



# CITY OF ARCADIA

## ARCADIA PLANNING COMMISSION REGULAR MEETING AGENDA

**Tuesday, November 25, 2025, 7:00 PM**

**Location: City Council Chambers, 240 W. Huntington Drive**

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

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

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

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

### **CALL TO ORDER**

### **ROLL CALL:**

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

### **SUPPLEMENTAL INFORMATION FROM STAFF REGARDING AGENDA ITEMS**

### **PUBLIC COMMENTS (5 minute time limit per person)**

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

## **PUBLIC HEARING**

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

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

- 1. Resolution No. 2181**– A recommendation to the City Council to approve Architectural Design Review No. ADR 24-10 with a density bonus, Tentative Tract Map No. TTM 24-02 (84530), and Protected Healthy Tree Removal Permit No. TRH 25-01 for a new four-story, 34 unit, multi-family residential condominium development located at 101 W. Huntington Drive

**CEQA:** Categorically Exempt

**Recommendation:** Adopt

**Applicant:** Nick Patterson on behalf of City Ventures

## **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 October 28, 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, December 9, 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](http://www.ArcadiaCA.gov). Copies of individual Agenda Reports are available via email upon request ([Planning@ArcadiaCA.gov](mailto: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](http://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](mailto: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。



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**DEVELOPMENT SERVICES DEPARTMENT**

**DATE:** November 25, 2025

**TO:** Honorable Chairperson and Planning Commission

**FROM:** Lisa L. Flores, Deputy Development Services Director  
By: Edwin Arreola, Senior Planner

**SUBJECT:** RESOLUTION NO. 2181 – A RECOMMENDATION TO THE CITY COUNCIL TO APPROVE ARCHITECTURAL DESIGN REVIEW NO. ADR 24-10 WITH A DENSITY BONUS, TENTATIVE TRACT MAP NO. TTM 24-02 (84530), AND PROTECTED HEALTHY TREE REMOVAL PERMIT NO. TRH 25-01 FOR A NEW FOUR-STORY, 34 UNIT, MULTI-FAMILY RESIDENTIAL CONDOMINIUM DEVELOPMENT LOCATED AT 101 W. HUNTINGTON DRIVE  
**CEQA: Categorically Exempt**  
**Recommendation: Adopt**

**SUMMARY**

The Applicant, Nick Patterson, on behalf of City Ventures, is requesting approval of Architectural Design Review No. ADR 24-10 with a density bonus, Tentative Tract Map No. TTM 24-02 (84530), and Protected Healthy Tree Removal Permit No. TRH 25-01 for a new 54,724 square foot, contemporary style, multi-family residential condominium development with 34, four-story units at 101 W. Huntington Drive (“Project”).

The proposed Project also includes four affordable units at the moderate-income level which, under the State’s Density Bonus Law, entitles the Project to waivers against the development standards which could make the construction of the Project physically infeasible. Therefore, the Applicant is also requesting that the Project be granted waivers for having parking areas within 20 feet of the front and street side property lines, a 1’-1” setback in lieu of the required 10 foot street side setback, a 9’-8” rear yard setback in lieu of the required 10 foot setback, a 9’-6” interior side yard setback in lieu of the required 10 foot setback, and mechanical equipment within the 10 foot front and street side setbacks. In addition, the Applicant has applied for a Preliminary Senate Bill (“SB”) 330 Application and the Project has been deemed to be in compliance with SB 330. Therefore, the Project is vested with the standards in effect at the time of preliminary application submittal, is limited to no more than five public hearings, and is subject only to objective development and design

standards. Furthermore, the proposed Project also includes the removal of two protected Coast Live Oak trees.

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 find that the Project is Categorically Exempt under the California Environmental Quality Act (CEQA) under Section 15332 as a Class 32 infill development and recommend the City Council approve ADR 24-10 with a density bonus, Tentative Tract Map No. TTM 24-02 (84530), and Protected Healthy Tree Removal Permit No. TRH 25-01, subject to the conditions listed in this staff report, and adopt Resolution No. 2181 – refer to Attachment No. 1.

