0" x 8'-0"	ALUMINUM	
17	W117	6'-0" x 4'-0"	ALUMINUM		17	D117	3'-0" x 8'-0"	ALUMINUM	
18	W118	6'-0" x 4'-0"	ALUMINUM		18	D118	3'-0" x 8'-0"	ALUMINUM	
19	W119	6'-0" x 4'-0"	ALUMINUM		19	D119	3'-0" x 8'-0"	ALUMINUM	
20	W120	6'-0" x 4'-0"	ALUMINUM		20	D120	3'-0" x 8'-0"	ALUMINUM	
21	W121	6'-0" x 4'-0"	ALUMINUM		21	D121	3'-0" x 8'-0"	ALUMINUM	
22	W122	6'-0" x 4'-0"	ALUMINUM		22	D122	3'-0" x 8'-0"	ALUMINUM	
23	W123	6'-0" x 4'-0"	ALUMINUM		23	D123	3'-0" x 8'-0"	ALUMINUM	
24	W124	6'-0" x 4'-0"	ALUMINUM		24	D124	3'-0" x 8'-0"	ALUMINUM	
25	W125	6'-0" x 4'-0"	ALUMINUM		25	D125	3'-0" x 8'-0"	ALUMINUM	
26	W126	6'-0" x 4'-0"	ALUMINUM		26	D126	3'-0" x 8'-0"	ALUMINUM	
27	W127	6'-0" x 4'-0"	ALUMINUM		27	D127	3'-0" x 8'-0"	ALUMINUM	
28	W128	6'-0" x 4'-0"	ALUMINUM		28	D128	3'-0" x 8'-0"	ALUMINUM	
29	W129	6'-0" x 4'-0"	ALUMINUM		29	D129	3'-0" x 8'-0"	ALUMINUM	
30	W130	6'-0" x 4'-0"	ALUMINUM		30	D130	3'-0" x 8'-0"	ALUMINUM	
31	W131	6'-0" x 4'-0"	ALUMINUM		31	D131	3'-0" x 8'-0"	ALUMINUM	
32	W132	6'-0" x 4'-0"	ALUMINUM		32	D132	3'-0" x 8'-0"	ALUMINUM	
33	W133	6'-0" x 4'-0"	ALUMINUM		33	D133	3'-0" x 8'-0"	ALUMINUM	
34	W134	6'-0" x 4'-0"	ALUMINUM		34	D134	3'-0" x 8'-0"	ALUMINUM	
35	W135	6'-0" x 4'-0"	ALUMINUM		35	D135	3'-0" x 8'-0"	ALUMINUM	
36	W136	6'-0" x 4'-0"	ALUMINUM		36	D136	3'-0" x 8'-0"	ALUMINUM	
37	W137	6'-0" x 4'-0"	ALUMINUM		37	D137	3'-0" x 8'-0"	ALUMINUM	
38	W138	6'-0" x 4'-0"	ALUMINUM		38	D138	3'-0" x 8'-0"	ALUMINUM	
39	W139	6'-0" x 4'-0"	ALUMINUM		39	D139	3'-0" x 8'-0"	ALUMINUM	
40	W140	6'-0" x 4'-0"	ALUMINUM		40	D140	3'-0" x 8'-0"	ALUMINUM	
41	W141	6'-0" x 4'-0"	ALUMINUM		41	D141	3'-0" x 8'-0"	ALUMINUM	
42	W142	6'-0" x 4'-0"	ALUMINUM		42	D142	3'-0" x 8'-0"	ALUMINUM	
43	W143	6'-0" x 4'-0"	ALUMINUM		43	D143	3'-0" x 8'-0"	ALUMINUM	
44	W144	6'-0" x 4'-0"	ALUMINUM		44	D144	3'-0" x 8'-0"	ALUMINUM	
45	W145	6'-0" x 4'-0"	ALUMINUM		45	D145	3'-0" x 8'-0"	ALUMINUM	
46	W146	6'-0" x 4'-0"	ALUMINUM		46	D146	3'-0" x 8'-0"	ALUMINUM	
47	W147	6'-0" x 4'-0"	ALUMINUM		47	D147	3'-0" x 8'-0"	ALUMINUM	
48	W148	6'-0" x 4'-0"	ALUMINUM		48	D148	3'-0" x 8'-0"	ALUMINUM	
49	W149	6'-0" x 4'-0"	ALUMINUM		49	D149	3'-0" x 8'-0"	ALUMINUM	
50	W150	6'-0" x 4'-0"	ALUMINUM		50	D150	3'-0" x 8'-0"	ALUMINUM	
51	W151	6'-0" x 4'-0"	ALUMINUM		51	D151	3'-0" x 8'-0"	ALUMINUM	
52	W152	6'-0" x 4'-0"	ALUMINUM		52	D152	3'-0" x 8'-0"	ALUMINUM	
53	W153	6'-0" x 4'-0"	ALUMINUM		53	D153	3'-0" x 8'-0"	ALUMINUM	
54	W154	6'-0" x 4'-0"	ALUMINUM		54	D154	3'-0" x 8'-0"	ALUMINUM	
55	W155	6'-0" x 4'-0"	ALUMINUM		55	D155	3'-0" x 8'-0"	ALUMINUM	
56	W156	6'-0" x 4'-0"	ALUMINUM		56	D156	3'-0" x 8'-0"	ALUMINUM	
57	W157	6'-0" x 4'-0"	ALUMINUM		57	D157	3'-0" x 8'-0"	ALUMINUM	
58	W158	6'-0" x 4'-0"	ALUMINUM		58	D158	3'-0" x 8'-0"	ALUMINUM	
59	W159	6'-0" x 4'-0"	ALUMINUM		59	D159	3'-0" x 8'-0"	ALUMINUM	
60	W160	6'-0" x 4'-0"	ALUMINUM		60	D160	3'-0" x 8'-0"	ALUMINUM	

① 2ND FLOOR PLAN
 1/4" = 1'-0"



1 NORTH ELEVATION (MAIN HOUSE)
1/4" = 1'-0"



2 EAST ELEVATION (MAIN HOUSE)
1/4" = 1'-0"

- 1 CONCRETE ROOF TILE
FULL FINISH (SEE 14-000)
RE-USE
CONCRETE
- 2 BRICK PILES
RE-USE
GRAPHIC ABBOTT VULCAN CLADDING
- 3 CONCRETE PLASTER
OVER STUCCO
2" MIN THICK
SMOOTH FINISH
- 4 VINYL WINDOW & DOOR
PAINTED FINISH
BLACK
- 5 GARAGE DOOR
CLIPART
PAINTED BLACK (UNFINISHED)
IMPERVIOUS GLASS
- 6 ENTRY DOOR
CLIPART
CASHEN - EXTENSION MODERN COLOR WOOD FIBER DOOR
BLACK
- 7 EXTERIOR LIGHT
E-11
OUTDOOR LONG STRIP MODERN WALL
24" x 1' 0"
- 8 FLOORING
2ND
PAINTED
ART
- 9 GRANITE/STONE/CONCRETE
SMOOTH FINISH
WEATHERED BRONZE
- 10 STONE FINISH
ELEGANT STONE
LARGE CUT
BLACK PEBBLE

Eric Tsang Architects

18720 WINDYBROOK #4
14111 - 14112 WINDYBROOK #1, #2, #3
14113 - 14114 WINDYBROOK #4, #5
14115 - 14116 WINDYBROOK #6, #7, #8, #9, #10, #11, #12, #13, #14, #15, #16, #17, #18, #19, #20, #21, #22, #23, #24, #25, #26, #27, #28, #29, #30, #31, #32, #33, #34, #35, #36, #37, #38, #39, #40, #41, #42, #43, #44, #45, #46, #47, #48, #49, #50, #51, #52, #53, #54, #55, #56, #57, #58, #59, #60, #61, #62, #63, #64, #65, #66, #67, #68, #69, #70, #71, #72, #73, #74, #75, #76, #77, #78, #79, #80, #81, #82, #83, #84, #85, #86, #87, #88, #89, #90, #91, #92, #93, #94, #95, #96, #97, #98, #99, #100

