



CITY OF ARCADIA

ARCADIA PLANNING COMMISSION REGULAR MEETING AGENDA

Tuesday, August 12, 2025, 7:00 P.M.

Location: City Council Chambers, 240 W. Huntington Drive

Pursuant to the Americans with Disabilities Act, persons with a disability who require a disability related modification or accommodation in order to participate in a meeting, including auxiliary aids or services, may request such modification or accommodation from the City Clerk at (626) 574-5455. Notification 48 hours prior to the meeting will enable the City to make reasonable arrangements to assure accessibility to the meeting.

根据《美国残障人法案》，需要调整或提供便利设施才能参加会议的残障人士（包括辅助器材或服务）可与市书记官办公室联系（电话：(626) 574-5455）。请在会前 48 小时通知市书记官办公室，以便作出合理安排，确保顺利参加会议。

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

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

CALL TO ORDER

ROLL CALL:

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. 2172** – Approving Multiple Family Architectural Design Review No. MFADR 25-01 and Tentative Parcel Map No. TPM 25-03 (84859) for a three-unit Modern style, multiple family residential development at 33 E. Colorado Boulevard
CEQA: Exempt
Recommendation: Adopt

Applicant: Eric Tsang

There is a ten day appeal period. Appeals are to be filed by 5:30 p.m. on Monday, August 25, 2025.

CONSENT CALENDAR

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

- 2. Minutes of the July 22, 2025, Regular Meeting of the Planning Commission**

Recommendation: Approve

PLANNING COMMISSION REORGANIZATION

- 1. Planning Commission Reorganization**

Recommended Action: It is recommended that the Secretary initiate the procedure for the reorganization of the Planning Commission.

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, August 26, 2025, at 7:00 p.m.

Welcome to the Arcadia Planning Commission Meeting!

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

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

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

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

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

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

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

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

欢迎来到阿卡迪亚规划委员会会议！

规划委员会鼓励公众参与并诚邀您分享对市政业务的看法。

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

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

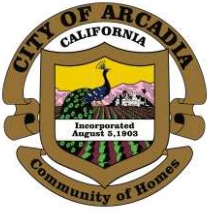
未列入日程的事项应在“公众征求意见”所指定的时间提出。一般而言，每位发言者都将获得 (5) 分钟的时间来向规划委员会表达自己的意见；但是主持人可以酌情缩短发言时间，以便可以让所有发言者都可以向规划委员会表达自己的想法。**根据州法律，规划委员会不得讨论或就议程外事项进行投票。此事项将自动提交至工作人员采取适当地行动或回应，或将列入今后会议的议程。**

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

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

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

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



CITY OF ARCADIA

STAFF REPORT

DEVELOPMENT SERVICES DEPARTMENT

DATE: August 12, 2025

TO: Honorable Chairperson and Planning Commission

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

SUBJECT: RESOLUTION NO. 2172 - APPROVING MULTIPLE FAMILY ARCHITECTURAL DESIGN REVIEW NO. MFADR 25-01 AND TENTATIVE PARCEL MAP NO. TPM 25-03 (84859) FOR A THREE-UNIT MODERN STYLE, MULTIPLE FAMILY RESIDENTIAL DEVELOPMENT AT 33 E. COLORADO BOULEVARD

CEQA: Exempt

Recommendation: Adopt

SUMMARY

The Applicant, Eric Tsang, on behalf of the property owner, Singa Investment LLC, is requesting approval of Multiple Family Architectural Design Review No. MFADR 25-01 and Tentative Parcel Map No. TPM 25-03 (84859) for a three-unit Modern style, multiple family residential development. The proposed development and subdivision are consistent with the City's General Plan, Development Code, and Subdivision Code.

It is recommended that the Planning Commission adopt Resolution No. 2172 (refer to Attachment No. 1) and find this project Categorically Exempt under the California Environmental Quality Act (CEQA), Section 15332, as an infill development project, and approve MFADR 25-01 and TPM 25-03 (84859), subject to the conditions listed in this staff report.

BACKGROUND

The subject property is a 6,450 square foot lot located midway along the north side of E. Colorado Blvd., between N. Santa Anita Ave., and N. First Ave. The property is

zoned R-3, High Density Multiple Family Residential with a General Plan Land Use Designation of High Density Residential. The subject property is surrounded by R-3-zoned properties to the west, east, and south, and R-1-zoned properties to the north. The project site is currently developed with a single-story duplex, and a detached three-car garage that is located at the rear of the property (refer to Attachment No. 2 for an aerial image with zoning information). Figure 1 below shows the subject site.



Figure 1 – Subject Site at 33 E. Colorado Blvd.

Based on the evaluation by an Architectural Historian, the buildings on the property do not meet any of the minimum requirements for designation as a historical resource under the federal, state, and local criteria. The residences are not a good example of any architectural style and are not representative of or associated with any important historical events or people. The structures have not been demolished due to the City's residential replacement policy, which requires approval of a new

project before demolition. A Certificate of Demolition (COD) will be issued after the project is approved.

PROPOSAL

The Applicant proposes to demolish the existing duplex and detached garage and construct a new, three-unit, Modern style multiple family residential condominium development with at-grade parking (refer to Attachment No. 4 for the proposed architectural plans). Unit one will have four bedrooms and four bathrooms with a total habitable floor area of 1,853 square feet. Units two and three will have three bedrooms and three bathrooms with a total habitable floor area of approximately 1,600 square feet. The site will have a single point of access for ingress and egress from Colorado Street – see Figure 2 below.

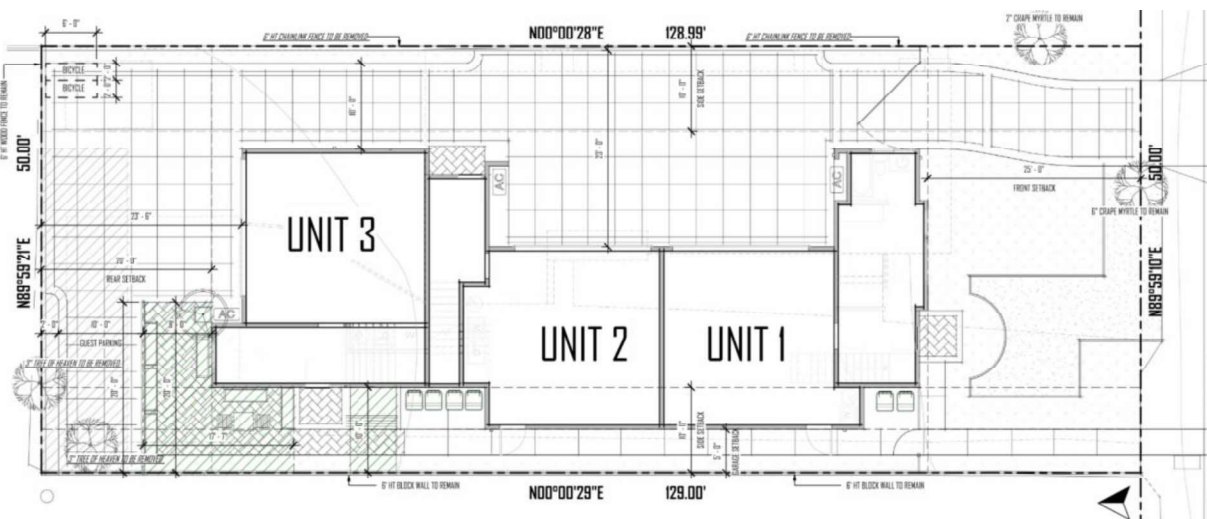


Figure 2 – Site Plan

The proposed development will have an overall building height of 32'-4", which is slightly below the maximum height of 33'-0" per Code. The project will also provide a code compliant front setback of 25'-0", along with all other required side and rear yard setbacks applicable to the R-3 zone. Along the north side, where the site abuts a single-family (R-1) zone, a 20-foot setback will be provided, as required by the Development Code. Each unit will include an attached two-car garage with interior dimensions of at least 20' x 20', and a minimum required 23'-0" backout space, as required for this lot. The development will provide one (1) guest parking space (one per two units), along with adequate bicycle parking as required per Code.

