



CITY OF ARCADIA

ARCADIA PLANNING COMMISSION REGULAR MEETING AGENDA

Tuesday, September 9, 2025, 7:00 PM

Location: City Council Chambers, 240 W. Huntington Drive

Pursuant to Government Code Section 54953(b), Chair Tallerico will be attending the Planning Commission Meeting via teleconferencing from the Regina Palace Hotel in Corso Umberto I, 29, 28838 Stresa VB, Italy at 4:00 a.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 the City Clerk at (626) 574-5455. Notification 48 hours prior to the meeting will enable the City to make reasonable arrangements to assure accessibility to the meeting.

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

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

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

CALL TO ORDER

ROLL CALL:

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

SUPPLEMENTAL INFORMATION FROM STAFF REGARDING AGENDA ITEMS

PUBLIC COMMENTS (5 minute time limit per person)

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

PUBLIC HEARING

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

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

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

Applicant: Philip Chan

There is a ten day appeal period. Appeals are to be filed by 5:30 p.m. on Monday, September 22, 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 August 12, 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, September 23, 2025, at 7:00 p.m.

Welcome to the Arcadia Planning Commission Meeting!

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

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

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

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

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

AGENDA ITEMS: The Agenda contains the regular order of business of the Planning Commission. Items on the Agenda have generally been reviewed and investigated by the City

Staff in advance of the meeting so that the Planning Commission can be fully informed about a matter before making its decision.

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

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

欢迎来到阿卡迪亚规划委员会会议！

规划委员会鼓励公众参与并诚邀您分享对市政业务的看法。

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

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

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

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

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

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

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



DEVELOPMENT SERVICES DEPARTMENT

DATE: September 9, 2025

TO: Honorable Chairperson and Planning Commission

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

SUBJECT: RESOLUTION NO. 2174 - APPROVING TENTATIVE TRACT MAP NO. TTM 25-02 (84785) TO SUBDIVIDE THE AIRSPACE FOR AN APPROVED 10 UNIT MULTI-FAMILY RESIDENTIAL CONDOMINIUM DEVELOPMENT AT 36 AND 42 E. COLORADO BOULEVARD
CEQA: Exempt
Recommendation: Adopt

SUMMARY

The Applicant, Philip Chan, on behalf of the property owner Mesa Col, LLC is requesting approval of Tentative Tract Map No. TTM 25-02 (84785) to merge two existing parcels totaling 14,750 square feet and subdivide the airspace for an approved 10 unit Cape Cod style multi-family residential condominium development located at 36 and 42 E. Colorado Boulevard. The 10 unit condominium project (Multiple-Family Architectural Design Review No. MFADR 24-05) ("Project") was approved by the City on April 15, 2025, however, a building permit cannot be issued until the map has been approved and recorded.

The proposed subdivision is consistent with the City's General Plan, Development Code and Subdivision Map Act. It is recommended that the Planning Commission adopt Resolution No. 2174 (Attachment No. 1) and find that this project is Categorical Exempt under CEQA and approve Tentative Tract Map No. TTM 25-02 (84785) (refer to Attachment No. 3), subject to the conditions listed in the staff report.

BACKGROUND

The subject site consists of two interior lots on the south side of E. Colorado Boulevard between N. Santa Anita Avenue and N. First Avenue. Each lot is 7,375 square feet in size, for a combined total area of 14,750 square feet and are zoned High Density Residential (R-3) with a General Plan Land Use Designation of High Density Residential (refer to Attachment

No. 2). The Multiple-Family Architectural Design Review No. MFADR 24-05 project was conditionally approved on April 15, 2025, through the SB 330 process, which streamlines the review and approval of housing projects that comply with all zoning regulations and objective design review standards in the Development Code. SB 330 was part of the Housing Crisis Act that went into effect in 2019 to increase housing production and which was subsequently updated by SB 8 (2022) and AB 1218 (2024). The Applicant submitted a preliminary application under SB 330 to vest all existing standards and to streamline the review and approval of the Project. A multi-family project consisting of 10 units does not, by itself, require Planning Commission approval and was therefore approved by Staff in accordance with the Development Code and provisions of SB 330. In contrast, for projects that are not processed under SB 330, the entitlement applications such as site plan review, design review, or other discretionary approvals are typically packaged together with the tract map and brought before the Planning Commission for review and action as part of a single application.