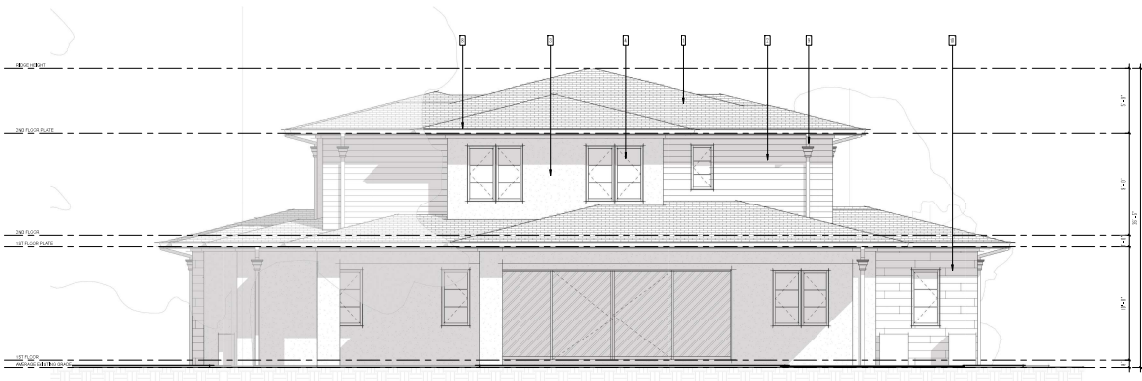


NO.	DESCRIPTION	DATE

HO & NGUYEN RESIDENCE
14052 WINDYBROOK
ARLINGTON, CA 94012

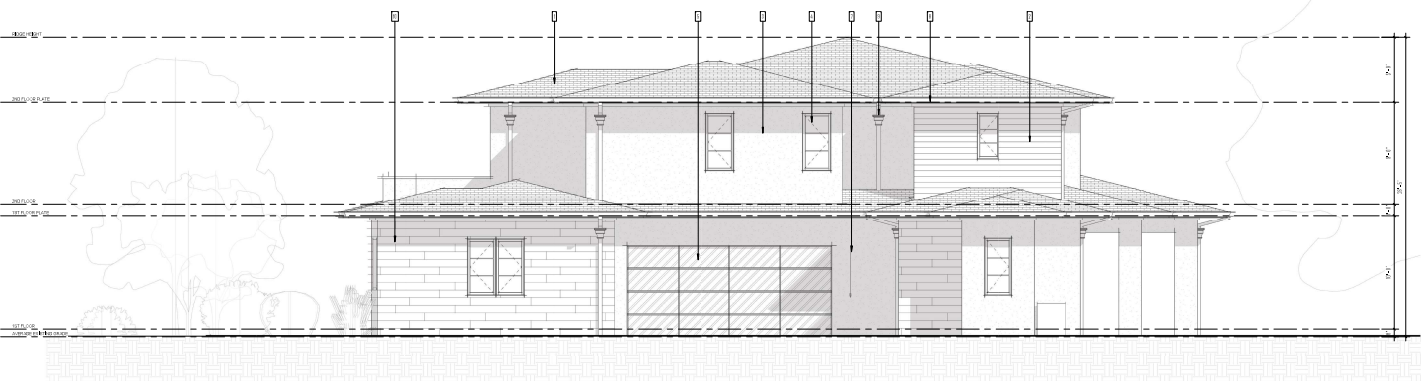
ELEVATIONS

DATE: A-3.0



1 SOUTH ELEVATION (MAIN HOUSE)
1/4" = 1'-0"

- 1 CONCRETE ROOF TILE
FULL FINISHING (SEE 14'-000)
REAR
CHIMNEY
- 2 VINYL SIDING
POLYMER BRUSH
GRAPHITE ABOVE WOODEN CLADDING
- 3 EXTERIOR PLASTER
DENSE STUCCO
2" THICK BASE CO
SMOOTH FINISH
- 4 WALL MOUNTED LIGHT
MELISSA PERKINS
BLACK
- 5 GARAGE DOOR
CLIPPER
DARKER BLACK (UNFINISHED)
IMPERIAL GLASS
- 6 ENTRY DOOR
LIP DOOR
CASHA - EXTENSIVE MODERN COLOR PHOTO DOOR
BLACK
- 7 EXTERIOR LIGHT
EIN
OUTDOOR LONG STRIP MODERN WALL
36" x 1' 0"
- 8 FACED WOOD
2" x 6"
PAINTED
KIT
- 9 GRANITE/STUCCO/WOOD MIXED
SMOOTH
WEATHERED BRONZE
- 10 STONE FINISH
LUMBERSTONE
LUMBERSTONE
BLACK PEBBLE



2 WEST ELEVATION (MAIN HOUSE)
1/4" = 1'-0"

Eric Tsang Architects

1822 DOWNEY STREET, #4
LOS ANGELES, CA 90048
TEL: 310.407.1111
WWW.ERICTSANG.COM

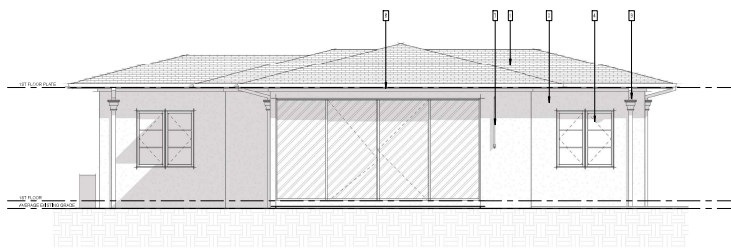


NO.	DATE	DESCRIPTION	SCALE

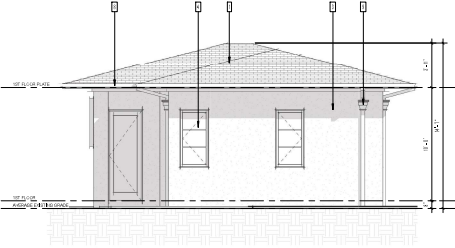
HO & NGUYEN RESIDENCE
1822 DOWNEY STREET
LOS ANGELES, CA 90048

REVISIONS

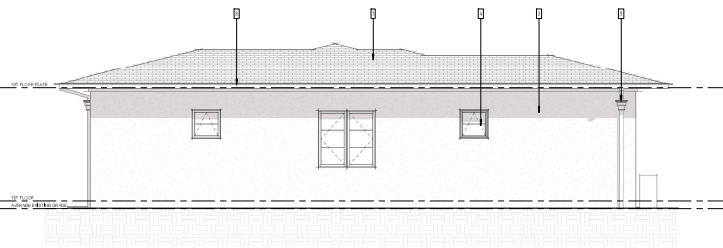
ELEVATIONS
DATE: A-3.1



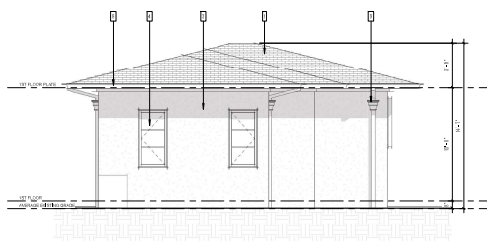
1 SOUTH ELEVATION (ADU)
1/4" = 1'-0"



2 EAST ELEVATION (ADU)
1/4" = 1'-0"



3 NORTH ELEVATION (ADU)
1/4" = 1'-0"



4 WEST ELEVATION (ADU)
1/4" = 1'-0"

- 1 CONCRETE ROOF TILE
FULL FINISH (SEE S14-000)
RE-USE
CONCRETE
- 2 WOOD PANELS
OSB/ANALOG
GRAPHITE ADOBE VULCAN CLADDING
- 3 CONCRETE PLASTER
UNDER COLORED
7/8" MESH REINFC
SMOOTH FINISH
- 4 SMALL WINDOW & DOOR
MILKWOOD FINISH
BLACK
- 5 GARAGE DOOR
CLIPPER
QUARTZ BLACK (UNFINISHED)
IMPERIAL GLASS
- 6 ENTRY DOOR
CLIPPER
CASHEN - EXTENSION MODERN COLOR MILD PHOTO DOOR
BLACK
- 7 EXTERIOR LIGHT
EIN
OUTDOOR LONG STRIP MODERN WALL
30" x 1' 0"
- 8 FACED WALLS
2X6
PAINTED
JET
- 9 GABLE TRUSSES (WOOD) SHOWN
SHEATHING
WEATHERED BRONZE
- 10 STONE FINISH
ELEGANT STONE
LEBECUIT 23
BLACK PEBBLE

Eric Tsang Architects

1872 24th STREET, #4
SAN FRANCISCO, CA 94114
TEL: 415.774.4773
WWW.ERICTSANG.COM

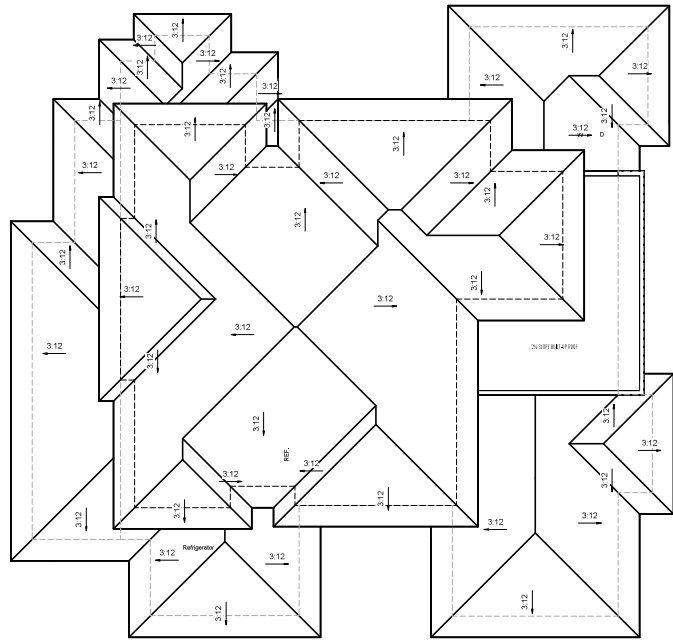
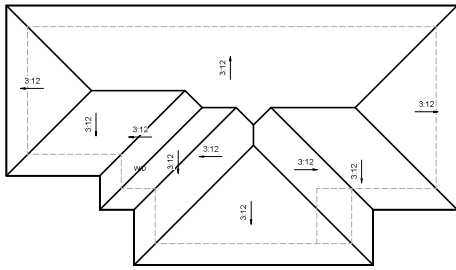