## **BACKGROUND**

The subject property is located on the northwest corner of W. Huntington Drive and Santa Clara Street. The property has a total area of approximately 1.08 acres and is zoned General Commercial (C-G) with both Residential Flex (R-F) and Downtown (D) Overlays. The property is identified in the City's Housing Element Residential Sites Inventory as an eligible site to accommodate future housing growth. The General Plan Land Use Designation of the site is Commercial. Surrounding land uses include single family homes on properties zoned R-1, Single-Family Residential, to the north, a car dealership to the east across Santa Clara Street on property zoned C-G, the Arcadia Regional Park to the southeast on property zoned OS-OR, Open Space – Outdoor Recreation, a hotel to the southwest on property zoned SP-SP, Seabiscuit Pacifica Specific Plan, and commercial space to the west on property zoned C-G. The Project site is currently improved with a 4,686 square foot commercial building and a drive-through canopy structure which was previously occupied by a bank – refer to Figure 1 below and Attachment No. 2 for an Aerial Photo with Zoning Information and Photos of the Subject Property and Vicinity.



**Figure 1** – Aerial of the Subject Site

A Certificate of Demolition (COD) for the subject property has been filed for the demolition of the existing structures on site. The building has been vacant for the past several years. Based on the historical evaluation, the property does not meet any of the minimum requirements for designation as a historical resource under federal, state and local criteria - refer to Attachment No. 3 for the Certificate of Demolition Application. The structures have not yet been demolished due to the City's replacement policy for residential projects, which requires approval of a new project prior to demolition of the structures on site.

**PROPOSAL**

The Applicant is proposing to develop 34 four-story, multi-family condominium units within three separate buildings. Building 1 will consist of 18 units and will be located along the northern property line. Building 2 will consist of 10 units and will be located at the center of the property. Building 3 will consist of six units and will be located at the south of the property. Each unit will have an attached two-car tandem garage and private open space in the form of a balcony. The Applicant is also proposing to subdivide the airspace to allow for the sale of each residential condominium unit – refer to Attachment No. 4 for the Tentative Tract Map and Attachment No. 5 for the proposed Architectural Plans. The proposed development consists of the following unit sizes:

<b>Number of Units</b>	<b>Square Feet</b>	<b>Bedrooms</b>	<b>Bathrooms</b>
15	1,404	3	2
15	1,722	3	2.5
2	1,500	3	2.5
2	2,417	3	3.5

The Project includes four deed restricted affordable units for sale at the moderate-income level. The percentage of affordable units (11.8%) allows the Project to qualify for a Density Bonus under State law. While State Density Bonus Law allows for residential density beyond the maximum allowed under the Development Code, the Applicant is not proposing to include additional density. Therefore, the Project complies with the allowable density which is a minimum of 32 units and a maximum of 54 units. The four affordable units must be dispersed throughout the Project site. Because all proposed units are three-bedroom homes of comparable size, any unit within the Project may be designated as an affordable unit. As for-sale condominiums, the affordable units will be required to remain affordable for a minimum of 45 years.

Although the Applicant is not proposing additional density, the Project includes five (5) waivers from certain development standards which could make the construction of the Project physically infeasible. This is an incentive for developers when a Project includes affordable units that meet the minimum thresholds of State Density Bonus Law. The City must grant the waivers, provided they do not result in a specific health and safety issue. The Project includes the following waivers from certain development standards:

1. A 1'-1" street side yard setback in lieu of the required 10'-0".
2. A 9'-6" interior side yard setback in lieu of the required 10'-0".
3. A 9'-8" rear yard setback in lieu of the required 10'-0".
4. Parking areas located within 20'-0" of the front and street side property lines.
5. Mechanical equipment located within the 10'-0" front and street side setbacks.

The three proposed buildings will each have a maximum height of 45'-4" while the maximum allowed height is 60'-0". The Project will provide a front yard setback along W. Huntington Drive of 11'-4" which will meet the minimum setback requirement of 10'-0" – see Figure 2 below for a site plan.