In order to subdivide a multi-family development for the purpose of selling units under separate ownership, a tract map is required. SB 330 does not require subdivision of multi-family projects and does not streamline the review process for maps associated with housing developments. As a result, all tract maps must still be reviewed by the Planning Commission through a public hearing and approved separately, following the approval of a SB 330 housing project. In this case, the Project requires approval of a final tract map to merge the properties into a single legal lot, as the development cannot be constructed over an existing property line. In addition to merging the properties, the Applicant proposes to subdivide the multi-family development to allow individual unit sales.

The multi-family plans are currently in plan-check with the Building Services to develop a three-story Cape Cod style 10 unit development. The approved units range in size from 1,378 square feet to 1,565 square feet. Each unit has an attached two-car garage at grade level – refer to Figure 1 below for the approved site plan.

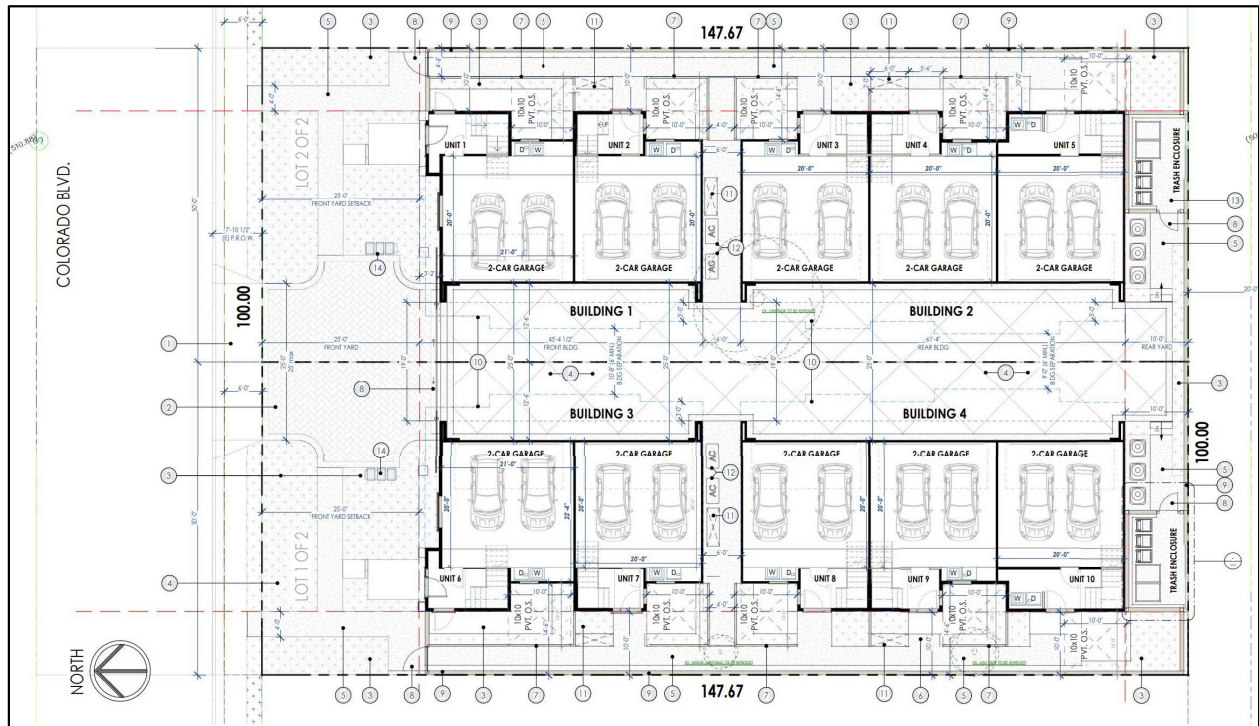


Figure 1: Approved Site Plan for MFADR 24-05

DISCUSSION

The R-3 zone requires a minimum density of one dwelling unit per 2,200 square feet of lot area, and a maximum density of one unit per 1,450 square feet of lot area. The subject property measures 14,750 square feet in area. This calculates to a minimum density of seven (7) units and a maximum of 10 units for the subject site; therefore, the approved 10 unit development complies with the density requirements of the underlying R-3 Zone.

The proposed 10 unit subdivision meets all applicable requirements of the Subdivision Map Act and the City's Development Code. The map will only subdivide the airspace to establish condominiums for sale, and no changes are proposed to the design, density, or physical improvements already approved for the project. The City's Public Works Services Department has reviewed the tentative tract map and confirmed that the site can be adequately served by existing utilities and public infrastructure, and all necessary improvements and repairs will be secured as conditions of approval.

Approval of the tentative tract map will allow the Applicant to move forward with the subdivision process to merge both existing lots and subdivide the airspace for the 10 condominium units.

FINDINGS

The proposal to merge the two existing lots into one and subdivide the airspace for an approved 10 unit residential condominium development requires a subdivision through the Tentative Tract Map process. The proposed subdivision complies with the subdivision regulations of the Arcadia Municipal Code and the Subdivision Map Act and would not violate any requirements of the California Regional Water Quality Control Board. The following findings are required for approval of a Tentative tract map:

A. 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 tract map for an approved 10 unit Cape Cod style multi-family residential condominium development and subdivision of the airspace has been reviewed for compliance with the City's General Plan, Development Code, and the State's Subdivision Map Act. It has been determined that the proposed subdivision is consistent with the General Plan High Density Residential Land Use designation and the R-3, High Density Multiple Family Residential zoning designation. These designations are intended to accommodate high density, attached or detached residential units such as condominiums, within the appropriate neighborhoods. The proposed tentative tract map complies with the Subdivision Map Act regulations, and there is no specific plan applicable to this Map. The site is physically suitable for the approved condominium project. The Map would not adversely affect the comprehensive General Plan and is consistent with the following General Plan goal and policy:

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.

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

Facts in Support of the Finding: The R-3 Zone requires a minimum density of one dwelling unit per 2,200 square feet of lot area, and a maximum density of one unit per 1,450 square feet of lot area. Based on the lot area of 14,750 square feet, a minimum of seven (7) units and a maximum of 10 units could be developed at this site. Therefore, the approved 10 unit development complied with the density requirements of the underlying zone, as well as all other applicable zoning requirements including but not limited to parking, setbacks, height, and open space.

The site is physically suitable for the 10 unit Cape Cod style multi-family residential development.

- C. 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 tentative tract map for 10 multi-family residential units is a subdivision of an infill site within an urbanized area and does not serve as a habitat for endangered or rare species. The subdivision would not cause substantial environmental damage or impact wildlife.

- D. 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 subdivision is to subdivide the airspace of 10 units for condominium purposes. The construction would be in compliance with all applicable Building and Fire Codes to ensure public health and safety. The approved 10 unit multi-family development complied with the density requirements of the underlying zone, and the City's existing infrastructure would adequately serve the new development. Therefore, the subdivision would not cause any public health or safety problems.

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

Facts in Support of the Finding: The proposed design of the subdivision does not conflict with easements acquired by the public at large for access through or use of property within the proposed subdivision. There are no known easements on the subject property.

- F. 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.

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

Facts in Support of the Finding: The approved development and the proposed subdivision of the airspace for the multi-family development is in conformance with the City's Development Code, as all development standards are being met, and all of the improvements required for the site would comply with the regulations in the City's Development Code and requirements of any public agency having jurisdiction by law.