A total of 300 square feet of common area will be provided at the northwest corner of the site, meeting the minimum requirement of 100 square feet per unit. The project site contains three non-protected trees: two located in the rear yard, which are proposed for removal, and one in the front yard, which will be preserved. A new landscape plan is proposed, which will provide additional new trees and water efficient landscaping throughout the site.

ANALYSIS

The R-3 zone has a minimum density of one (1) dwelling unit per 2,200 square feet of lot area, and a maximum density of one (1) dwelling unit per 1,089 square feet of lot area. Given the site area of 6,450 square feet, the minimum density requirement is two (2) units, and the maximum is five (5) units. As such, the proposed three-unit development complies with the minimum density requirement of the underlying R-3 zone. As noted, the project will comply with the development standards of the R-3



Zone, including but not limited to setbacks, floor area limits, height, and parking.

Concurrent with the subdivision application, the Planning Commission is to approve, conditionally approve, or deny the architectural design of the proposed project. The project is designed in a Modern architectural style - refer to Attachment No. 4 for the Architectural Plans, and Figure 3 below for the color rendering.

Figure 3 - Color Rendering (southeast view)

The building reflects a Modern style architecture, blending traditional and contemporary design elements. Features such as sloped rooflines, extended gables, and exposed downspouts to reflect common traditional features. The building also includes minimalistic exterior treatment with simple window frames, accents to emphasize building modulation and articulation both horizontal and vertical, a variety of exterior textures such as wood siding, cement plaster, aluminum windows and doors with bronze frames, and gray concrete roofing to highlight the modern architecture. The relatively low pitch roof slope, the neutral, yet appealing color theme allows for a well-fitting design for the neighborhood and the representation of the Modern style architecture.

The surrounding neighborhood features numerous multiple-family developments similar to the proposed project. The project's massing and scale will be consistent with other nearby multiple-family residences situated along both the north and south sides of E. Colorado Street. These include a variety of architectural styles, such as two-story Tudor, French, and Mediterranean designs, as well as three-story Cape Cod style condominiums.

The proposed three-story development at this site will have a maximum height of 32'-4" which is slightly lower than other more recently competed projects with a maximum height of 33'-0". As noted, the proposed project would remain compatible with the general scale, mass, and bulk of existing multiple family residential developments in the area. Additionally, the proposed development and subdivision of condominiums will be consistent with the City's General Plan, Multiple-Family Residential Design Guidelines, the Development Code, and the State Subdivision Map Act.

FINDINGS

Tentative Parcel Map

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

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

Facts in Support of the Finding: The proposed tentative parcel map for a three-unit multiple-family residential condominium-style development and subdivision of the airspace is in compliance with all of the provisions of the City's General Plan, Development Code, and the Subdivision Map Act. The High Density Residential General Plan designation is intended to accommodate high density, attached or detached housing types for both renter and owner households within a neighborhood context. The R-3 zone is intended to provide areas for a variety of medium to high density residential development, including townhomes and condominiums. The site is physically suitable for this type of development, and the approval of the architectural design for the building is compatible with the scale, mass, and character with structures in the surrounding neighborhood. The project would not adversely affect the comprehensive General Plan and is consistent with the following General Plan goals and policies:

Land Use and Community Design Element

- Policy LU-1.1: Promote new infill and redevelopment projects that are consistent with the City's land use and compatible with surrounding existing uses.
- Policy LU-4.1: Require that new multifamily residential development be visually and functionally integrated and consistent in scale, mass, and character with structures in the surrounding neighborhood.

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

Facts in Support of the Finding: The R-3 zone has a minimum density of one dwelling unit per 2,200 square feet of lot area, and a maximum density of one unit per 1,089 square feet of lot area. Based on the lot area of 6,450 square feet, a minimum of two units and a maximum of five units are allowed on this site. The proposed three-unit multiple family development complies with the density requirements and all other applicable zoning requirements, including but not limited to parking, floor area limits, setbacks, height, and open space. Therefore, the site is physically suitable for the proposed three-unit multiple family development.

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

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

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

Facts in Support of the Finding: The proposed subdivision is to subdivide the airspace of three units for condominium purposes. The construction will be in compliance with all applicable Building and Fire Codes to ensure public health and safety. The proposed density will be below the maximum allowed by the R-3 zone and the City's existing infrastructure will adequately serve the new development. Therefore, the development will not cause any public health or safety problems.

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

Facts in Support of the Finding: There are no known easements on the subject property, therefore the proposed subdivision satisfies this condition.

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

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

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

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

Architectural Design Review

The proposed development is located within the High Density Residential (R-3) Zone, which is intended to provide a variety of medium to high density residential development. The proposed massing, scale, and landscaping are compatible with the other multiple family developments in the surrounding neighborhood. The project street also includes several established commercial buildings, including a Chevron gas station and an In-N-Out drive-through restaurant located at the corner of E. Colorado Street and N. Santa Anita Avenue, as well as the Royal Oaks liquor store at the intersection of E. Colorado and N. First Avenue. As such, the Modern style architecture will be fitting with the general neighborhood with the commercial as well as other multiple-family developments. The project will be compatible with the general scale, mass, and bulk of existing developments in the area. In addition, the proposal will be consistent with the City's Multifamily Residential Design Guidelines.

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

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

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

Facts in Support of the Finding: The subject site is zoned R-3, High Density Residential Zone, which allows for at least two (2) units, and up to five (5) units. The proposed development will not change the use or density allowed in this zone and will meet all the development standards and regulations required, including but not limited to setbacks, floor area limits, height, open space, and parking. Therefore, the new development will be in compliance with all the applicable standards and regulations in the Development Code, and the City's Multiple-Family Design Guidelines.

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

Facts in Support of the Finding: The proposed development, in terms of the overall mass, height, and scale of the buildings, will be consistent with the built environment and the newer multi-family condominiums and with the City's Multiple-Family Residential Design Guidelines. The Modern architectural style will blend well with the existing multi-family residential two-story Tudor, French, and Mediterranean designs, as well as a relatively newer three-story Cape Cod-style condominiums. The proposed style would also blend well with the existing commercial structures in the immediate neighborhood. The project provides ample vertical and horizontal articulation and modulation, a variety of exterior treatments, colors, and textures. As such, the proposed development will be consistent with the objectives and standards of the Multiple-Family Design Guidelines.

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

Facts in Support of the Finding: The proposed Modern style development will be compatible with the design, as well as scale of the neighborhood since the subject site is in a multi-family neighborhood that consists of other such two, and three-story multi-family buildings. The project street also includes

several established commercial buildings, including a gas station, a drive-through restaurant, and a liquor store. The Modern style building will consist of low-pitched roof, modulation along the upper floors, the front facade emphasized with different materials and colors, taller windows, and wide use of natural colors with contrasting darker trims that are typically found on other properties within this neighborhood. The architectural design, overall articulation, site landscaping and general project design will be well fitting withing for the neighborhood. Therefore, this finding can be met.

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

Facts in Support of the Finding: The proposed development will have a single driveway providing ingress and egress from Colorado Blvd for all three units. Additional pedestrian access will also be provided from Colorado Boulevard. The proposed development will comply with the minimum requirement for back-out, driveway widths, guest parking, and required on-site parking. The proposed landscaping will complement the architectural design, provide screening along the side and rear property lines, and meet the intent of the City's Multiple Family Design Guidelines.