Figure 2 – Site Plan

The Applicant also is using Senate Bill (SB) 330 for the proposed Project. Following the submittal of the Architectural Design Review application, a Preliminary SB 330 application was filed on January 15, 2025. To be eligible for SB 330, the Project must be a multi-family residential project and consist of two or more units. Under SB 330, the Project is vested with the standards in effect at the time of preliminary application submittal, is limited to no more than five public hearings, and is subject only to objective development and design standards. Since the Project is vested to the standards in effect at the time the SB 330 preliminary application was submitted, it is not subject to the City's recently adopted Inclusionary Housing Ordinance (IHO), which took effect on July 1, 2025. Nevertheless, the Project meets the IHO's minimum density requirement by providing at least five percent of the units as for-sale homes affordable to Moderate-Income households.

As such, and in accordance with SB 330, the Project has not been analyzed against the City's Multi-Family Residential Design Guidelines, as they are not applicable to the Project. The design is subject to review only against the City's multi-family objective design standards. Staff have confirmed that the design complies with all objective design standards except the three described below. The City's objective design standards allow for a waiver from up to three design standards to offer some flexibility and to result in better architectural outcomes. Therefore, the Applicant is proposing to waive the following design standards:

1. Massing - For projects over two stories in height, portions of the upper stories shall be recessed at least two feet from the front façade to reduce the overall massing of the building at the pedestrian level.
2. Wall Plane Variation - All exterior walls must have a minimum two-foot variation in depth at least every 40 feet of wall length to provide relief along the wall plane. In addition, all walls must include at least two of the following features: windows, trellises, arcades, balconies, different exterior material, or awnings.
3. Parking Orientation - Orientation. Parking structure and garage entries shall face away from the primary street where possible. Where a parking garage is proposed, it shall be wrapped with residential units along street frontages to allow for continuation of the street scene. No garage shall face the primary street, unless it is the only point of access or a secondary access is necessary.

Staff reviewed the Project and determined that it was eligible for and in conformance with the SB 330 requirements.

The buildings are designed in a Contemporary architectural style – as shown in Figure 3 below. The exterior walls of the buildings will be finished with light sand stucco, smooth nickel gap vertical siding, stone veneer, and metal railings and awnings and the buildings colors will consist of neutral tones such as white, beige, and gray. The buildings will have a flat roof with mechanical equipment screened by parapets and will incorporate articulation in the form of steps back and cantilevers between the different levels of the building.



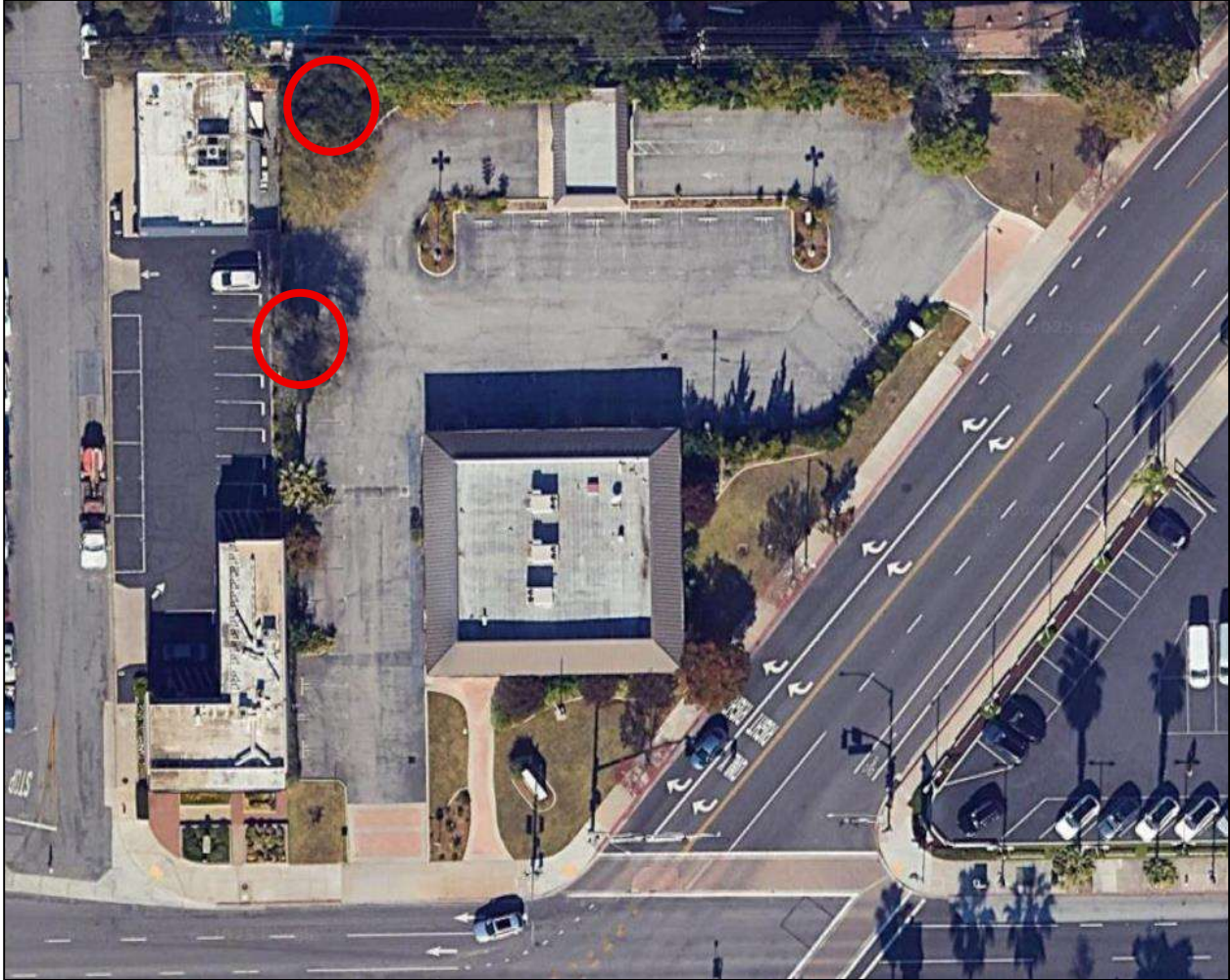
**Figure 3** – Rendering of the design of the units