ENVIRONMENTAL IMPACT

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. 4 for the Preliminary Exemption Assessment.

PUBLIC COMMENTS/NOTICE

A public hearing notice for this item was posted at the City Clerk's Office, City Council Chambers, at the Arcadia Library, and on the City's website on August 28, 2025. It was also mailed to the property owners located within 300 feet of the subject property. As of September 4, 2025, no comments were received regarding this project. In addition, existing tenants were notified of the Project by certified mail on January 3, 2025 in compliance with the Development Code, which requires tenant notification for any new housing projects to ensure transparency and awareness.

RECOMMENDATION

It is recommended that the Planning Commission conditionally approve Tentative Tract Map No. TTM 25-02 (84785) and find that the Map is Categorical Exempt from the California Environmental Quality Act (CEQA), and adopt Resolution No. 2174, subject to the following conditions of approval:

Planning

1. The Map shall be developed and maintained by the Applicant/Property Owner in a manner that is consistent with the plans and materials conditionally approved for Multiple-Family Architectural Design Review No. MFADR 24-05 and Tentative Tract Map No. TTM 25-02 (84785) subject to the approval of the Deputy Development Services Director, or designee.

Engineering

2. Prior to approval of the Final Tract map, the Applicant/Property Owner shall perform or provide a security bond for the following off-site improvements:
 - a. Construct a new driveway approach on Colorado Boulevard per City Standard 801-1.
 - b. Remove and replace curb and gutter with 2' slot cut from property line to property line.
 - c. Remove and replace sidewalk per City Standard 802-1 through 3 from property line to property line.
 - d. Remove and replace asphalt in the alley from property line to property line up to the ribbon gutter. If the ribbon gutter or asphalt south of the ribbon gutter is damaged, in poor condition, and in need of repair during construction, the ribbon gutter and/or asphalt south of the ribbon gutter shall be replaced from property line to property line.
3. Prior to Certificate of Occupancy, the Applicant/Property Owner will be required to rehabilitate the full width of Colorado Boulevard from property line to property line unless the Project completes off-site improvements, including but not limited to, trench cuts and repair to damage caused by construction traffic, prior to the planned paving of Colorado Boulevard as part of the City's Colorado Boulevard Complete Streets Project, to the satisfaction of the City Engineer.
4. All dry utilities shall be placed underground. No private conduits or structures shall be placed within the public alley without review and approval from the City Engineer.

General

5. To the maximum extent permitted by law, Applicant/Property Owner 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 Tentative Tract Map Application No. TTM 25-02 (84785) ("Map") on the Map 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 Map. 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 Map.

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

6. Approval of Tentative Tract Map Application No. TTM 25-02 (84785) shall not be in effect unless the Applicant and Property Owner have executed and filed the Acceptance Form with the City on or before 30 calendar days after the Planning Commission has adopted the Resolution. The executed Acceptance Form submitted to the Development Services Department is to indicate awareness and acceptance of the conditions of approval.

PLANNING COMMISSION ACTION

Approval

If the Planning Commission intends to approve this subdivision, the Commission should move to approve Tentative Tract Map No. TTM 25-02 (84785), state the subdivision satisfies the requisite findings, and adopt the attached Resolution No. 2174 that incorporates the requisite environmental, subdivision review findings, and the conditions of approval as presented in this staff report, or as modified by the Commission.

Denial

If the Planning Commission intends to deny this subdivision, the Commission should state the specific findings that the subdivision does not satisfy based on the evidence presented with specific reasons for denial and move to deny Tentative Tract Map No. TTM 25-02 (84785) 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 September 9, 2025, Planning Commission Meeting, please contact Planning Services Manager, Fiona Graham, at (626) 547-5442, or fgraham@ArcadiaCA.com.