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

Facts in Support of the Finding: The proposed development as evaluated complies with all the City's development standards in the R-3, High Density Residential zone. The project is in compliance with the City's Multiple-Family Residential Design Guidelines as the proposed development will have an appropriate mass, scale, and design that fits with the other structures in the immediate vicinity. New landscaping throughout will complement the home and provide additional screening along the rear and both sides. No major impacts on or off-site are expected from this project. Therefore, the proposed home will be consistent with the City's Multiple-Family Residential Design Guidelines and General Plan.

ENVIRONMENTAL ANALYSIS

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

PUBLIC COMMENTS/NOTICE

A public hearing notice for this item was mailed to the property owners located within 300 feet of the subject property on August 1, 2025. The subject property has been vacant since October 25, 2024 therefore no tenant notification is required. No public comments have been received as of August 7, 2025.

The tentative parcel map was routed to all the affected agencies and services can be provided for the proposed development without any additional or special requirements.

RECOMMENDATION

It is recommended that the Planning Commission adopt Resolution No. 2172 and find this project Categorical Exempt under the California Environmental Quality Act (CEQA), Section 15332, as an infill development project, and approve MFADR 25-01 and TPM 25-03 (84859), subject to the following conditions of approval:

Planning

1. The project shall be developed and maintained by the Applicant/Property Owner in a manner that is consistent with the plans submitted and conditionally approved for MFADR 25-01 and TPM 25-03 (84859) subject to the satisfaction of the Deputy Development Services Director, or designee.
2. Any required mechanical equipment visible from the public right-of-way shall be screened from public view. Screening may include landscaping, solid walls or

other methods deemed appropriate for the development. The placement and height of said screening shall be subject to review and approval by the Deputy Development Services Director, or designee.

Building Services

3. The project shall comply with the latest adopted edition of the following codes as applicable:
 - a. California Building Code
 - b. California Electrical Code
 - c. California Mechanical Code
 - d. California Plumbing Code
 - e. California Energy Code
 - f. California Fire Code
 - g. California Green Building Standards Code
 - h. California Existing Building Code
 - i. Arcadia Municipal Code
4. The project shall comply with Chapter 35A Multiple Family Construction Standards as amended in the Arcadia Municipal Code Section 8130.20.
5. A demolition permit shall be obtained from the Building Services Division prior to the removal and/or demolition of structures on site.

Public Works

6. The Applicant/Property Owner shall submit Water Meter Clearance Application Form and provide information on size of water service lateral and water meter to the City's Public Works Department.
7. Fire protection requirements shall be provided as stipulated by the Arcadia Fire Department and shall conform to the Arcadia Standard Plan. A separate fire service with Double Check Detector Assembly (DCDA) shall be installed for Fire service if required.

8. The Applicant/Property Owner shall install a separate water service and meter for common area landscape irrigation. A reduced pressure backflow device shall be installed.
9. All condominiums shall require a separate water service and meter for common area landscape irrigation.
10. A Water Meter Clearance Application shall be submitted to the Public Works Services Department prior to permit issuance.
11. A new water service shall be installed according to the specification of the Public Works Services Department Engineering Section. Abandonment of existing water services, if necessary, shall be carried out by the Developer. According to Public Works Services Department, Engineering Section specifications.
12. If any drainage fixture elevation in any building shall be lower than the elevation of the next upstream manhole cover, an approved type of backwater valve shall be required to be installed on the lateral behind the property line. An 8-inch sewer main is available on S. 3rd Avenue to provide sanitary sewer service. Development shall utilize existing sewer lateral if possible.
13. The proposed project shall be subject to low impact development (LID) requirements. These requirements include but are not limited to using infiltration trenches, bio-retention planter boxes, roof drains connected to a landscaped area, pervious concrete/paver, etc.
14. Prepare and provide a Stormwater Pollution Prevention Plan (SWPPP) to address construction Best Management Practices (BMPs) to be reviewed and approved by the Department of Public Works.
15. Coverage shall be obtained under the State's Construction General Permit (CGP).
16. New power poles are prohibited. All utility conductors, cables, conduits, and wiring supplying electrical, cable and telephone service to a multiple family building shall be installed underground except risers which are adjacent to and attached to a building.

17. If an electrical transformer is recommended/required by the Southern California Edison to upgrade the system, it shall be placed outside of the public right-of-way, and on private property.
18. The Property Owner/Applicant shall contact the Los Angeles County Sanitation District (LACSD) regarding a connection fee. Project reference No. DOC 7511191.

Engineering Services

19. Prior to approval of the Final Parcel Map, the Applicant/Property Owner shall either construct or post security for all public improvements:
 - a) Remove existing and construct new driveway approaches per City Standard 801-1.
 - b) Remove, replace, and construct new sidewalk providing adequate path of travel in compliance with Americans with Disabilities Act (ADA) and Public Right-Of-Way Accessibility Guidelines (PROWAG)
 - c) Remove and replace curb and gutter with 2' slot cut from property line to property line.
20. All dry utilities shall be undergrounded. No private conduits or structures shall be located in the public alley without approval from the City Engineer.
21. Prior to occupancy, the developer shall repair any damages caused by the development to the street and alley frontages from property line to property line including but not limited to trench cuts and construction traffic, per the direction of the City Engineer. If the street is under the City's pavement moratorium list, the repair may extend from curb to curb, per the direction of the City Engineer.

Fire Department

22. All structures shall be provided with an automatic fire sprinkler system per the City of Arcadia Fire Department's Single & Multi-Family Dwelling Sprinkler Standard.

23. If a gate is proposed under a separate approval, a Knox switch shall be provided for Fire Department access.

General

24. 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.
25. To the maximum extent permitted by law, Applicant must defend, indemnify, and hold the City, any departments, agencies, divisions, boards, and/or commissions of the City, and its elected officials, officers, contractors serving as City officials, agents, employees, and attorneys of the City ("Indemnitees") harmless from liability for damages and/or claims, actions, or proceedings for damages for personal injuries, including death, and claims for property damage, and with respect to all other actions and liabilities for damages caused or alleged to have been caused by reason of the Applicant's activities in connection with this Multiple Family Architectural Design Review No. MFADR 25-01 and Tentative Parcel Map No. TPM 25-03 (84859) ("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.

26. Approval of MFADR 25-01 and TPM 25-03 (84859) shall not be in effect unless the Property Owner and Applicant have executed and filed the Acceptance Form with the City on or before 30 calendar days after the Planning Commission has adopted the Resolution. The executed Acceptance Form submitted to the Development Services Department is to indicate awareness and acceptance of the conditions of approval.

Planning Commission Action

Approval

If the Planning Commission intends to approve this project, the Commission should move to approve Multiple Family Architectural Design Review No. MFADR 25-01 and Tentative Parcel Map No. TPM 25-03 (84859), state that the proposal satisfies the requisite findings, and adopt the attached Resolution No. 2172 that incorporates the requisite environmental and subdivision findings, and the conditions of approval as presented in this staff report, or as modified by the Commission.

Denial

If the Planning Commission is to deny this project, the Commission should state the specific findings that the proposal does not satisfy based on the evidence presented with specific reasons for denial, and move to deny Multiple Family Architectural Design Review No. MFADR 25-01 and/or Tentative Parcel Map No. TPM 25-03 (84859) and direct staff to prepare a resolution for adoption at the next meeting that incorporates the Commission's decision and specific findings.