NO.	DATE	DESCRIPTION

HO & NGUYEN RESIDENCE
1872 24th STREET
SAN FRANCISCO, CA 94114

PROJECT NUMBER: _____
DATE: _____

ELEVATION
DATE: _____
A-3.2



1 ROOF PLAN
3/16" = 1'-0"

Eric Tsang Architects

1822 DEWEES BLVD #4
SAN FRANCISCO, CA 94115
TEL: 415.774.8888
FAX: 415.774.8888



NO.	DATE	DESCRIPTION	BY

HO & NGUYEN RESIDENCE

1822 DEWEES BLVD
SAN FRANCISCO, CA 94115

NO. OF SHEETS: 10

ROOF PLAN

A-4.0



Eric Tsang Architects

1820 WINE ST. #104
 1001 N. GARDEN ST. #103
 SUITE 100
 P.O. BOX 100
 ARCADIA, CA 91709



NO.	DATE	DESCRIPTION	STATUS

HO & NGUYEN RESIDENCE
 1405 S 8TH AVE
 ARCADIA, CA 91706

MATERIAL SELECTIONS

1405 S 8TH AVE ARCADIA CA 91706

CONCRETE ROOF TILE

EAGLE ROOFING (UES ER-800)
 BEL-AIR
 CHARCIAL



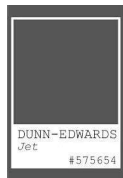
WOOD SIDING

REDAWN TIMBER
 GRAPHITE ABOOD VULCAN CLADDING



FASCIA BOARD

ZIG
 PAINTED
 DUNN EDWARDS JET



GARAGE DOOR

CLOPAY
 AVANTEO BLACK (ANODIZED)
 MIRRORFED GLASS



ENTRY DOOR

LUX DOORS
 CALLISTA - EXTERIOR MODERN SOLID WOOD PIVOT DOOR
 BLACK



CEMENT PLASTER

OMEGA STUCCO
 242 MIST BASE 2
 SMOOTH FINISH



242 MIST • | BASE 2

EXTERIOR LIGHT

ELVI
 OUTDOOR LONG STRIP MODERN WALL
 38.3" X 1.8"



GUTTER/ FLASHING

SHEET METAL
 WEATHERED BRONZE



WINDOW & DOOR

MILGARD
 TRINISC
 BLACK



STONE VENEER

ELDORADO STONE
 LEDGECUT 33
 BEACH PEBBLE



NO. DATE DESCRIPTION

MATERIAL SELECTION

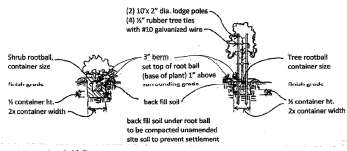
DATE: **A-5.0**

PROJECT NUMBER

Planting Notes

The backfill mix for use around the root ball of all trees and shrubs shall consist of the following formula:
 2/3 Topsoil
 1/3 Organic amendment of composted wood mulch
 1 lb/yard³ of backfill mix 12-12-12 commercial fertilizer
 agriform or ex. time released fertilizing tablets
 Fertilizer tablets shall be Agriform, 21 gram tablets (20-10-5) in quantities recommended by the manufacturer.
 Place tablets at half the depth of the root ball.
 Recommended theory (30) days after installation all areas shall be fertilized with Best Fertilizer 16-16-8 or approved equal, applied at the rate of five pounds per 1000 square feet (By Owner or Owner's maintenance service)
 All new lawn areas shall rate-filled to a depth of 8" with 3" of nitrogen stabilized organic amendment of composted wood mulch.
 All planter areas to be covered with 3" of shredded cedar or redwood shavings or bark

Typical Shrub and Tree Planting (not to scale)



Tree Protection Guidelines

"The contractor shall ensure that all necessary measures are in place to prevent damage to the canopy, trunk, or root system of any City street tree or other tree designated to remain on or adjacent to the property. Protective fencing at the Tree Protection Zone (TPZ) must be in place at all times as required by the City Arborist, at the tree drip line or minimum 15' from the outside edge of tree trunk if approved by the City Arborist. Fencing may be moved temporarily to allow for necessary construction work only with City Arborist and/or project Arborist permission, and must be put back as quickly as possible. No landscape construction, grading, compaction, or trenching, no storage of materials, vehicles, or debris, and no washing of chemicals or equipment are allowed within the TPZ, except as allowed by the City Arborist and/or project Arborist, or per a City Encroachment Permit. Any demolition and/or grading within TPZ must be done with hand tools under City Arborist and/or project Arborist supervision. All necessary trenching should be done by hand with pneumatic or hydraulic soil excavation tools, and roots larger than 1-1/2" should not be cut. Any necessary pruning of the canopy, and any cutting of larger trees, shall be done only with permission and under the supervision of the City Arborist and/or project Arborist. Provide minimum monthly deep watering as necessary to keep tree healthy until the new irrigation system is installed. These measures must be continuously maintained throughout construction."

Existing Trees Legend

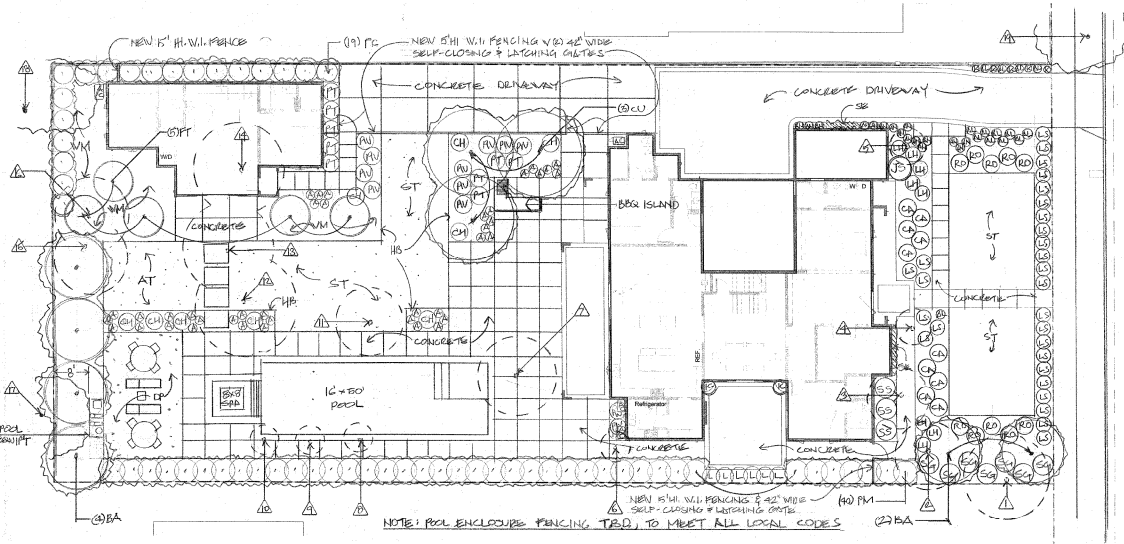
Symbol	DH (inches)	Description	protected	Action Remain	tree removal permitted	comments
△	10	perognathus	N	X	N	
△	7	citrus	N	X	N	
△	10	citrus	N	X	N	
△	4	peach	N	X	N	
△	4	plumtree	N	X	N	
△	10	fruit tree	N	X	N	
△	8	perognathus	N	X	N	
△	10	fruit tree	N	X	N	
△	5	fruit tree	N	X	N	
△	0	fruit tree	N	X	N	
△	12	fruit tree	N	X	N	
△	15	citrus	N	X	N	
△	20	liquat	N	X	N	
△	8&S	fruit tree	N	X	N	
△	4	liquat	N	X	N	
△	4	fruit tree	N	X	N	
△	10	oak	Y	R	-	neighbor's tree
△	20	oak	Y	R	-	neighbor's tree
△	32'	magolia	Y	R	-	street tree

Planting Legend

Symbol	Site	City	Botanical name	Common name	Verify/Remarks	MUCLS
△	A-1401	22	Agave attenuata	Leaf of the Mill	Peter Pan	M
△	A-1401	14	Albizia leonensis	Coal Aloe		L
△	AN-5601	10	Alseodaphne sp.	Pink Angerona		M
△	CA-5601	02	Calligonum canadense	Dwarf Bottle Brush		L
△	CH-2601	1	Chondrostemon tomentosus	Small Sage Bush		L
△	CH-2601	2	Chondrostemon tomentosus	Small Sage Bush		L
△	J-2401	2	Juncus roemerianus	Beet Grass		L
△	K-5601	5	Kalanchoe luciae	Pacific plant		L
△	L-1501	5	Lantana rugosissima	English lavender		L
△	L-1501	18	Lantana strobilata	Swedish lavender		L
△	L-1501	6	Ligularia			L
△	PT-1401	11	Podagropogon tobiara	Turner's Var. Dwarf	Turner's Dwarf	M
△	PM-5601	03	Podagropogon macrophyllus	Whorled Tobacco	Whorled Dwarf	M
△	PM-1501	00	Podagropogon macrophyllus	Whorled Tobacco	Whorled Dwarf	M
△	PC-1501	18	Prunella caroliniana	Carolina Laurel Cherry		M
△	RD-5601	10	Rosa multiflora	Bronze Rose		M
△	RD-5601	7	Rosa rugosa	Autumn Sage		L
△	SS-5601	3	Salvia Greggii	Sierra Linda Autumn Sage	Sierra Linda	L