100 square feet of open space is required per unit and this is satisfied through the provision of private balconies - located in each unit - and additional communal open space areas consisting of one 1,994 square foot common recreation area and one 496 square foot dog park area provided along the street side portion of the development fronting Santa Clara Street.

Access to the site will be provided off the east side of the property from Santa Clara Street and the south side of the property from W. Huntington Drive. Due to the existing configuration of these streets along the property line, these driveways will be limited to right in and right out only. In terms of parking, each unit will have a two-car tandem garage. Two guest parking spaces will be located off the driveway from Santa Clara Street with one of the spaces being accessible. Additionally, a bike rack with seven bicycle parking spaces will be provided by the guest parking spaces.

The proposal also includes the removal of two protected Coast Live Oak trees along the rear and interior side yard area of the property – refer to Figure 4 below. One of the oak trees, a 24-inch wide Coast Live Oak, has continuously been topped due to its location under Southern California Edison power lines which has created a poor form for the tree and has been deemed as an under-performing tree by the Arborist who evaluated the site. The other oak tree, a 14-inch Coast Live Oak, is in good health and in proximity to the northwest boundary of the Project – refer to Attachment No. 6 for the Arborist Report. Both trees are

subject to removal due to proximity to the main driveway and the footprint of one of the buildings, respectively. The replacement of the protected trees will consist of four (4) 24-inch box Coast Live Oak trees to be planted on site. Landscaping is proposed along the street frontages of the site, along the driveway, in the open space areas, and along the northern property line adjacent to the single-family residential properties. Approximately 35 trees will be located throughout the property with additional shrubs, groundcovers, and grass planted throughout as well. In addition, a screening vine will be planted along the northern property wall.



**Figure 4** – Location of the protected trees to be removed

**ANALYSIS**

The Development Code allows multi-family residential uses in the C-G Zone when the property is both overlaid with the R-F Overlay Zone and is included within the City’s Housing Element Residential Sites Inventory list. The site was included on the list as it was deemed to

be suitable for flexibility in land use to provide housing including affordable units. These sites were deemed to serve as a catalyst for other types of development in the surrounding area.