If any Planning Commissioner, or other interested party has questions or comments regarding this matter prior to the August 12, 2025, Planning Commission hearing, please contact Associate Planner, Gary Yesayan at (626) 574-5422, or by email at gyesayan@ArcadiaCA.gov

Approved:



Lisa L. Flores

Deputy Development Services Director

Attachment No. 1: Resolution No. 2172

Attachment No. 2: Aerial image with zoning information and site photos

Attachment No. 3: Tentative Parcel Map No. TPM 25-03 (84859)

Attachment No. 4: Architectural Plans

Attachment No. 5: Preliminary Exemption Assessment

Attachment No. 1

Resolution No. 2172

RESOLUTION NO. 2172

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ARCADIA, CALIFORNIA, APPROVING MULTIPLE FAMILY ARCHITECTURAL DESIGN REVIEW NO. MFADR 25-01 AND TENTATIVE PARCEL MAP NO. TPM 25-03 (84859) FOR A THREE-UNIT MODERN STYLE, MULTIPLE FAMILY RESIDENTIAL DEVELOPMENT AT 33 E. COLORADO BOULEVARD

WHEREAS, applications for Multiple Family Architectural Design Review No. MFADR 25-01 and Tentative Parcel Map No. TPM 25-03 (84859) were filed by Eric Tsang on behalf of the property owner, Singa Investment LLC, for a three-unit multiple family residential condominium development and a tentative parcel map for the subdivision of the airspace at 33 E. Colorado Blvd., (collectively, "Project"); and

WHEREAS, on June 6, 2025, Planning Services completed an environmental assessment for the Project in accordance with the California Environmental Quality Act ("CEQA"), and recommended that the Planning Commission determine the Project is exempt under CEQA per Section 15332 of the CEQA Guidelines, as it qualifies as an in-fill development project; and

WHEREAS, on August 12, 2025, a duly-noticed public hearing was held before the Planning Commission on said Project, at which time all interested persons were given full opportunity to be heard and to present evidence.

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

SECTION 1. The factual data submitted by the Community Development Division in the staff report dated August 12, 2025, are true and correct.

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

Tentative Parcel Map

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

FACT: The proposed tentative parcel map for a three-unit multiple-family residential condominium-style development and subdivision of the airspace is in compliance with all of the provisions of the City's General Plan, Development Code, and the Subdivision Map Act. The High Density Residential General Plan designation is intended to accommodate high density, attached or detached housing types for both renter and owner households within a neighborhood context. The R-3 zone is intended to provide areas for a variety of medium to high density residential development, including townhomes and condominiums. The site is physically suitable for this type of development, and the approval of the architectural design for the building is compatible with the scale, mass, and character with structures in the surrounding neighborhood. The project would not adversely affect the comprehensive General Plan and is consistent with the following General Plan goals and policies:

Land Use and Community Design Element

- Policy LU-1.1: Promote new infill and redevelopment projects that are consistent with the City's land use and compatible with surrounding existing uses.
- Policy LU-4.1: Require that new multifamily residential development be visually and functionally integrated and consistent in scale, mass, and character with structures in the surrounding neighborhood.

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

FACT: The R-3 zone has a minimum density of one dwelling unit per 2,200 square feet of lot area, and a maximum density of one unit per 1,089 square feet of lot area. Based on the lot area of 6,450 square feet, a minimum of two units and a maximum of five units are allowed on this site. The proposed three-unit multiple family development complies with the density requirements and all other applicable zoning requirements, including but not limited to parking, floor area limits, setbacks, height, and open space. Therefore, the site is physically suitable for the proposed three-unit multiple family development.

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

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

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

FACT: The proposed subdivision is to subdivide the airspace of three units for condominium purposes. The construction will be in compliance with all applicable Building and Fire Codes to ensure public health and safety. The proposed density will be below the maximum allowed by the R-3 zone and the City's existing infrastructure will adequately serve the new development. Therefore, the development will not cause any public health or safety problems.

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

FACT: There are no known easements on the subject property, therefore the proposed subdivision satisfies this condition.

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

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

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

FACT: The proposed design of the multi-family development complies with the City's Development Code, as all development standards are being met and all required site and improvements conform to the City regulations. No public agency that has jurisdiction by law has found that the proposed development does not conform to any of their regulations.

Architectural Design Review

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

FACT: The subject site is zoned R-3, High Density Residential Zone, which allows for at least two (2) units, and up to five (5) units. The proposed development will not change the use or density allowed in this zone and will meet all the

development standards and regulations required, including but not limited to setbacks, floor area limits, height, open space, and parking. Therefore, the new development will be in compliance with all the applicable standards and regulations in the Development Code, and the City's Multiple-Family Design Guidelines.

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

FACT: The proposed development, in terms of the overall mass, height, and scale of the buildings, will be consistent with the built environment and the newer multi-family condominiums and with the City's Multiple-Family Residential Design Guidelines. The Modern architectural style will blend well with the existing multi-family residential two-story Tudor, French, and Mediterranean designs, as well as a relatively newer three-story Cape Cod-style condominiums. The proposed style would also blend well with the existing commercial structures in the immediate neighborhood. The project provides ample vertical and horizontal articulation and modulation along all sides, including additional stepped massing at the third-floor level to further alleviate visual bulk and mass. As such, the proposed development will be consistent with the objectives and standards of the Multiple-Family Design Guidelines.

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

FACT: The proposed Modern style development will be compatible with the design, as well as scale of the neighborhood since the subject site is in a multi-family neighborhood that consists of other such two, and three-story multi-family buildings. The project street also includes several established commercial buildings, including Chevron gas station, In-N-Out drive-through restaurant, and a liquor store. The Modern style building will consist of low-pitched roof, modulation along the upper floors, the front facade emphasized with different materials and colors, taller windows, and wide use of natural colors with contrasting darker trims that are typically found on other properties within this neighborhood. The architectural design, overall articulation, site landscaping and general project design will be well fitting withing for the neighborhood. Therefore, this finding can be met.

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

FACT: The proposed development will have a single driveway providing ingress and egress from Colorado Blvd for all three units. Additional pedestrian access will also be provided from Colorado Boulevard. The proposed development will comply with the minimum requirement for back-out, driveway widths, guest parking, and required on-site parking. The proposed landscaping will complement the architectural design, provide screening along the side and rear property lines, and meet the intent of the City's Multiple Family Design Guidelines.

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

FACT: The proposed development as evaluated complies with all the City's development standards in the R-3, High Density Residential zone. The project is in compliance with the City's Multiple-Family Residential Design Guidelines as the proposed development will have an appropriate mass, scale, and design that fits with the other structures in the immediate vicinity. New landscaping throughout will complement the home and provide additional screening along the rear and both sides. No major impacts on or off-site are expected from this project. Therefore, the proposed home will be consistent with the City's Multiple-Family Residential Design Guidelines and General Plan.

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

SECTION 4. For the foregoing reasons, the Planning Commission determines that the Project is Categorically Exempt under the California Environmental Quality Act ("CEQA") pursuant to Section 15332, Class 32, and hereby approves Multiple Family Architectural Design Review No. MFADR 25-01 and

Tentative Parcel Map No. TPM 25-03 (84859) for a three-unit multiple-family residential condominium development at 33 E. Colorado Blvd, subject to the conditions of approval attached hereto.

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

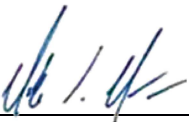
Passed, approved and adopted this 12th day of August, 2025.

Marilynne Wilander
Chair, Planning Commission

ATTEST:

Lisa L. Flores
Secretary

APPROVED AS TO FORM:



Michael J. Maurer
City Attorney

Page Intentionally Left Blank

RESOLUTION NO. 2172

Conditions of Approval

Planning

1. The project shall be developed and maintained by the Applicant/Property Owner in a manner that is consistent with the plans submitted and conditionally approved for MFADR 25-01 and TPM 25-03 (84859) subject to the satisfaction of the Deputy Development Services Director, or designee.
2. Any required mechanical equipment visible from the public right-of-way shall be screened from public view. Screening may include landscaping, solid walls or other methods deemed appropriate for the development. The placement and height of said screening shall be subject to review and approval by the Deputy Development Services Director, or designee.