Symbol	Site	City	Botanical name	Common name	Verify/Remarks	MUCLS
△	MT-2001	4	Muscadivina confertifolia	Alabama Native Tree		M
△	CJ-2401	01	Cuscutopsis eucaeroides	Carrotwood tree		M
△	FT-1501	5		fruit trees	owner's choice	L

Symbol	Site	City	Botanical name	Common name	Verify/Remarks	MUCLS
△	GR-1101	01	Grass	Grass		M
△	GR-1101	02	Grass	Grass		M
△	GR-1101	03	Grass	Grass		M
△	GR-1101	04	Grass	Grass		M
△	GR-1101	05	Grass	Grass		M
△	GR-1101	06	Grass	Grass		M
△	GR-1101	07	Grass	Grass		M
△	GR-1101	08	Grass	Grass		M
△	GR-1101	09	Grass	Grass		M
△	GR-1101	10	Grass	Grass		M
△	GR-1101	11	Grass	Grass		M
△	GR-1101	12	Grass	Grass		M
△	GR-1101	13	Grass	Grass		M
△	GR-1101	14	Grass	Grass		M
△	GR-1101	15	Grass	Grass		M
△	GR-1101	16	Grass	Grass		M
△	GR-1101	17	Grass	Grass		M
△	GR-1101	18	Grass	Grass		M
△	GR-1101	19	Grass	Grass		M
△	GR-1101	20	Grass	Grass		M
△	GR-1101	21	Grass	Grass		M
△	GR-1101	22	Grass	Grass		M
△	GR-1101	23	Grass	Grass		M
△	GR-1101	24	Grass	Grass		M
△	GR-1101	25	Grass	Grass		M
△	GR-1101	26	Grass	Grass		M
△	GR-1101	27	Grass	Grass		M
△	GR-1101	28	Grass	Grass		M
△	GR-1101	29	Grass	Grass		M
△	GR-1101	30	Grass	Grass		M
△	GR-1101	31	Grass	Grass		M
△	GR-1101	32	Grass	Grass		M
△	GR-1101	33	Grass	Grass		M
△	GR-1101	34	Grass	Grass		M
△	GR-1101	35	Grass	Grass		M
△	GR-1101	36	Grass	Grass		M
△	GR-1101	37	Grass	Grass		M
△	GR-1101	38	Grass	Grass		M
△	GR-1101	39	Grass	Grass		M
△	GR-1101	40	Grass	Grass		M
△	GR-1101	41	Grass	Grass		M
△	GR-1101	42	Grass	Grass		M
△	GR-1101	43	Grass	Grass		M
△	GR-1101	44	Grass	Grass		M
△	GR-1101	45	Grass	Grass		M
△	GR-1101	46	Grass	Grass		M
△	GR-1101	47	Grass	Grass		M
△	GR-1101	48	Grass	Grass		M
△	GR-1101	49	Grass	Grass		M
△	GR-1101	50	Grass	Grass		M



Acknowledgement:
 I agree to comply with the requirements of the City of Arcadia water Efficient Landscaping Ordinance and submit a complete Landscape Documentation Package.
 Manuel Garcia
 Landscape Architect, St. Lic. #3929
 Signature _____ Date: 11/13/24

LANDSCAPE PLAN
HO & NGUYEN RESIDENCE
 1405 S 8th AVENUE
 ARCADIA, CA 91006
 APN: 5780-012-012



MANUEL GARCIA
LANDSCAPE ARCHITECT
 228 E. CAMDEN ST., GLENORA, CA 91740
 (626) 668-8002 | MGLANDSCAPE@GMAIL.COM
 ST. LIC. #3929

November 12, 2024	
Revisions	by DATE
1	MG 11.25.24
2	
3	
4	
5	
6	
7	
8	
9	
10	

Scale 1" = 10' Sheet of **L-1**

Attachment No. 4

Historical evaluation

State of California — The Resources Agency
 DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary # _____
 HRI # _____
 Trinomial _____
 NRHP Status Code 6Z

Other Listings _____
 Review Code _____ Reviewer _____ Date _____

Page 1 of 7 Resource Name or #: 1405 S. 8th Avenue

P1. Other Identifier: _____

***P2. Location:** Not for Publication Unrestricted ***a. County:** Los Angeles and (P2b and P2c or P2d. Attach a Location Map as necessary.)
b. USGS 7.5' Quad: El Monte, CA **Date:** 1994 T1N; R 11W; S.B.B.M.
c. Address: 1405 S. 8th Avenue **City:** Arcadia **Zip:** 91006
d. UTM: Zone: 11; _____ mE/ _____ mN (G.P.S.)
e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) AIN: 5780-012-012

***P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)
 This one-and-a-half story Tudor Revival style residence is situated on the west side of S. 8th Avenue in a residential neighborhood with a mix of modern and historic-period (50 years of age or older) homes. The residence is irregular in plan and rests on a raised foundation. It has a steeply pitched, cross-gable roof sheathed with composition shingles and has narrow eaves, exposed rafter tails, and a stuccoed chimney. The exterior walls are covered with stucco and half-timbering. The asymmetrical, east-facing façade is largely obscured from view by vegetation and sunshades. Based on Google street view photographs from 2012 (see page 3) and the current field survey, the façade has a shed roofed addition, a covered entry porch that shelters what appear to be wood-framed windows (the door is not visible), a projecting central bay with two canales and half timbering in the gable peak, a modern (installed after 2012) window in the gable peak, what appears to be a wood-framed ribbon window with narrow double-hung end vents (2012 photo), and a what appears to be a modern single-hung window flanked by one shutter (2012 photo). The north elevation adjacent to the driveway is partially visible and has half-timbering and a few windows. Based on aerial photographs, there is a very large building behind the residence that appears to be composed of several additions and may be attached to the rear (west elevation) of the house. The property appears to be in fair condition, but the residence has sustained at alterations (window in the gable peak and additions).

***P3b. Resource Attributes:** (Original uses) HP2-Single-family property

***P4. Resources Present:** Building Structure Object Site District Element of District Other (Isolates, etc.)

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)



P5b. Description of Photo: (View, date, accession #) Façade, view west (8/20/24)

***P6. Date Constructed/Age and Sources:** Historic Prehistoric Both
 1932 (Building permit)

***P7. Owner and Address:**
 Joe and Diane Ho
 1405 S. 8th Avenue
 Arcadia, CA 91006

***P8. Recorded by:** (Name, affiliation, and address)
 Casey Tibbet, M.A.
 LSA Associates, Inc.
 1500 Iowa Avenue, Suite 200
 Riverside, CA 92507

***P9. Date Recorded:**
 August 20, 2024

***P10. Survey Type:** (Describe) Intensive-level CEQA compliance

***P11. Report Citation:** (Cite survey report and other sources, or enter "none.") None.

***Attachments:** NONE Location Map Sketch Map Continuation Sheet Building, Structure, and Object Record Archaeological Record District Record Linear Feature Record Milling Station Record Rock Art Record Artifact Record Photograph Record Other (List):

BUILDING, STRUCTURE, AND OBJECT RECORD

*Resource Name or # (Assigned by recorder) 1405 S. 8th Avenue

B1. Historic Name: _____

B2. Common Name: _____

B3. Original Use: Single-family residence **B4. Present Use:** Single-family residence

***B5. Architectural Style:** Tudor Revival (altered)

***B6. Construction History:** (Construction date, alterations, and date of alterations)

- 1932 – Permit issued to owner Bertha C. Wright. Builder listed as Charles L. Arthur.
- 1934 – Note on back of permit says “cesspool (Williams)”
- 1960 – Permit issued to owner Harold Hanes for sewer.
- 1973 – Permit issued to owner Richard L. Boske for electrical work.
- 1974 – Permit issued to owner Richard L. Boske for sewer repair.
- 1976 – Permits issued to owner Richard L. Boske illegible permit for new construction, electrical permit for power outlet in new building.
- 1979 - Historic aerial photographs show a large building behind the primary residence (Historicaerials.com var.).
- 1992 – Historic aerial photographs clearly show the addition to the south end of the residence (Historicaerials.com var.).

***B7. Moved?** No Yes Unknown **Date:** _____ **Original Location:** _____

***B8. Related Features:**

B9a. Architect: None found **b. Builder:** Charles L. Arthur

***B10. Significance: Theme:** _____ **Area:** _____

Period of Significance: _____ **Property Type:** _____ **Applicable Criteria:** NA

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

This altered 1932 Tudor Revival residence does not meet the criteria for listing in the California Register of Historical Resources or designation under the City of Arcadia’s ordinance. It is not a “historical resource” for the purposes of the California Environmental Quality Act (CEQA).