Approved:



Lisa L. Flores
Deputy Development Services Director

- Attachment No. 1: Resolution No. 2174
- Attachment No. 2: Aerial Photo with Zoning Information
- Attachment No. 3: Tentative Tract Map 25-02 (84785)
- Attachment No. 4: Preliminary Exemption Assessment

Attachment No. 1

Resolution No. 2174

RESOLUTION NO. 2174

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ARCADIA, CALIFORNIA, APPROVING TENTATIVE TRACT MAP NO. TTM 25-02 (84785) TO SUBDIVIDE THE AIRSPACE FOR AN APPROVED 10 UNIT MULTI-FAMILY RESIDENTIAL CONDOMINIUM DEVELOPMENT AT 36 AND 42 E. COLORADO BOULEVARD

WHEREAS, on April 16, 2025, an application for Tentative Tract Map No. TTM 25-02 (84785) ("Map") was filed by Philip Chan on behalf of the property owner, Mesa Col, LLC, to subdivide the airspace for an approved 10 unit multi-family residential condominium development at 36 and 42 E. Colorado Boulevard; and

WHEREAS, on April 15, 2025, Development Services Department approved Multiple-Family Architectural Design Review No. MFADR No. 24-05 for a three-story, 10 unit multi-family development under the streamlined SB 330 process; and

WHEREAS, on July 22, 2025, Planning Services completed an environmental assessment for the Map in accordance with the California Environmental Quality Act ("CEQA"), and recommends that the Planning Commission determine the Map is exempt under CEQA per Section 15332, Class 32 of the CEQA Guidelines because the Map is an urban infill project; and

WHEREAS, on September 9, 2025, a duly-noticed public hearing was held before the Planning Commission on said Map, at which time all interested persons were given full opportunity to be heard and to present evidence.

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

SECTION 1. The factual data submitted by the Development Services Division in the staff report dated September 9, 2025, are true and correct.

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

A. The proposed map, subdivision design, and improvements are consistent with the General Plan, any applicable specific plan, and this Division.

FACT: The proposed tentative tract map for an approved 10 unit Cape Cod style multi-family residential condominium development and subdivision of the airspace has been reviewed for compliance with the City's General Plan, Development Code, and the State's Subdivision Map Act. It has been determined that the proposed subdivision is consistent with the General Plan High Density Residential Land Use designation and the R-3, High Density Multiple Family Residential zoning designation. These designations are intended to accommodate high density, attached or detached residential units such as condominiums, within the appropriate neighborhoods. The proposed tentative tract map complies with the Subdivision Map Act regulations, and there is no specific plan applicable to this Map. The site is physically suitable for the approved condominium project. The Map would not adversely affect the comprehensive General Plan and is consistent with the following General Plan goal and policy:

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.

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

FACT: The R-3 Zone requires a minimum density of one dwelling unit per 2,200 square feet of lot area, and a maximum density of one unit per 1,450 square feet of lot area. Based on the lot area of 14,750 square feet, a minimum of seven (7) units and a maximum of 10 units could be developed at this site. Therefore, the approved 10 unit development complied with the density requirements of the underlying zone, as well as all other applicable zoning requirements including but not limited to parking, setbacks, height, and open space. The site is physically suitable for the 10 unit Cape Cod style multi-family residential development.

C. 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 tentative tract map for 10 multi-family residential units is a subdivision of an infill site within an urbanized area and does not serve as a habitat for endangered or rare species. The subdivision would not cause substantial environmental damage or impact wildlife.

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

FACT: The subdivision is to subdivide the airspace of 10 units for condominium purposes. The construction would be in compliance with all applicable Building and Fire Codes to ensure public health and safety. The approved 10 unit multi-family development

complied with the density requirements of the underlying zone, and the City's existing infrastructure would adequately serve the new development. Therefore, the subdivision would not cause any public health or safety problems.

E. 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 the review authority to determine that the public at large has acquired easements for access through or use of property within the proposed subdivision).

FACT: The proposed design of the subdivision does not conflict with easements acquired by the public at large for access through or use of property within the proposed subdivision. There are no known easements on the subject property.