Building Services

3. The project shall comply with the latest adopted edition of the following codes as applicable:
 - a. California Building Code
 - b. California Electrical Code
 - c. California Mechanical Code
 - d. California Plumbing Code
 - e. California Energy Code
 - f. California Fire Code
 - g. California Green Building Standards Code
 - h. California Existing Building Code
 - i. Arcadia Municipal Code
4. The project shall comply with Chapter 35A Multiple Family Construction Standards as amended in the Arcadia Municipal Code Section 8130.20.
5. A demolition permit shall be obtained from the Building Services Division prior to the removal and/or demolition of structures on site.

Public Works

6. The Applicant/Property Owner shall submit Water Meter Clearance Application Form and provide information on size of water service lateral and water meter to the City's Public Works Department.
7. Fire protection requirements shall be provided as stipulated by the Arcadia Fire Department and shall conform to the Arcadia Standard Plan. A separate fire service with Double Check Detector Assembly (DCDA) shall be installed for Fire service if required.
8. The Applicant/Property Owner shall install a separate water service and meter for common area landscape irrigation. A reduced pressure backflow device shall be installed.
9. All condominiums shall require a separate water service and meter for common area landscape irrigation.
10. A Water Meter Clearance Application shall be submitted to the Public Works Services Department prior to permit issuance.
11. A new water service shall be installed according to the specification of the Public Works Services Department Engineering Section. Abandonment of existing water services, if necessary, shall be carried out by the Developer. According to Public Works Services Department, Engineering Section specifications.
12. If any drainage fixture elevation in any building shall be lower than the elevation of the next upstream manhole cover, an approved type of backwater valve shall be required to be installed on the lateral behind the property line. An 8-inch VCP sewer main is available on Colorado Blvd. to provide sanitary sewer service. The project shall utilize existing sewer lateral(s) if possible.
13. The proposed project shall be subject to low impact development (LID) requirements. These requirements include but are not limited to using infiltration trenches, bio-retention planter boxes, roof drains connected to a landscaped area, pervious concrete/paver, etc.
14. Prepare and provide a Stormwater Pollution Prevention Plan (SWPPP) to address construction Best Management Practices (BMPs) to be reviewed and approved by the Department of Public Works.

15. Coverage shall be obtained under the State's Construction General Permit (CGP).
16. New power poles are prohibited. All utility conductors, cables, conduits, and wiring supplying electrical, cable and telephone service to a multiple family building shall be installed underground except risers which are adjacent to and attached to a building.
17. If an electrical transformer is recommended/required by the Southern California Edison to upgrade the system, it shall be placed outside of the public right-of-way, and on private property.
18. The Property Owner/Applicant shall contact the Los Angeles County Sanitation District (LACSD) regarding a connection fee. Project reference No. DOC 7511191.

Engineering Services

19. Prior to approval of the Final Parcel Map, the Applicant/Property Owner shall either construct or post security for all public improvements:
 - a) Remove existing and construct new driveway approaches per City Standard 801-1.
 - b) Remove, replace, and construct new sidewalk providing adequate path of travel in compliance with Americans with Disabilities Act (ADA) and Public Right-Of-Way Accessibility Guidelines (PROWAG)
 - c) Remove and replace curb and gutter with 2' slot cut from property line to property line.
20. All dry utilities shall be relocated underground. No private conduits or structures shall be located in the public alley without approval from the City Engineer.
21. Prior to occupancy, the developer shall repair any damages caused by the development to the street and alley frontages from property line to property line including but not limited to trench cuts and construction traffic, per the direction of the City Engineer. If the street is under the City's pavement moratorium list, the repair may extend from curb to curb, per the direction of the City Engineer.

Fire Department

22. All structures shall be provided with an automatic fire sprinkler system per the City of Arcadia Fire Department's Single & Multi-Family Dwelling Sprinkler Standard.
23. All gates shall provide a Knox switch for Fire Department access.

General

24. 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.
25. To the maximum extent permitted by law, Applicant must defend, indemnify, and hold the City, any departments, agencies, divisions, boards, and/or commissions of the City, and its elected officials, officers, contractors serving as City officials, agents, employees, and attorneys of the City ("Indemnitees") harmless from liability for damages and/or claims, actions, or proceedings for damages for personal injuries, including death, and claims for property damage, and with respect to all other actions and liabilities for damages caused or alleged to have been caused by reason of the Applicant's activities in connection with this Multiple Family Architectural Design Review No. MFADR 25-01 and Tentative Parcel Map No. TPM 25-03 (84859) ("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.

26. Approval of MFADR 25-01 and TPM 25-03 (84859) shall not be in effect unless the Property Owner and Applicant have executed and filed the Acceptance Form with the City on or before 30 calendar days after the Planning Commission has adopted the Resolution. The executed Acceptance Form submitted to the Development Services Department is to indicate awareness and acceptance of the conditions of approval.

Attachment No. 2

Aerial Photo with Zoning Information &
Photos of the Subject Site

Site Address: 33 E COLORADO BLVD

Property Owner(s): Property Owner



Property Characteristics	
Zoning:	R-3
General Plan:	HDR
Lot Area (sq ft):	
Main Structure / Unit (sq. ft.):	1,329
Year Built:	1940
Number of Units:	2
Overlays	
Architectural Design Overlay:	N/A
Downtown Overlay:	N/A
Downtown Parking Overlay:	N/A
Parking Overlay:	N/A
Racetrack Event Overlay:	N/A
Residential Flex Overlay:	N/A
Special Height Overlay:	N/A

Selected parcel highlighted



Parcel location within City of Arcadia









Attachment No. 3

Tentative Parcel Map No. TPM 25-03
(84859)

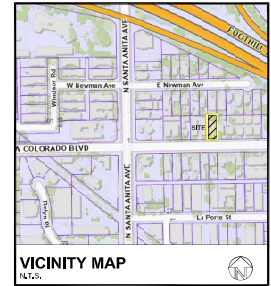
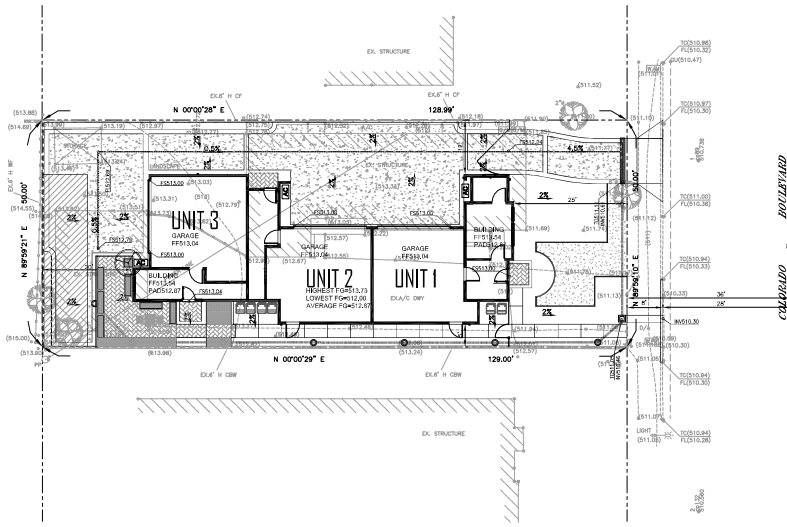
TENTATIVE PARCEL MAP NO.84859

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

A PORTION OF LOT 58 OF THE HAVEN TRACT, IN THE CITY OF ARCADIA, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP
RECORDED IN BOOK 13, PAGE 22 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

APN: 5773-001-027

FOR CONDOMINIUM PURPOSE



EASEMENT NOTES:

E1 EASEMENT FOR PIPE PURPOSES PER BOOK 668, PAGE 313, OF DEEDS, SAID EASEMENT IS BLANKET IN NATURE.