Historic Context: Originally owned by the San Gabriel Mission and then a part of Rancho Santa Anita, the land that includes present-day Arcadia was also owned by Scottish immigrant Hugo Reid (Architectural Resources Group 2016). Reid was the first to make a modern impact on the land, raising cattle and building the first structure. After a succession of owners, in 1875 Elias J. “Lucky” Baldwin purchased 8,000 acres of the rancho along with much of the surrounding area (Ibid.). He established the Baldwin Ranch in the area that now contains the Los Angeles County Arboretum in what would become Arcadia (Ibid.). Residential development from 1875 to 1909 is one of the first important themes in the City’s history (Architectural Resources Group 2016). See *Continuation Sheet*

B11. Additional Resource Attributes: (List attributes and codes)

***B12. References:**

Ancestry.com

Var. A variety of records were accessed online in August 2024 at: <http://home.ancestry.com/>. These include city directories, voter registration records, and United States Census Data.

Arcadia Historical Society

2021 Arcadia History. Our History. Accessed online in September 2021 at: <https://arcadiahistoricalsociety.org/arcadia-history/>

Architectural Resources Group

2016 “City of Arcadia Citywide Historic Context Statement.”

Accessed online at:

<https://www.arcadiaca.gov/government/city-departments/development-services/historic-preservation>

See *Continuation Sheet*

B13. Remarks:

***B14. Evaluator:** Casey Tibbet, M.A., LSA Associates, Inc., 1500 Iowa Avenue, Suite 200, Riverside, CA 92507

***Date of Evaluation:** September 2024

(This space reserved for official comments.)

(Sketch Map with north arrow required.)

Refer to Location Map

CONTINUATION SHEET

Primary # _____

HRI # _____

Trinomial _____

Page 3 of 7 *Resource Name or #: (Assigned by recorder) 1405 S. 8th Avenue

*Recorded by LSA Associates, Inc. *Date: September 2024 Continuation Update

P5a. Photo (continued from page 1)



1405 S. 8th Avenue, view west (Google street view 2012). Shed roof addition is clearly visible at the south end of the façade. There is no window in the gable peak.

*B10. Significance: (continued from page 2)

In 1883, Baldwin subdivided 3,000 acres into the Santa Anita Tract (Architectural Resources Group 2016). The townsite included “town lots, villa sites, and larger 30-acre farm parcels (Architectural Resources Group 2016:27). Despite the construction of the Los Angeles & San Gabriel Valley Railroad (LA&SGVR) and one of its depots in the new townsite, sales were slow and “Baldwin deeded the remaining acreage of the Santa Anita Tract to his ranch manager Hiram Unruh” who had much greater success selling the lots (Ibid.). By 1887, the townsite was known as Arcadia and the Atchison, Topeka & Santa Fe Railroad (ATSF) had gained control of the LA&SGVR, bringing more traffic through the area (Ibid.).

The densest development occurred in the core of the town near the intersection of the ATSF and Southern Pacific railroads (Architectural Resources Group 2016:33). Residential development in this part of town was on small lots, while development further south was on multi-acre parcels (Ibid.). As late as 1903, when a census was taken to ascertain the population of the proposed City of Arcadia, the area only had 642 residents, and many lived and worked on the Baldwin Ranch or were temporary residents working for the railroads (Ibid.). Regardless, with a booming economy increasingly based on entertainment, horse racing, hospitality, and gambling, Arcadia was incorporated in 1903, with Baldwin as its first mayor (Arcadia Historical Society 2021). In 1907, Baldwin established the first Santa Anita Park, a horse racetrack that was “billed as the most modern and beautiful in the nation” and quickly became the biggest attraction to the new city (Architectural Resources Group 2016:31). However, the track’s success was short-lived, as California banned horse racing in 1909 resulting in the closure of Santa Anita Park (Ibid.).

Moving into the 1910s, Arcadia’s growth remained slow and steady (Architectural Resources Group 2016). However, the city began shifting away from “its sporting days to more respectable pursuits, as it outlawed liquor licensing in 1912 and embarked on a series of civic improvements” (Architectural Resources Group 2016:44). By 1915, electric streetlights had been installed in some areas and streets were graded and oiled (Ibid.). Residential development in the 1910s saw the subdivision of larger parcels into smaller ones (2.5 to 5 acres) that attracted a wider variety of buyers who were interested in a more suburban lifestyle with room for some agricultural pursuits (Architectural Resources Group 2016:49). Most of the 1910s subdivisions followed a grid pattern with graded and sometimes paved roads without curbs or sidewalks (Architectural Resources Group 2016). In 1917, Anita Baldwin sold the old 185-acre Santa Anita Park property to the County who deeded it to the federal government for use as a balloon training school (Architectural Resources Group 2016). Known as Ross Field, the facility included storehouses, barracks to house approximately 3,500 men, and enormous hangars for the hydrogen balloons, as well as many other buildings (Ibid.). This property later became Arcadia County Park.

After World War I, the region thrived and the 1920s were a transformative period in Arcadia’s development (Ibid.). Residential subdivision accelerated with tracts designed in grid patterns like those of the 1910s, but with smaller lots (Architectural Resources Group 2016:36). Single-family residential construction dominated the period and this “firmly established the city as a community of single-family homes” setting the stage for the faster growth that was to come (Ibid.:49). Most of these new homes were modest in size and the earliest were constructed in the Craftsman style, with Period Revival styles becoming dominant in the mid-1920s and into the 1930s (Ibid.). Unlike earlier periods, home buyers were suburbanites who wanted a home with a little land for a small orchard or a few chickens and maybe a horse or cow (Architectural Resource Group 2016). This development pattern, which followed a rectilinear grid with graded and in some cases paved roads, became common in the southern part of town (Ibid.). (See Continuation Sheet)

CONTINUATION SHEET

Primary # _____
HRI # _____
Trinomial _____

Page 4 of 7 *Resource Name or #: (Assigned by recorder) 1405 S. 8th Avenue
*Recorded by LSA Associates, Inc. *Date: September 2024 Continuation Update

***B10. Significance:** (continued from page 3)

A typical example of this was the 300-acre tract bounded by 1st and 10th Avenues, Duarte Road, and today's Camino Real Avenue (Ibid.). This tract was originally subdivided into two-and-a-half to five acre lots in 1910 and was subdivided into smaller lots in the postwar period. The subject property is within this area and, based on aerial photographs, consisted of a deeper lot with a small orchard into the early 1950s (Historicaerials.com var.). According to the city's historic context statement (2016), buildings from this period are increasingly rare with Craftsman, Tudor Revival, and Spanish Colonial Revival styles being the most common.

The 1929 to 1941 period was characterized nationally by massive unemployment and economic uncertainty, but Arcadia was one of the few places that did not experience a near cessation of construction (Architectural Resources Group 2016:65). The major factors for this were Anita Baldwin selling off the remaining approximately 1,300 acres of the Baldwin Ranch; establishment of military facilities and the related increase in demand for commercial businesses; and construction of a county park, which was a large Works Progress Administration (WPA) project (Ibid.). "In 1933, California re-legalized horse race betting, and Anita Baldwin seized her opportunity to revive her father's racetrack dream" (Architectural Resources Group 2016:55). She sold 214 acres to a group of investors who hired Gordon Kaufman to design the grandstand, Turf Club, and clubhouse and landscape designer Tommy Tomson to design the park's lush landscaping (Ibid.). "Santa Anita Park opened on Christmas day, 1934, and quickly became Arcadia's signature landmark" (Ibid.). Other Baldwin acreage was parceled out into several residential subdivisions that jumpstarted construction between 1936 and 1941 (Ibid.). Also in the late 1930s, Havenhurst, a development of modest homes on what was once rocky land east of Santa Anita Wash, was "the first project of mass production of houses in Arcadia" (Architectural Resources Group 2016:70). The Baldwin developments and Havenhurst were all located in the northern half of the city.

With the end of World War II (WWII) and the return of thousands of veterans, Arcadia and the greater Los Angeles area saw an enormous increase in the development of affordable housing. Much of this development took the architectural vocabulary of the pre-war years and combined it into simplified styles suitable for mass developments and small-scale apartments (City of Los Angeles 2011). Development during the 1945-1970 period transformed the city from semi-rural to suburban, earning it the nickname a "Community of Homes" (Architectural Resources Group 2016).

People Associated with this Residence. The residence was built in 1932 by Charles L. Arthur for owner Bertha C. Wright (City of Arcadia var.). Research indicates Charles L. Arthur was a contractor based in South Pasadena (Ancestry.com var.). His father, W. T. Arthur was reportedly a prominent builder in Chicago for 25 years prior to relocating to South Pasadena in 1924 (*South Pasadena Foothill Review* 1933). It appears that as early as 1920, Charles had his own carpenter business in Chicago and later became a real estate and insurance broker (Ancestry.com var.). A search of Los Angeles County news articles revealed that he came to California in 1924, built several homes, and was active in local organizations. In 1936 he ran for City Council in South Pasadena and in 1942 was the city health officer and chairman of the health and welfare committee (*South Pasadena Foothill Review* 1936; *Pasadena Post* 1942). No indication was found that he was a prominent or important home builder.