During the initial review, prior to the submittal of the SB 330 Preliminary application, Staff identified issues with the design and layout of the proposed development as it did not meet the objectives and standards of the Multi-Family Residential Design Guidelines. The subject site is located on a prominent street corner and the development would ideally have been oriented to the street by locating buildings along the street frontages and incorporating additional design elements to create an attractive focal point for this significant intersection. The resulting architecture and layout focus on functionality with portions of the buildings facing away from the streets and the buildings present a generic, boxy appearance with no clear focal point or entry feature. Greater articulation and segmentation would have reduced the massing of the building, as the buildings are quite long and horizontal and utilize a repetitive row-style box design.

Staff also expressed concerns over the following components of the Project: reduced privacy for the adjacent single-family residential properties to the north due to the minimal step back on the upper levels, the exclusive use of tandem parking which is not otherwise allowed in projects throughout the City, limited driveway and backup space, minimal guest parking spaces, and the proximity of parking spaces to the driveway entrances/exits which creates a suboptimal access and circulation situation on the site. Several of these design choices comply with the applicable Development Standards and others are being requested as waivers pursuant to Density Bonus law, which is allowed provided the non-compliance will not cause a specific health and safety issue.

The Applicant is requesting waivers for reduced street side yard, interior side yard, and rear yard setbacks, locating parking areas within 20'-0" from the front and street side property lines, and locating mechanical equipment within the 10'-0" setback requirement from the front and street side property line. The Applicant is requesting these waivers because strict compliance with the development standards would limit the buildable area, resulting in the removal of units and making the development economically infeasible. The City can only deny a waiver request if there is a demonstrable health and safety impact.

Staff looked at all the requested waivers and had concerns only with the request for a reduced setback and site layout at the Santa Clara Street driveway. The City hired a third-party engineering consultant to analyze the site layout and confirm whether the Project posed any health and safety risks regarding the access and circulation on the site. The main concern with access and egress was that having parking spaces closer to and within 25 feet of the Santa Clara Street driveway entrance which could lead to queueing into the public right-of-way. Additionally, the proximity of the residential building adjacent to the driveway raised concerns with visibility for vehicles accessing the site. Furthermore, there was concern that the proposed tandem parking could cause on-site circulation issues, with cars

potentially idling on the driveway creating on and off-site vehicle queueing. However, after reviewing the Project layout, the engineering consultant determined that the design did not pose any serious health and safety issues with regard to traffic and circulation. The consultant determined that the minimal number of trips generated by vehicles on site at the peak hour would not rise to the level of causing concern for health or safety. Therefore, the City is obligated to approve the waivers under State law.

Aside from the SB 330 and State Density Bonus Law waivers and exemptions, the Project will comply with the underlying R-F Overlay zone minimum density of 30 units per acre (32 units) and maximum density of 50 units per acre (54 units) by providing a total of 34 units. Additionally, the Project will comply with other applicable development standards such as the front setback, height, and open space requirements. In terms of parking, the Development Code requires 1.5 spaces per unit and each unit is provided with two tandem spaces within a garage. Guest parking is not required although the Applicant has provided two spaces on site. While the design of the building is not subject to review with regard to privacy, the Applicant has provided trees and a privacy vine along the adjacent property line to the north where there are single-family residential homes.

The proposed multi-family development also requires approval of a tentative tract map to subdivide the airspace for the condominiums. The proposed development and subdivision of condominiums will be consistent with the City's General Plan, Multi-Family Residential Design Guidelines, the Development Code, the State Subdivision Map Act, and will not violate any requirements of the California Regional Water Quality Control Board.

The removal of the two protected Coast Live Oak trees on site is warranted as the trees are located within proximity to the main driveway and the footprint of one of the buildings. Additionally, one of the protected trees is located under an existing electrical easement and has consistently been topped to stay clear of electrical lines, which has damaged the health of the tree. An Arborist analyzed the potential for relocating the trees on site but due to their proximity to property line boundary walls and location under the electrical easement, it was determined that relocation would be difficult. The cuts needed to be made to the roots of the trees in their current locations in order to move them could shock the trees' health and it is likely that they would not survive a move. Therefore, the Applicant will be required to plant a minimum of four new 24-inch box trees for the removal of the protected trees. A condition has been added to ensure that replacement trees are planted and that a follow up Arborist Report is required confirming the planting prior to issuance of a Certificate of Occupancy.