F. 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.

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

FACT: The approved development and the proposed subdivision of the airspace for the multi-family development is in conformance with the City's Development Code, as all development standards are being met, and all of the improvements required for the site would comply with the regulations in the City's Development Code and requirements of any public agency having jurisdiction by law.

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

SECTION 4. For the foregoing reasons the Planning Commission determines that the Map is Categorically Exempt under the California Environmental Quality Act ("CEQA") Section 15332, Class 32, and approves Tentative Tract Map No. TTM 25-02 (84785) to subdivide the airspace for an approved 10 unit multi-family residential condominium development at 36 and 42 E. Colorado Boulevard, subject to the conditions of approval attached hereto.

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

[SIGNATURES ON THE NEXT PAGE]

Passed, approved and adopted this 9th day of September 2025.

Domenico Tallerico
Chair, Planning Commission

ATTEST:

Lisa L. Flores
Secretary

APPROVED AS TO FORM:



Michael J. Maurer
City Attorney

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RESOLUTION NO. 2174

Conditions of Approval

Planning

1. The Map shall be developed and maintained by the Applicant/Property Owner in a manner that is consistent with the plans and materials conditionally approved for Multiple-Family Architectural Design Review No. MFADR 24-05 and Tentative Tract Map No. TTM 25-02 (84785) subject to the approval of the Deputy Development Services Director, or designee.

Engineering

2. Prior to approval of the Final Tract map, the Applicant/Property Owner shall perform or provide a security bond for the following off-site improvements:
 - a. Construct a new driveway approach on Colorado Boulevard per City Standard 801-1.
 - b. Remove and replace curb and gutter with 2' slot cut from property line to property line.
 - c. Remove and replace sidewalk per City Standard 802-1 through 3 from property line to property line.
 - d. Remove and replace asphalt in the alley from property line to property line up to the ribbon gutter. If the ribbon gutter or asphalt south of the ribbon gutter is damaged, in poor condition, and in need of repair during construction, the ribbon gutter and/or asphalt south of the ribbon gutter shall be replaced from property line to property line.
3. Prior to Certificate of Occupancy, the Applicant/Property Owner will be required to rehabilitate the full width of Colorado Boulevard from property line to property line unless the Project completes off-site improvements, including but not limited to, trench cuts and repair to damage caused by construction traffic, prior to the planned paving of Colorado Boulevard as part of the City's Colorado Boulevard Complete Streets Project, to the satisfaction of the City Engineer.
4. All dry utilities shall be placed underground. No private conduits or structures shall be placed within the public alley without review and approval from the City Engineer.

General

5. To the maximum extent permitted by law, Applicant/Property Owner 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 Tentative Tract Map Application No. TTM 25-02 (84785) ("Map") on the Map 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 Map. 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 Map.

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

6. Approval of Tentative Tract Map Application No. TTM 25-02 (84785) shall not be in effect unless the Applicant and Property Owner have executed and filed the Acceptance Form with the City on or before 30 calendar days after the Planning Commission has adopted the Resolution. The executed Acceptance Form submitted to the Development Services Department is to indicate awareness and acceptance of the conditions of approval.

Attachment No. 2

Aerial Photo with Zoning Information and
Photos of the Subject Property and Vicinity

Site Address: 42 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.):	1,080
Year Built:	1939
Number of Units:	3
Overlays	
Architectural Design Overlay:	N/A
Downtown Overlay:	N/A
Downtown Parking Overlay:	N/A
Parking Overlay:	N/A
Racetrack Event Overlay:	N/A
Residential Flex Overlay:	N/A
Special Height Overlay:	N/A