Bertha C. Wright was listed as the original owner of the property (City of Arcadia var.). In 1928, 1932, and 1936, she was listed at 1415 8th Avenue, but in 1934 and 1937 she was at 1405 S. 8th Avenue (Ancestry.com var.). She retired from the Los Angeles County Assessor's Office in 1937 (*Pasadena Post* 1937). By 1939, William James Syre was listed at 1405 S. 8th Avenue (Ancestry.com var.). Mr. Syre was born in England, married to Charlotte L. Syre, and worked as an accountant (Ibid.). He died in the house at age 72 in 1953 (*Daily News-Post* 1953). Although permits list Harold Hanes as the owner in 1960, from as early as 1959 to at least 1965, city directories list Jess A. Riley, a stock room manager for Penney's, and his wife Doris I. at 1405 S. 8th (Ancestry.com var.). In 1969, city directories list the "Cox Residence" at this address (Ibid.). A 1970 permit lists Richard L. Boske as the owner (City of Arcadia var.). A Richard L. Baske was found in Arcadia in the late 1960s, but not at this address. No other information about the owners/occupants during the historic period was found.

Tudor Revival Style. Character-defining features of the style include a high-pitched gable roof on the front elevation, stucco siding, rolled eaves, decorative half-timbering and/or patterned brickwork surrounding entryways, windows and on chimneys, prominently placed chimneys, and wood-frame, double-hung windows or diamond-paned casement windows.

Significance Evaluation. In compliance with CEQA, this property is being evaluated under the California Register criteria and the City of Arcadia criteria for Landmarks (Chapter 1, Section 9103.17.060 of the City's Municipal Code). The California Register criteria and 1-4 of the local criteria are identical, however, in addition to meeting one of the first four criteria, the local criteria also requires that the property either be listed in the National Register of Historic Places or California Register (criterion 5) or be an iconic property (criterion 6). Because of this additional requirement, the local criteria are more restrictive than the California Register criteria. Therefore, it is possible for a resource to meet the California Register criteria, but not the local criteria.

See Continuation Sheet

CONTINUATION SHEET

Primary # _____

HRI # _____

Trinomial _____

Page 5 of 7 *Resource Name or #: (Assigned by recorder) 1405 S. 8th Avenue*Recorded by LSA Associates, Inc. *Date: September 2024 Continuation Update***B10. Significance:** (continued from page 4)

Criterion 1 - Associated with events that have made a significant contribution to the broad patterns of local or regional history or the cultural heritage of California or the United States. This property is associated with early subdivision and growth in Arcadia from 1910 to 1935. According to the citywide historic context statement (2016), buildings constructed during this period may be significant for their association with the period's pattern of development if they retain most of the features that illustrate their original style and appearance in terms of the massing, spatial relationships, proportion, and fenestration pattern (Architectural Resources Group 2016:52). The façade addition has changed the massing and proportion of the original residence, and the fenestration pattern has been altered by the installation of the window under the gable peak. The residence is not significant under this criterion.

Criterion 2 - Associated with the lives of persons important to local, California or national history. Based on the research discussed above, the residence does not appear to be associated with persons important in history. It is not significant under this criterion.

Criterion 3 - Embodies the distinctive characteristics of a type, period, region or method of construction or represents the work of a master or possesses high artistic values. This residence embodies characteristics of the Tudor Revival style including the steeply pitched roof, decorative half-timbering, and stucco siding. However, it has sustained façade alterations and compared to other similar residences in the city, does not rise to a level beyond the ordinary. No evidence was found that it is the work of a master architect or builder, and it does not possess high artistic values. It is not significant under this criterion.

Criterion 4 - Has yielded, or has the potential to yield, information important to the prehistory or history of the local area, California or the nation. This residence was built in 1932 using common materials and construction practices. It does not have the potential to yield information important to the history or prehistory of the local area, California, or the nation. It is not significant under this criterion.

In addition to meeting one or more of the above criteria, the local ordinance requires that one of the following criteria be met.

Local Criterion 5 – Is listed on the National Register of Historic Places and/or California Register of Historical Resources. The online National Register database (current through 2012) and the National Register weekly lists from 2013 through the present, were searched, but no listings for this property were found (National Park Service n.d.a and n.d.b). In addition, the California Office of Historic Preservation's (OHP) Built Environment Resource Directory (BERD) was reviewed to determine whether this property is listed in or is eligible for listing in either the National Register or California Register (California Office of Historic Preservation 2021). It is not significant under this criterion.

Local Criterion 6 – Is an iconic property. According to the City's ordinance, iconic means a property that "exhibits the City's unique character, history, or identity and/or has been visited and photographed so often by residents and visitors to the city that it has become inextricably associated with Arcadia" (9103.17.160 Definitions). This residence has sustained alterations and does not a good example of the City's unique character, history, or identity. Online searches of historic images of Arcadia did not reveal any photos of this property. It is not significant under this criterion.

***B12. References:** (continued from page 2)

California Office of Historic Preservation (OHP)

2022 Built Environment Resource Directory for Los Angeles County. Accessed online in August 2024 at:

https://ohp.parks.ca.gov/?page_id=30338

City of Arcadia

Var. Building permits for 1405 S. 8th Avenue. Accessed online in August 2024 at:<https://laserfiche.arcadiaca.gov/WebLink/Browse.aspx?startid=537578&cr=1>

City of Los Angeles

2011 Jefferson Park HPOZ Preservation Plan, City of Los Angeles. On file at the City of Los Angeles.

Daily News-Post

1953 Death Claims Arcadian, 72. November 21, page 14.

Historicaerials.com

Var. Various aerial photographs reviewed in August 2024 at: <https://www.historicaerials.com/viewer>

See Continuation Sheet

CONTINUATION SHEET

Primary # _____

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Trinomial _____

Page 6 of 7 *Resource Name or #: (Assigned by recorder) 1405 S. 8th Avenue

*Recorded by LSA Associates, Inc. *Date: September 2024 Continuation Update

***B12. References:** (continued from page)

Los Angeles County Office of the Assessor

n.d. Property information accessed online in August 2024 at: <https://maps.assessor.lacounty.gov/m/>

National Park Service

n.d.a National Register Database and Research. Accessed online in August 2024 at:

<https://www.nps.gov/subjects/nationalregister/weekly-list.htm>

n.d.b Weekly Lists Previous Years. Accessed online in August 2024 at: <https://www.nps.gov/subjects/nationalregister/weekly-lists-previous-years.htm>

Pasadena Post

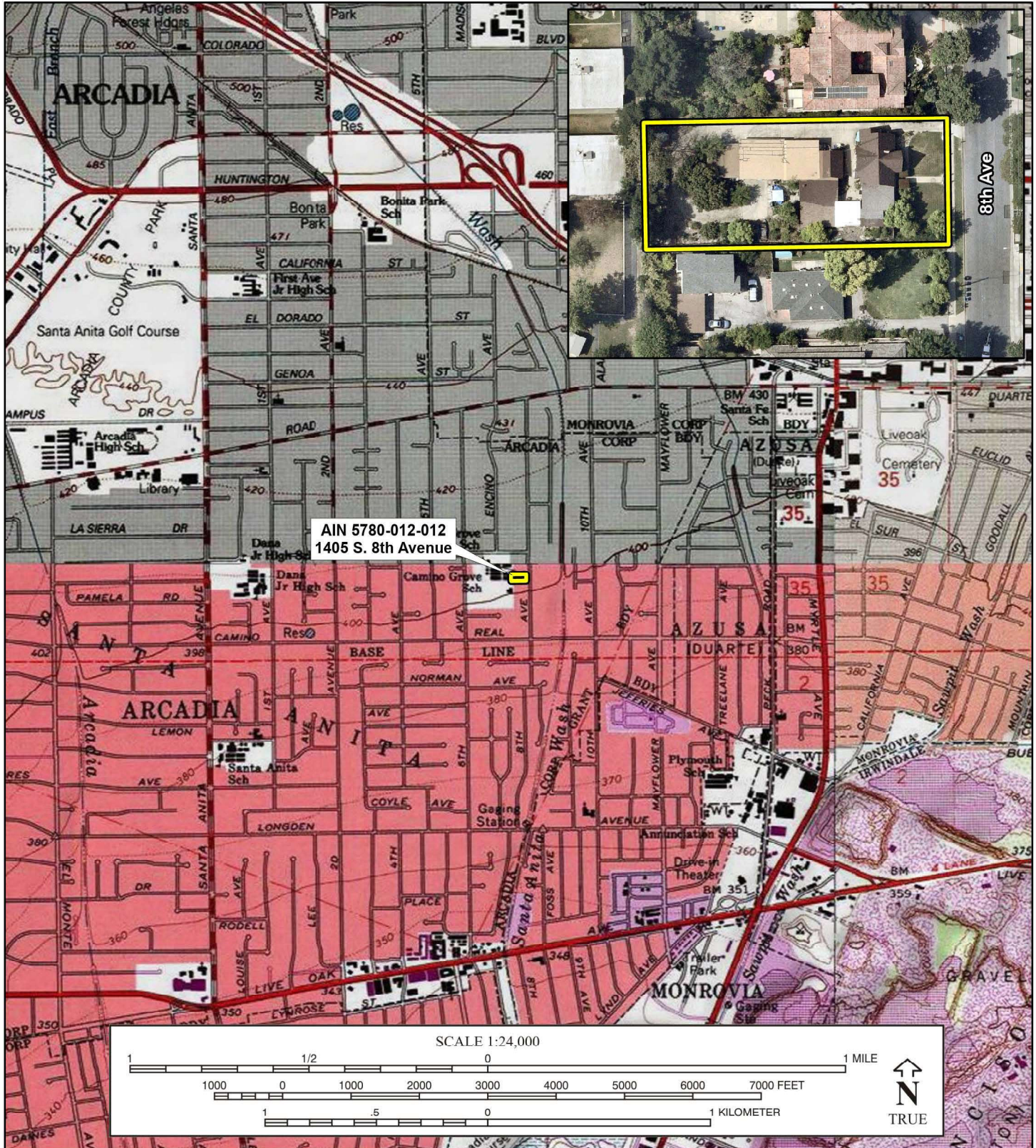
1937 Graduation of Retiring County Employees Dec. 23. December 16, page 7.