An environmental review was initiated by the Applicant's environmental consultant which included the review for potential issues including noise, traffic, air quality, and water quality. The consultant's review and analyses were peer reviewed by the City's contracted environmental consultant and both consultants ultimately determined that the Project did

not pose a risk to the public's health and safety and also determined that the development would be categorically exempt from the California Environmental Quality Act (CEQA). The proposed development is in compliance with State Density Bonus Law and SB 330 and no specific, significant adverse impacts are identified for this Project.

## **FINDINGS**

Sections 9103.15.040 and 9105.03.060(A)(1) of the Development Code require that for a Density Bonus and Tentative Tract Map to be granted, it must be found that all of the following prerequisite findings can be satisfied:

### Tentative Tract Map

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

#### **Facts to Support This Finding:**

The Project is in compliance with all of the provisions of the City's General Plan, Subdivisions Division of the Development Code, and the State Subdivision Map Act. The Commercial General Plan designation intends to provide a residential population that is required to support the uses in downtown and allows dense residential development which is intended to encourage a strong pedestrian-oriented environment. The General Commercial (C-G) with a Residential Flex Overlay (R-F) zone is intended to provide for greater flexibility to maximize the housing types and styles at a more affordable price range by allowing the option to build a residential project in a commercial zone. The site is physically suitable for this type of development and the Project is in compliance with the requirements of SB 330. The Project will 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.

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

#### **Facts to Support This Finding:**

The C-G zone with an R-F overlay has a minimum density of 30 units per acre and a maximum density of 50 units per acre. Based on the total lot area of 1.08 acres, a minimum of 32 units and a maximum of 54 units are allowed on this site. The Project, with 34 units proposed, complies with the density requirements and all other applicable

zoning requirements which are not included as waivers under the State Density Bonus Law. Therefore, the site is physically suitable for the Project.

**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 to Support This Finding:**

The Project is a subdivision of an infill site within an urbanized area and does not serve as a habitat for endangered or rare species. The Project will not cause substantial environmental damage or impact wildlife.

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

**Facts to Support This Finding:**

The Project is to subdivide the airspace of the proposed multi-family development. The Project 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 C-G zone and R-F overlay and the City's existing infrastructure will adequately serve the Project. Therefore, the Project 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 to Support This Finding:**

The Project does not conflict with easements acquired by the public at large for access through or use of property within the proposed subdivision. The Project is maintaining a Southern California Edison easement for power utilities clear of any construction. Additionally, an existing easement for street and incidental purposes will be dedicated to City and will remain clear of any construction. Therefore, the Project will not conflict with any such easements.

**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 to Support This Finding:**

The Arcadia Public Works Services Department determined that the City's existing infrastructure will adequately serve the Project. The discharge of sewage from the Project into the community sewer system will not result in violation of existing requirements specified by the California Regional Water Quality Control Board.

**7. The proposed subdivision, its design, density, and type of development and improvements conforms to the regulation of the Development Code and the regulations of any public agency having jurisdiction by law:**

**Facts to Support This Finding:**

The Project as conditioned complies with the density requirements of the City's Development Code, and all the improvements required for the site and each unit will comply with the regulations in the City's Development Code. The removal of the two protected Coast Live oak trees is warranted in order to accommodate this development.

Architectural Design Review

The Architectural Design Review component of the Project was submitted along with an SB 330 Preliminary Application pursuant to Government Code Section 65941.1 which has vesting rights for the Project established on January 15, 2025, the date the SB 330 Preliminary Application was submitted. The Project has satisfied the procedural requirements of SB 330 and the design component has been determined to be in compliance with all the applicable provisions of SB 330, including the objective zoning and design standards. Therefore, the design of the Project is not subject to discretionary review.

Density Bonus

**8. The project will be consistent with the General Plan, except as provided by the Density Bonus Section of the Development Code with regard to maximum density, density bonuses, and other incentives and concessions.**

**Facts to Support This Finding:**

The Project is consistent with the Commercial General Plan land use designation, which intends to provide dense residential development to encourage a strong pedestrian-oriented environment that supports the commercial uses such as the ones in downtown. The Project will provide 11.8% of the for-sale units for moderate income residents, which allows for a density bonus. However, the Project will not be implementing a density bonus but is requesting waivers on development standards which limit the feasibility of the Project.