UTILITY SERVICES:

WATER - CITY OF ARCADIA WATER
SEWER - CITY OF ARCADIA SEWER
GAS - SOUTHERN CALIFORNIA GAS CO.
ELECTRICAL - SOUTHERN CALIFORNIA EDISON CO.
TELEPHONE - PACIFIC BELL
SCHOOL - ARCADIA UNIFIED SCHOOL
FIRE - CITY OF ARCADIA FIRE DEPARTMENT
SHERIFF - CITY OF ARCADIA POLICE

NOTES:

EXISTING ZONE: R-3
LOT SIZE: 6,450 SF/ 0.148 AC
NO. OF EXISTING LOT: 1
NO. OF PROPOSED LOT: 1
PROPOSED UNIT: 3
SEWERAGE DISPOSAL: BY GRAVITY SEWER
PIPES TO STREET MAIN

PROVIDED PARKING SPACES: 6 ENCLOSED
& 1 GUEST PARKING

PROPOSED UNIT	A	B	C
FIRST FLOOR	204 S.F.	189 S.F.	198 S.F.
SECOND FLOOR	846 S.F.	721 S.F.	723 S.F.
THIRD FLOOR	749 S.F.	716 S.F.	679 S.F.
TOTAL S.F.	1,899 S.F.	1,616 S.F.	1,600 S.F.

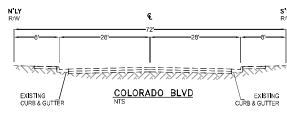
PREPARED BY:
JACK LEE, R.C.E., 40870
CALLAND ENGINEERING, INC.
576 E. LAMBERT ROAD
BREA, CALIFORNIA 92821
TEL: (714) 674-1050
FAX: (714) 671-1090

OWNER:
SINGA INVESTMENT LLC
33 E. COLORADO BLVD,
ARCADIA, CA 91006
TEL: (909) 569-3737

BENCH MARK:
CITY B.M. NO. 363
SECOND AVE. & SANTA
CLARA ST., NORTH CURB
SANTA CLARA, 92' EAST OF
CENTERLINE SECOND
ELEVATION: 491.72'

BASIS OF BEARING:
CENTERLINE OF COLORADO BLVD
N89°59'10\"/>

- LEGEND:**
- (527.63) EXISTING ELEVATION
 - 520.00 PROPOSED ELEVATION
 - (-53) EXISTING CONTOUR
 - DRAINAGE PATTERN
 - PROPOSED STRUCTURE
 - PROPOSED 6\"/>



0 10 20
SCALE: 1" = 10'

Jack Lee
REGISTERED PROFESSIONAL ENGINEER
CIVIL
NO. 40870
EXPIRES 12/31/2018

CALLAND ENGINEERING & ASSOCIATES, INC.
576 E. LAMBERT ROAD, BREA, CA 92821
TEL: (714) 671-1050 FAX: (714) 671-1090

RELEASED

REVISIONS

PROJECT LOCATION:
33 E. COLORADO BLVD.
ARCADIA, CA 91006

DATE: 05-03-2025
JOB NO: 24-225-035
SHEET: 1"=10'
SHEET 1 OF 1 SHEET

C-1

Attachment No. 4

Architectural Plans

COLORADO CONDOMINIUMS

33 E COLORADO BLVD ARCADIA CA 91006

Eric
Tsang
Architects

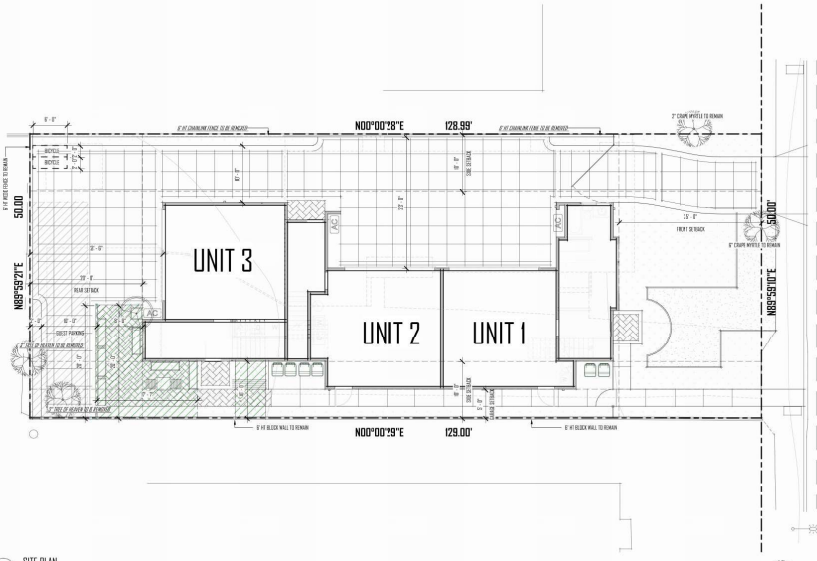
ERIC TSANG ARCHITECTS, INC.
1401 W. HUNTINGTON DR., 2ND FL.
ARCADIA, CA 91007
TEL: 916.486.8888
WWW.ERICTSANGARCHITECTS.COM



NO.	DESCRIPTION	DATE

COLORADO CONDOMINIUMS
33 E COLORADO BLVD
ARCADIA, CA 91006

ALL DIMENSIONS ARE IN FEET AND INCHES



COLORADO BOULEVARD

1 SITE PLAN
1/8" = 1'-0"

PROJECT INFORMATION

PROJECT CLIENT/OWNER:
OWNER: SINA INVESTMENT LLC
ADDRESS: 33 E COLORADO BLVD ARCADIA CA 91006
TEL: 916.486.8888
EMAIL: WALTER@ERICTSANG.COM
ARCHITECT: ERIC TSANG
ADDRESS: 1401 W. HUNTINGTON DR., STE. 202, ARCADIA, CA 91007
TEL: 916.486.8888
EMAIL: WALTER@ERICTSANG.COM

PROJECT DESCRIPTION:
PROJECT NAME: COLORADO CONDOMINIUMS
PROJECT ADDRESS: 33 E COLORADO BLVD ARCADIA CA 91006
APN: S79-004-027
CONTRACT NEW (2-3 STORY CONDOMINIUM
ZONING: R-3
NUMBER OF STORY: 3
OCCUPANCY GROUP: R-301
CONSTRUCTION TYPE: V-B

EXISTING/PROPOSED:
EXISTING FLOOR: DEMOLITION
DEMOLITION: 1200 SF
ALLEGEDLY UNITS

PROJECT DATA

PROJECT DATA:
LOT SIZE: 6,400 SF
MAXIMUM DENSITY: 6,400 / 1,000 SF = 6 UNITS
MINIMUM DENSITY: 6,400 / 2,000 SF = 2 UNITS
PROPOSED DENSITY: 2 UNITS
REQUIRED PARKING SPACES: 0
PROVIDED PARKING SPACES: 6 ENCLOSED & 1 GUEST PARKING