1942 Reports Show Progress Of Defense Work. September 4, page 5.

South Pasadena Foothill Review

1933 Former Club Leader Dies Suddenly In South Pasadena. November 24, page 1.

1936 Chales Arthur Seeks Two-Year Council Term. March 13, page 1.



Attachment No. 5

Preliminary Environmental Assessment



CITY OF
ARCADIA

PRELIMINARY EXEMPTION ASSESSMENT

1. Name or description of project:	SINGLE FAMILY ARCHITECTURAL DESIGN REVIEW NO. SFADR 24-26 AND PLANNING COMMISSION ADMINISTRATIVE MODIFICATION NO. PC AM 25-01												
2. Project Location – Identify street address and cross streets or attach a map showing project site (preferably a USGS 15' or 7 1/2' topographical map identified by quadrangle name):	1405 S 8 th Ave – The subject site is located between E Camino Grove Ave and Pamela Cir.												
3. Entity or person undertaking project:	<table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 5%; padding: 2px;">A.</td> <td colspan="2" style="padding: 2px;"></td> </tr> <tr> <td style="padding: 2px;">B.</td> <td colspan="2" style="padding: 2px;">Other (Private)</td> </tr> <tr> <td style="padding: 2px;">(1)</td> <td style="padding: 2px;">Name</td> <td style="padding: 2px;">Eric Tsang on behalf of Joe Ho</td> </tr> <tr> <td style="padding: 2px;">(2)</td> <td style="padding: 2px;">Address</td> <td style="padding: 2px;">1405 S 8th Ave. Arcadia, Ca. 91007</td> </tr> </table>	A.			B.	Other (Private)		(1)	Name	Eric Tsang on behalf of Joe Ho	(2)	Address	1405 S 8 th Ave. Arcadia, Ca. 91007
A.													
B.	Other (Private)												
(1)	Name	Eric Tsang on behalf of Joe Ho											
(2)	Address	1405 S 8 th Ave. Arcadia, Ca. 91007											
4. Staff Determination:	<p>The Lead Agency's Staff, having undertaken and completed a preliminary review of this project in accordance with the Lead Agency's "Local Guidelines for Implementing the California Environmental Quality Act (CEQA)" has concluded that this project does not require further environmental assessment because:</p>												
a. <input type="checkbox"/>	The proposed action does not constitute a project under CEQA.												
b. <input type="checkbox"/>	The project is a Ministerial Project.												
c. <input type="checkbox"/>	The project is an Emergency Project.												
d. <input type="checkbox"/>	The project constitutes a feasibility or planning study.												
e. <input checked="" type="checkbox"/>	<table style="width: 100%; border-collapse: collapse;"> <tr> <td colspan="2" style="padding: 2px;">The project is categorically exempt.</td> </tr> <tr> <td style="padding: 2px;">Applicable Exemption Class:</td> <td style="padding: 2px;">Class 3 and Class 5 Categorical Exemptions under CEQA pursuant to sections 15303(a) and 15305. New construction of a single-family house and a minor alteration to the land</td> </tr> </table>	The project is categorically exempt.		Applicable Exemption Class:	Class 3 and Class 5 Categorical Exemptions under CEQA pursuant to sections 15303(a) and 15305. New construction of a single-family house and a minor alteration to the land								
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f. <input type="checkbox"/>	<table style="width: 100%; border-collapse: collapse;"> <tr> <td colspan="2" style="padding: 2px;">The project is statutorily exempt.</td> </tr> <tr> <td style="padding: 2px;">Applicable Exemption:</td> <td style="padding: 2px;"></td> </tr> </table>	The project is statutorily exempt.		Applicable Exemption:									
The project is statutorily exempt.													
Applicable Exemption:													
g. <input type="checkbox"/>	<table style="width: 100%; border-collapse: collapse;"> <tr> <td style="padding: 2px;">The project is otherwise exempt on the following basis:</td> <td style="padding: 2px;"></td> </tr> </table>	The project is otherwise exempt on the following basis:											
The project is otherwise exempt on the following basis:													
h. <input type="checkbox"/>	<table style="width: 100%; border-collapse: collapse;"> <tr> <td colspan="2" style="padding: 2px;">The project involves another public agency which constitutes the Lead Agency.</td> </tr> <tr> <td style="padding: 2px;">Name of Lead Agency:</td> <td style="padding: 2px;"></td> </tr> </table>	The project involves another public agency which constitutes the Lead Agency.		Name of Lead Agency:									
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Name of Lead Agency:													

Date: March 4, 2025

Staff: Melissa Chipres, Senior Planner



**ARCADIA PLANNING COMMISSION
REGULAR MEETING MINUTES
TUESDAY, MARCH 11, 2025**

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

ROLL CALL

PRESENT: Chair Wilander, Vice Chair Tallerico, Arvizu, Hui (arrived at 7:47 p.m.), and Tsoi

ABSENT: None

SUPPLEMENTAL INFORMATION FROM STAFF REGARDING AGENDA ITEMS

Deputy Development Services Director Lisa Flores stated that we received a letter from the California Housing Defense Fund (CalHDF) regarding Item No. 1 and that proposed changes to the accessory structure regulations were made in response to their concerns.

PUBLIC COMMENTS (5 minute time limit per person)

There were none.

CONTINUED PUBLIC HEARING

Item No. 1 was continued from the February 25, 2025, public hearing.

- 1. Resolution No. 2159** – Recommending that City Council approve Text Amendment No. TA 24-01 (Ordinance No. 2401) amending various sections of the Arcadia Development Code related to Accessory Dwelling Units, regulations to the Residential (RF) Overlay, and other minor amendments and text cleanups

CEQA: Exempt

Recommendation: Adopt Resolution No. 2159 and forward a Recommendation to City Council

Applicant: City of Arcadia – Development Services

MOTION - PUBLIC HEARING

Chair Wilander introduced the item, and Ms. Flores reminded the Planning Commission that this item was pulled from the Consent Calendar at the last meeting for further discussion. After much discussion, the Commission decided to reconsider the entire text amendment at tonight's meeting. For the record this item was continued pursuant to Government Code Section 54955.1

Additionally, Ms. Flores mentioned that she had submitted proposed changes to the Planning Commission regarding the regulations under "accessory structures," in response to the letter received from CalHDF. The confusion stemmed from a misinterpretation between two separate regulations—specifically, the existing rules about detached accessory structures were being conflated with those related to Accessory Dwelling Units (ADUs). The proposed changes do not alter the original intent of the regulations but aim to eliminate any ambiguity, particularly regarding the maximum limit of two structures, which applies only to detached accessory structures, not ADUs.

Commissioner Arvizu pointed out Item B of the proposed changes on page 36 of the agenda packet and asked if the General Plan cannot be applied to the zoning regulations of ADUs.

Ms. Flores said yes because they are allowed by-right.

Commissioner Arvizu asked if Resolution No. 2159 negates his points regarding the text amendment contradicting the General Plan.

Ms. Flores said yes.

Vice Chair Tallerico asked if this is with exception for health and safety.

Ms. Flores said yes.

Commissioner Arvizu asked how the City defines "public view" when referring to ADUs.

Ms. Flores stated that it means visible from the City right-of-way.

Commissioner Arvizu asked how that was applied to a corner lot.

Ms. Flores explained that the ADU can be concealed with landscaping and/or built in an area at the rear of the property where it is not visible from the street.

Commissioner Arvizu referred to a current ADU that is being constructed on a corner lot in the Highlands area and stated that it is visible from the street. He asked how it was approved.

Ms. Flores stated she is not familiar with the project and will look into it.

Commissioner Arvizu asked how the ADU would be concealed if landscape screening was no longer required.

Ms. Flores clarified that the property owner can still propose hedges and/or trees for privacy as long as the plants do not interfere with access to the rescue windows per the Fire Department.

Commissioner Tsoi asked what the required setback of an ADU is for the street side of a corner lot.

Planning Services Manager Fiona Graham stated that per State law, the setback is (4) four feet for the side and rear. However, the State does not distinguish between an interior side setback or street-side setback.