Selected parcel highlighted



Parcel location within City of Arcadia

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

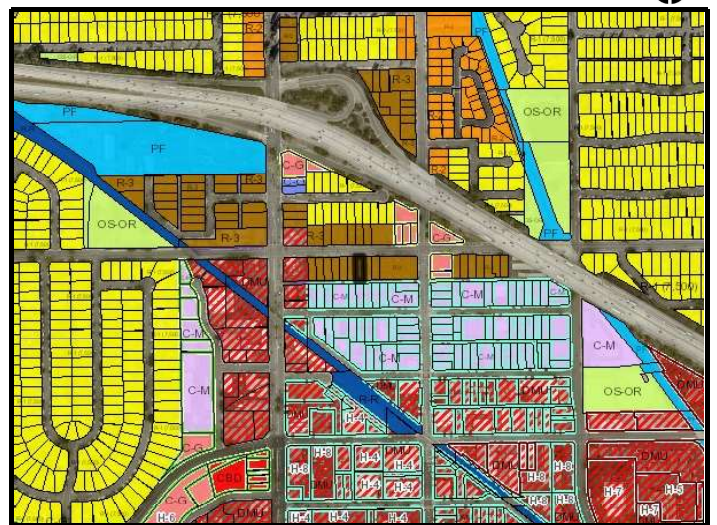
Site Address: 36 E COLORADO BLVD

Property Owner(s): Property Owner



Property Characteristics	
Zoning:	R-3
General Plan:	HDR
Lot Area (sq ft):	
Main Structure / Unit (sq. ft.):	1,204
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 Tract Map 84785

Attachment No. 4

Preliminary Exemption Assessment



CITY OF
ARCADIA

PRELIMINARY EXEMPTION ASSESSMENT

1. Name or description of project:	Tentative Tract Map Application No. TTM 25-02 (84785) - A tentative tract map for a 10 unit residential condominium development with a Categorical Exemption under the California Environmental Quality Act ("CEQA")	
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):	36 & 42 E. Colorado Boulevard, Arcadia (south side of E. Colorado Boulevard, between N. Santa Anita Avenue and N. First Avenue)	
3. Entity or person undertaking project:	A.	
	B. Other (Private)	
	(1) Name	Mesa Col, LLC
	(2) Address	440 N. Barranca Avenue, #9058 Covina, CA 91723
4. Staff Determination:	<p>The Lead Agency's Staff, having undertaken and completed a preliminary review of this project in accordance with the Lead Agency's "Local Guidelines for Implementing the California Environmental Quality Act (CEQA)" has concluded that this project does not require further environmental assessment because:</p>	
a. <input type="checkbox"/>	The proposed action does not constitute a project under CEQA.	
b. <input type="checkbox"/>	The project is a Ministerial Project.	
c. <input type="checkbox"/>	The project is an Emergency Project.	
d. <input type="checkbox"/>	The project constitutes a feasibility or planning study.	
e. <input checked="" type="checkbox"/>	The project is categorically exempt.	
	Applicable Exemption Class:	15332 – Class 32 (Urban Infill)
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: July 22, 2025

Staff: Fiona Graham, Planning Services Manager



**ARCADIA PLANNING COMMISSION
REGULAR MEETING MINUTES
TUESDAY, AUGUST 12, 2025**

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

ROLL CALL

PRESENT: Chair Wilander, Vice Chair Tallerico, Commissioners Arvizu, Hui, and Tsoi

ABSENT: None

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. 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

MOTION - PUBLIC HEARING

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

Commissioner Arvizu asked what the heights of the newer buildings were across the street and west of the project.

Mr. Yesayan said the newer condominiums across the street are 33 feet and the building west of the project site is approximately 30 feet.

Commissioner Arvizu asked what the heights of the buildings are on the southeast corner of Colorado Boulevard and First Avenue.

Mr. Yesayan said that he did not have the exact height.

Commissioner Arvizu asked how he defines the neighborhood when determining consistency in “scale and mass.”

Mr. Yesayan said he defines the neighborhood as the area that include properties along Colorado Boulevard, between Santa Anita Avenue and First Avenue.

The public hearing was opened.