TOTAL FRONT YARD AREA: - SF
PARKING AREA: - SF
HARDSCAPE BALD: - SF
LANDSCAPE BALD: - SF

REQUIRED OPEN SPACE: 100 SF * 3 = 300 SF
PROVIDED OPEN SPACE: 300 SF
REAR YARD (REQUIRED): 300 SF

FLOOR AREA TABULATION

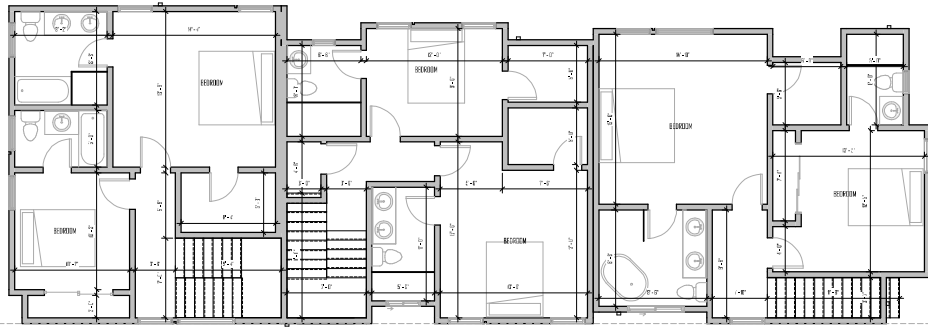
FLOOR AREA SUMMARY:	
UNIT 1:	
1ST FLOOR:	250 SF
2ND FLOOR:	640 SF
3RD FLOOR:	710 SF
TOTAL UNIT AREA:	1,600 SF
UNIT 2:	
1ST FLOOR:	185 SF
2ND FLOOR:	710 SF
3RD FLOOR:	710 SF
TOTAL UNIT AREA:	1,605 SF
UNIT 3:	
1ST FLOOR:	185 SF
2ND FLOOR:	715 SF
3RD FLOOR:	610 SF
TOTAL UNIT AREA:	1,510 SF
GRAND TOTAL UNIT AREA:	4,715 SF



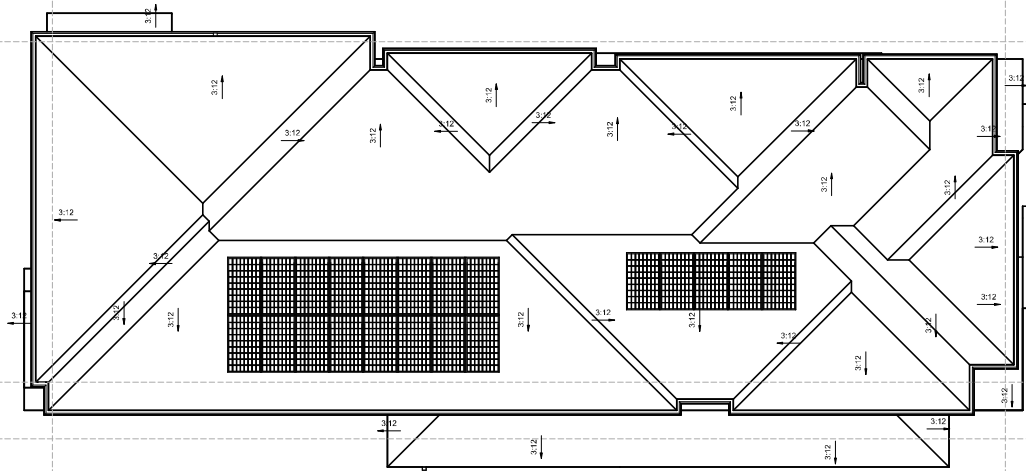
SITE PLAN

SCALE: A-1.0

DATE: 08/20/2024



1 3RD FLOOR PLAN
1/4" = 1'-0"



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

Eric Tsang Architects

505 DE WATSON BLVD
SUITE 100 DENVER, CO 80202
TEL: 303.733.8888
WWW.ERIC-TSANG.COM



NO.	DESCRIPTION	DATE

COLORADO CONDOMINIUMS

355 COLORADO BLVD
DENVER, CO 80202

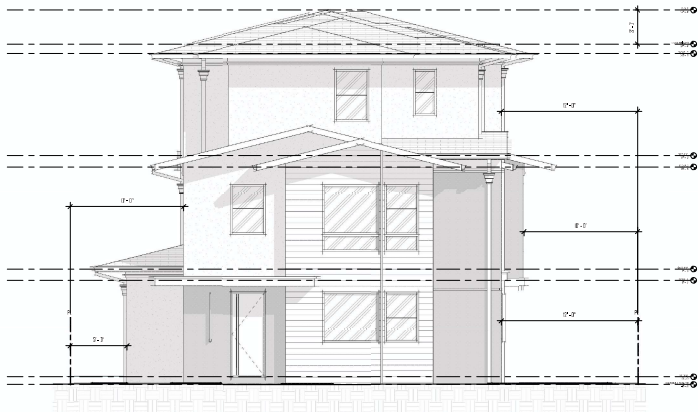
PROJECT NAME

FLOOR PLAN

DATE

A-2.1

10/17/2014



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

- 1 WOOD ON WALL
FLOORING: BIRCH
WINDY
ARCTIC WILLOW COATING
- 2 CONCRETE FLOOR
PREFAB CAST-IN-PLACE
15 BIRCH WHITE (BIRCH)
SANDWICH BOARD
- 3 EXTERIOR PAINT
CAPLIFE
CONCRETE AND BRICK
SEMI-GLOSS 100% WATER
BASED
- 4 WINDOWS AND DOORS
DORN+EDWARDS
3/4" CASSETTE 1/2" GLASS
- 5 EXTERIOR LIGHTS
DORN+EDWARDS
1/2"
- 6 GARAGE DOOR
DUPONT
STEEL (BIRCH WHITE)
GLASS
- 7 SINKS AND TUBS
DUPONT
STAINLESS STEEL
SINK: 18" x 22" 1/2" WATER 3/4" DEPTH
- 8 LIGHT FIXTURES
DORN+EDWARDS
2" x 4" x 1/2" x 1/2"
OUTDOOR: 2" x 4" x 1/2"
- 9 CONCRETE SIDEWALK
DORN+EDWARDS
18" x 22" x 1/2" x 1/2"



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

Eric
Tsang
Architects

505 14th Street, Suite 100
Denver, CO 80202
Tel: 303.733.1111
www.eric-tsang.com



NO.	DESCRIPTION	DATE

COLORADO CONDOMINIUMS

505 14th Street, Suite 100
Denver, CO 80202

PROJECT NO.



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



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

Eric
Tsang
Architects

ERIC CHANG TANG, AIA
MICHAEL TSANG, AIA
ERIC CHANG TANG ARCHITECTS
1000 W. 10TH ST. #200
DENVER, CO 80202
TEL: 303.733.8888
WWW.ERICCHANGTANG.COM



NO.	DESCRIPTION	DATE

COLORADO CONDOMINIUMS
1000 W. 10TH ST.
DENVER, CO 80202

REVISIONS

ELEVATION

DATE: A-31

Attachment No. 5

Preliminary Exemption Assessment



CITY OF
ARCADIA

PRELIMINARY EXEMPTION ASSESSMENT

1. Name or description of project:	Multiple Family Architectural Design Review No. MFADR 25-01 and Tentative Parcel Map No. TPM 25-03 (84859) - A tentative parcel map and design review for a three-unit residential condominium development with a Categorical Exemption under the California Environmental Quality Act ("CEQA")	
2. Project Location	33 E. Colorado Blvd., (between N. Santa Anita Ave & N. 1st Ave.)	
3. Entity or person undertaking project:	A.	
	B. Other (Private)	
	(1) Name	Singa Investment LLC
	(2) Address	1613 Chelsea Rd. # 928, San Marino, CA 91108
4. Staff Determination:		
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:		
a. <input type="checkbox"/>	The proposed action does not constitute a project under CEQA.	
b. <input type="checkbox"/>	The project is a Ministerial Project.	
c. <input type="checkbox"/>	The project is an Emergency Project.	
d. <input type="checkbox"/>	The project constitutes a feasibility or planning study.	
e. <input checked="" type="checkbox"/>	The project is categorically exempt.	
	Applicable Exemption Class:	15332 – Class 32 (Infill Development)
f. <input type="checkbox"/>	The project is statutorily exempt.	
	Applicable Exemption:	
g. <input type="checkbox"/>	The project is otherwise exempt on the following basis:	
h. <input type="checkbox"/>	The project involves another public agency which constitutes the Lead Agency.	
	Name of Lead Agency:	

Date: June 6, 2025

Staff: Gary Yesayan, Associate Planner



**ARCADIA PLANNING COMMISSION
REGULAR MEETING MINUTES
TUESDAY, JULY 22, 2025**

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

ROLL CALL

PRESENT: Vice Chair Tallerico, Arvizu, and Hui

ABSENT: Chair Wilander and Commissioner Tsoi

It was moved by Commissioner Arvizu and seconded by Commissioner Hui to excuse Chair Wilander and Commissioner Tsoi from the meeting.