Vice Chair Tallerico stated that the visibility of ADUs could be irrelevant, as long as it does not impact health or safety.

Ms. Flores confirmed this, noting that the City still retains authority over certain aspects of ADUs, which can be regulated through objective design standards.

Commissioner Tsoi commented that their role as Commissioners is to shape the physical environment and pointed out that accessory structures are permitted and the only difference between an ADU and accessory structures is a kitchen.

The public hearing was opened.

There were no speakers present for Item No. 1.

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

Commissioner Arvizu seconded the motion.

Without objection, the motion was approved.

DISCUSSION

Vice Chair Tallerico shared his experience at the Planning Commissioners Academy, including discussions with Commissioners from other municipalities. He stated that complying with State law would be in the City's best interest, and that denying the text amendment could place both the City and staff in a weaker position.

Commissioner Arvizu concurred with the Vice Chair regarding State law. He does not agree with the State's regulations regarding ADUs but understands the alternative would be worse for the City. He stated that he is not in favor of the changes to the ADU Ordinance because it is not the right thing for Arcadia.

Chair Wilander stated that denying approval could lead to complications and therefore expressed support for recommending approval.

Commissioner Arvizu asked what his options are for voting.

Assistant City Attorney Kellan Martz explained that he could only vote yay, nay or abstain. He added that his comments could still be shared with the City Council.

MOTION

It was moved by Vice Chair Tallerico, seconded by Commissioner Tsoi to adopt Resolution No. 2159, recommending that the City Council approve Text Amendment No. TA 24-01 (Ordinance No. 2401) amending various sections of the Arcadia Development Code related to Accessory Dwelling Units, regulations to the Residential Flex (RF) Overlay, and other minor amendments and text cleanups in which the findings were made and is CEQA exempt.

Commissioner Arvizu made a substitute motion, seconded by Vice Chair Tallerico, to also submit a letter to the City Council outlining the Planning Commission's concerns about the changes to the ADU Ordinance as required by State law.

Mr. Martz informed the Commissioner that a letter cannot be included, as not all Commissioners share the same concern. However, he noted that a statement can be made for the record, which will be shared with the City Council.

Vice Chair Tallerico withdrew his second. Since there were no other second, the motion failed.

ROLL CALL FOR THE FIRST MOTION

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

- 2. Resolution No. 2165** – Recommending that City Council approve Text Amendment No. TA 25-01 adding a new section 9103.16 to Article IX, Chapter 1 (Development Code) of the Arcadia Municipal Code pertaining to an Inclusionary Housing Ordinance and associated in-lieu Development fee

Recommendation: Adopt Resolution No. 2165 and forward a Recommendation to City Council

Applicant: City of Arcadia – Development Services

MOTION - PUBLIC HEARING

Chair Wilander introduced the item, and Assistant City Manager/Development Services Director Jason Kruckeberg presented the staff report.

Commissioner Hui arrived at 7:47 p.m.

Commissioner Tsoi asked if projects more than 20 units can pay an in-lieu fee or if it is required to provide affordable housing units.

Mr. Kruckeberg clarified that the in-lieu fee only applies to leasing developments.

Commissioner Tsoi asked how the in-lieu fee scale was determined.

Kathe Head introduced herself as the author of the financial study and explained how the in-lieu fees were developed differently for ownership and leasing.

Commissioner Tsoi asked at what point in the process will the in-lieu fee need to be paid.

Mr. Kruckeberg stated that while the structure can vary, it has yet to be determined when the in-lieu fees will be required to be paid.

Commissioner Arvizu asked if the City has a plan for the funds from the in-lieu fees.

Mr. Kruckeberg explained that a trust fund will be established to subsidize affordable housing, and the method for utilizing the funds will require City Council approval.

Commissioner Arvizu asked whether the City has an estimate of how much funding might be collected, based on the experience of other municipalities with similar Inclusionary Housing ordinances. He also inquired who will determine how the funds are used.

Mr. Kruckeberg stated that a recommendation can be made, and the City Council will ultimately make the decision.

Commissioner Arvizu asked how much of a project will be subsidized.

Mr. Kruckeberg and Ms. Head explained that it will depend on several factors, such as the amount of money in the trust fund and the actions taken by the City Council.

Vice Chair Tallerico asked Ms. Head to clarify what is likely to happen with the developments that are fewer than 10 units.

Ms. Head stated that the most likely scenario is that developments will build one less than the amount subject to the affordable housing requirement and sell for market rate.

Vice Chair Tallerico asked whether it is likely that developers will increase the prices of the market-rate units to offset the cost of the required affordable housing units.

Ms. Head stated that developers may choose to build below the minimum requirement to avoid triggering the affordable housing requirements.

Vice Chair Tallerico asked what the housing median income is for Arcadia.

Ms. Head explained that, for purposes of affordable housing, Arcadia's median income is considered the same as that of Los Angeles County, and that median income varies depending on household size.

Commissioner Hui asked how the in-lieu fee is calculated for rentals and whether developers could later decide to convert the development into for-sale units to avoid paying the in-lieu fee.

Ms. Head said that in lieu-fees are applied depending on the completed project.

Ms. Flores explained that once the project is subdivided and the final map is approved, the units are committed to being for-sale.

Vice Chair Tallerico asked how the low-income level can be higher than the median income level.

Ms. Head explained that the California Housing and Community Department determines the median income level, but due to U.S. Department of Housing and Urban Development (HUD) statutes, income levels are adjusted and therefore exceed the median income level.

Vice Chair Tallerico asked who determines the median income level.

Ms. Head said HUD determines the median income level.

Commissioner Hui asked how much money the City would need to collect in the trust-fund in order to build subsidized housing units.

Mr. Kruckeberg said there is currently no goal in place, and it all depends on how much money is collected.

The public hearing was opened.

Arcadia resident, Mike Veerman, introduced himself and spoke in favor of inclusionary housing. He said that as a person of faith, he believes the right thing to do is care for the most vulnerable members of the community and that includes ensuring there is affordable housing. He added that

“low-income” encompasses a wide range of people in a diversity of careers all who would benefit from affordable housing.

Commissioner Arvizu made a motion to close the public hearing.

Commissioner Tsoi seconded the motion.

Without objection, the motion was approved.

DISCUSSION

Chair Wilander concurred with Mr. Veerman, stating that many cities have already implemented Inclusionary Housing, and it is nothing new. She expressed her support for the Inclusionary Housing Ordinance.

Vice Chair Tallerico stated that he does not have an issue with the Resolution but believes that market forces are more effective than bureaucratic policies. He added that it is important to maintain local control over issues such as housing.

Commissioner Tsoi expressed his support for the Inclusionary Housing Ordinance and commended staff for drafting a well-written document. He stated that this is a positive step toward addressing affordable housing.

Commissioner Arvizu thanked staff for their hard work on preparing the proposal. He acknowledged that housing is a significant issue and highlighted the lack of affordable housing in Arcadia. He added that this project represents a positive step in the right direction.

Commissioner Hui stated she disagrees, believing that Inclusionary Housing is not the solution to the lack of affordable housing. While she acknowledged that this is a well written ordinance, she expressed that she would not approve it.

Chair Wilander thanked staff for their efforts in preparing the Inclusionary Housing Ordinance.

MOTION

It was moved by Commissioner Tsoi, seconded by Vice Chair Tallerico to adopt Resolution No. 2165, recommending that the City Council approve Text Amendment No. TA 25-01 adding a new section 9103.16 to Article IX, Chapter 1 (Development Code) of the Arcadia Municipal Code pertaining to an Inclusionary Housing Ordinance associated in-lieu Development fee in which the findings were made and is CEQA exempt.

ROLL CALL

AYES: Chair Wilander, Vice Chair Tallerico, Commissioners Arvizu and Tsoi

NOES: Commissioner Hui

ABSENT: None

CONSENT CALENDAR

1. Minutes of the February 25, 2025, Regular Meeting of the Planning Commission

Recommendation: Approve

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

ROLL CALL

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

The motion was approved.

MATTERS FROM CITY COUNCIL LIAISON

City Council Member Wang had nothing to report.

MATTERS FROM THE PLANNING COMMISSONERS

Commissioner Hui extended an invitation to a concert hosted by the Arcadia Performing Arts Foundation on April 5.

MATTERS FROM ASSISTANT CITY ATTORNEY

Assistant City Attorney Martz thanked staff for their efforts in preparing the Inclusionary Housing Ordinance.

MATTERS FROM STAFF INCLUDING UPCOMING AGENDA ITEMS

Ms. Flores informed the Commission of the following:

- Both text amendments will be before the City Council on April 1.
- The March 25 Planning Commission meeting will be cancelled.
- The Appeal of Arcadia Town Center Appeal will be heard before the City Council on March 18.
- The Volunteers Recognition Dinner will be held on April 3 at the Le Meridien Hotel.

ADJOURNMENT

The Planning Commission adjourned the meeting at 9:00 p.m., to Tuesday, March 25, 2025, at 7:00 p.m. in the City Council Chamber.

Chair Wilander, Planning Commission

ATTEST: _____
Lisa L. Flores
Secretary, Planning Commission