Eric Tsang, the Applicant, introduced himself as the Architect of the project. He said he was available for questions.

Vice Chair Tallerico asked the Applicant if he knew the heights of the adjacent buildings.

Mr. Tsang said he did not.

Commissioner Arvizu asked what the plate heights of the first and second floors.

Mr. Tsang stated that the first floor will be 8'-6", and the second and third floor will be 9 feet in height.

Commissioner Arvizu asked why the second and third floors will be 9 feet rather than 8'-6" like the first floor.

Mr. Tsang explained that the first floor is the garage while the second and third floors will be living areas.

Two other speakers spoke, Albert and Jill Lia, the adjacent property owners. Mr. Lia asked about the orientation of the driveway.

Mr. Yesayan stated the driveway will be located along the east side between their properties.

Mr. Lia asked if a block wall will replace the existing chain link fence between their property and the project site.

Mr. Tsang clarified that there will be a block wall installed on the east side of the property, however, vinyl fencing will be installed around the tree. The entire fencing will be six (6) feet.

Mr. Lia asked for a tentative construction start date.

Mr. Tsang stated that, if approved, construction would begin in approximately four to six months.

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

Commissioner Hui seconded the motion.

Without objection, the motion was approved.

DISCUSSION

Commissioner Arvizu commended the Applicant for the project's design and expressed support for the redevelopment of the project. He stated he had no objections.

Vice Chair Tallerico concurred with the Commissioners and said that it was a fine project.

Chair Wilander stated that the project would be a welcome improvement to the property in its current condition.

Commissioner Tsoi suggested that the block wall on the east side of the property adjacent to Mr. and Mrs. Lia’s property will be six (6) feet from their side.

Ms. Flores clarified that the maximum height of the wall will be six feet, as measured from the lowest adjacent grade.

MOTION

It was moved by Vice Chair Tallerico, seconded by Commissioner Hui to adopt Resolution No. 2172 approving Multiple Family Architectural Design Review No. MFADR 25-01 and Tentative Tract Parcel Map No. TPM 25-03 (84859) for a three-unit Modern style, multiple family residential development at 33 E. Colorado Boulevard in which it is exempt from CEQA and the findings were made.

ROLL CALL

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

There is a ten (10) day appeal period. Appeals are to be filed by 5:30 p.m. on Monday, August 25, 2025.

CONSENT CALENDAR

1. Minutes of the July 22, 2025, Regular Meeting of the Planning Commission

Recommendation: Approve

Vice Chair Tallerico suggested an amendment to the minutes, clarifying that the language on page 4 should be revised from “attend the next City Council meeting to express support for expanding the Planning Commission’s duties beyond land use” to “attend a future City Council meeting to express support for expanding the Planning Commission’s land use duties.”

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

ROLL CALL

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

Chair Wilander and Commissioner Tsoi abstained from voting because they were absent at the meeting.

The motion was approved.

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.

Ms. Flores called for nominations for the Planning Commission Chair and Vice Chair.

Commissioner Arvizu nominated Vice Chair Tallerico to the position of Chair.

As there were no other nominations or objections, Vice Chair Tallerico was voted as the new Chair.

Chair Wilander nominated Commissioner Arvizu to the position of Vice Chair.

Commissioner Arvizu declined the nomination and nominated Commissioner Hui.

Commissioner Hui declined and nominated Commissioner Tsoi to the position of Vice Chair.

There were no other nominations or objections, therefore Commissioner Tsoi was voted as Vice Chair.

MATTERS FROM CITY COUNCIL LIAISON

Council Member Wang congratulated the new Chair and Vice Chair.

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 that there are no items for the August 26 meeting, and it will be cancelled.

ADJOURNMENT

The Planning Commission adjourned the meeting at 7:33 p.m., to Tuesday, August 26, 2025, at 7:00 p.m. in the City Council Chamber.

Chair Wilander, Planning Commission

ATTEST: _____
Lisa L. Flores
Secretary, Planning Commission