SUPPLEMENTAL INFORMATION FROM STAFF REGARDING AGENDA ITEMS

There were none.

PUBLIC COMMENTS (5 minute time limit per person)

There were none.

PUBLIC HEARING

1. **Resolution No. 2171** – Approving Conditional Use Permit No. CUP 25-04, thereby amending CUP 00-15, to allow additional live entertainment uses and a change in entertainment hours at Astronaut City Bar, located at 1037 S. Baldwin Avenue
CEQA: Exempt
Recommendation: Adopt

Applicant: Teresa Lo

MOTION - PUBLIC HEARING

Vice Chair Tallerico introduced the item, and Senior Planner Edwin Arreola presented the staff report.

Commissioner Hui asked about the change in business ownership, the type of entertainment proposed, whether a schedule of activities would be maintained, and if a security guard would be on duty daily.

Mr. Arreola confirmed that the business has a new owner, separate from Host Bar. He stated that karaoke will continue, with additional entertainment such as comedy and magic acts, and that performances will rotate regularly. He also confirmed that a security guard will be on duty at all times.

Commissioner Arvizu asked about the types and hours of operation of the neighboring businesses.

Mr. Arreola stated that a dry cleaner is located to the north and a beauty salon to the south. He added that these businesses typically close between 5:00 p.m. and 6:00 p.m., and none remain open later than 7:00 p.m.

Commissioner Arvizu inquired about how the business owner will monitor interior noise levels to prevent impacts on neighboring businesses. He also asked about the maximum allowed decibel level, where it is measured from, and what mitigation measures will be taken to reduce potential noise impacts.

Mr. Arreola responded that the business owner will monitor noise using an internal sound system, and that the noise level is measured from the property line not the shared wall. He stated the maximum allowable level is 50 decibels after 10:00 p.m. and noted that since the rear wall is not on the property line, neighboring businesses may experience higher decibel readings.

Deputy Development Services Director Lisa Flores stated that the Applicant proposes to soundproof the walls, and they will use an app to monitor the noise levels from inside the building.

Commissioner Arvizu thanked Ms. Flores for the information and said that he has additional questions for the Applicant.

Vice Chair Tallerico asked if any comments were received during the public comment period and inquired whether the musical act will be a soloist.

Mr. Arreola confirmed that no comments were received and that the musical act will be an acoustic musician, most likely performing solo.

The public hearing was opened.

Teresa Lo introduced herself as the Applicant and business owner who is taking over the existing bar. She said she was available for questions.

Commissioner Arvizu asked if she had consulted a sound specialist to soundproof the bar.

Ms. Lo stated she was planning to hire a consultant. However, she clarified that her hours of operation will begin at 7:00 p.m. after the neighboring businesses have closed.

Commissioner Arvizu was pleased to learn that the other businesses will not be impacted, and he had no further questions.

Commissioner Hui asked about the current status of the bar, the reason for taking over the business, whether entertainers will be hired, and if food or snacks will be sold.

Ms. Lo replied that she is unsure if the bar is currently open, explained her vision to create a comedy club and entertainment space by purchasing Host Bar, confirmed she will hire a rotating mix of entertainers, and stated she plans to sell only packaged snacks through a vending machine.

There were no speakers present.

Commissioner Arvizu made a motion to close the public hearing.

Commissioner Hui seconded the motion.

Without objection, the motion was approved.

DISCUSSION

Commissioner Arvizu stated his primary concern was potential noise impacts from the proposal but was pleased to learn that the bar will operate in the evening after neighboring businesses have closed.

Commissioner Hui was in favor of the proposed use and said it was nice to have a comedy venue in Arcadia.

Vice Chair Tallerico concurred with the Commission.

MOTION

It was moved by Commissioner Arvizu, seconded by Commissioner Hui to adopt Resolution No. 2171 approving Conditional Use Permit No. CUP 25-04, thereby amending CUP 00-15, to allow additional live entertainment uses and a change in entertainment hours at Astronaut City Bar, located at 1037 S. Baldwin Avenue in which the findings were made.

ROLL CALL

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

There is a ten (10) day appeal period. Appeals are to be filed by 4:30 p.m. on Friday, August 1, 2025.

CONSENT CALENDAR

1. Minutes of the July 8, 2025, Regular Meeting of the Planning Commission

Recommendation: Approve

Vice Chair Tallerico requested that the July 8, 2025, Minutes be amended reflect that Commissioner Hui expressed support for expanding the Planning Commissioners' role, as discussed.

Ms. Flores stated that, after reviewing the audio recording before the hearing, staff confirmed that Commissioner Hui did not make that statement.

Assistant City Attorney Mr. Martz stated that since the July 8 Minutes are accurate as written, if Commissioner Hui wishes to change her decision, it can be reflected in the minutes of this meeting.

Vice Chair Tallerico and Commissioner Hui agreed.

Vice Chair Tallerico stated he will attend the next City Council meeting to express support for expanding the Planning Commission's duties beyond land use. He will draft a summary of his remarks and send them to Ms. Flores and Assistant City Attorney Kellan Martz prior to the meeting.

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

ROLL CALL

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

The motion was approved.

MATTERS FROM CITY COUNCIL LIAISON

City Council Member Wang invited the Commission to attend the Concerts in the Park events held on Thursday afternoons through July 31.

MATTERS FROM THE PLANNING COMMISSIONERS

Commissioner Hui invited the Commission to attend the Arcadia Performing Arts Foundation and their upcoming events.

MATTERS FROM ASSISTANT CITY ATTORNEY

There were none.

MATTERS FROM STAFF INCLUDING UPCOMING AGENDA ITEMS

Ms. Flores reported on two new State laws, AB 130 and SB 131, that will affect the environmental review process of housing and big developments.

Ms. Flores also reported on SB 1123 allows up to 10 homes to be built on a single vacant lot zoned for single-family housing as long as the lot is 1.5 acres or less without going through a formal map process.

Ms. Flores informed the Commission that the next Planning Commission meeting is scheduled for August 12 and will include reorganization and approval of the minutes. The Historic Preservation Commission will meet afterward with one agenda item: a Mills Act application for the Brod-Papp House located at 1203 Oakwood Drive.

Commissioner Hui asked if a summary of the new State laws could be provided to the Commissioners.

Ms. Flores responded affirmatively, stating that more information and relevant links will be shared with them.

ADJOURNMENT

The Planning Commission adjourned the meeting at 7:43 p.m., to Tuesday, August 12, 2025, at 7:00 p.m. in the City Council Chamber.

Chair Wilander, Planning Commission

ATTEST: _____
Lisa L. Flores
Secretary, Planning Commission