**9. The approved number of dwellings can be accommodated by existing and planned infrastructure capacities.**

**Facts to Support This Finding:**

The Project has been reviewed by the Public Works Department and Engineering Division. Both determined that the City's existing infrastructure, including sewer, water, and public roadways, will adequately serve the Project.

**10. Adequate evidence exists to indicate that the project will provide affordable housing in a manner consistent with the purpose and intent of this Section.**

**Facts to Support This Finding:**

The Applicant has indicated that four of the 34 residential units (11.8%) within the Project will be restricted to moderate income residents. Government Code Section 65915(b)(1) outlines that in order to be eligible for a density bonus, at least 10% of the units in a for-sale development must be restricted to moderate income residents. Therefore, the Project is eligible under the requirements.

**11. In the event that the City does not grant at least one financial concession or incentive as defined in Government Code Section 65915 in addition to the density bonus, that additional concessions or incentives are not necessary to ensure affordable housing costs as defined in Health and Safety Code Section 50052.5, or for rents for the targeted units to be set as specified in Government Code Section 65915(c).**

**Facts to Support This Finding:**

The Applicant is requesting that the Project be granted waivers for having parking areas within 20 feet of the front and street side property lines, a 1'-1" setback in lieu of the required 10 foot street side setback, a 9'-8" rear yard setback in lieu of the required 10 foot setback, a 9'-6" interior side yard setback in lieu of the required 10 foot setback, and mechanical equipment within the 10 foot front and street side setbacks. Each request has been reviewed for its potential health and safety impact on the persons or property on or within the vicinity of the Project. It was determined that none of the requests have the potential to be a substantial health and safety impact. Therefore, all of the requested waivers will be granted.

**12. There are sufficient provisions to guarantee that the units will remain affordable for the required time period.**

**Facts to Support This Finding:**

Condition No. 2 has been added to the conditions of approval to ensure that the Project maintains the four proposed moderate income affordable units and remain in compliance with State Density Bonus Law.

#### Removal of a Healthy Protected Tree

##### **Facts to Support This Finding:**

The removal of the two protected Coast Live Oak trees is required since their locations on the Project site may limit their growth or health, with one tree being located within proximity to the driveway area and under an existing electrical easement and the other tree being close to the footprint of one of the residential buildings. Furthermore, the tree under the existing electrical lines had been consistently topped to stay clear of the lines, which has negatively affected the tree's health. An Arborist analyzed the potential for saving or relocating the protected trees but due to their proximity to property line boundary walls and proposed structures and paving, it was determined that the trees could not be saved. The cuts needed to be made to the roots of the trees in their current locations in order to move them could shock the trees' health and it is likely that they would not survive a move. The Applicant will be required to plant a minimum of four new 24-inch box trees for the removal of the two protected oak trees. Therefore, the removal of the healthy protected trees is warranted to accommodate the proposed development.

#### **ENVIRONMENTAL IMPACT**

Pursuant to the provisions of the California Environmental Quality Act (CEQA), the City has determined that the Project is Categorically Exempt under CEQA Section 15332, Class 32, "In-Fill Development Projects" – refer to Attachment No. 7. A Categorical Exemption Memorandum was prepared by an environmental consultant analyzing the potential environmental impacts of the Project in accordance with the requirements of CEQA. It was determined that the Project would not result in significant impacts to traffic, noise, air quality, or water quality.

#### **PUBLIC COMMENTS/NOTICE**

A public hearing notice for this item was published in the Arcadia Weekly and posted at the City Clerk's Office, City Council Chambers, at the Arcadia Library, and on the City's website on November 12, 2025. It was also mailed to the property owners located within 300 feet of the subject property. As of November 21, 2025, one comment was received requesting additional restrictions on the Project construction, including a 24-month binding completion deadline, submittal of a staging and haul route plan, and restricted construction hours that prevent major noise activity after 4:00 p.m. – refer to Attachment No. 8. A staging and haul route plan is required per Condition No. 9 and is typically required for construction of this size to ensure that impacts are minimized to surrounding properties. Binding completion

dates for projects are not permitted to be conditioned by the City. In accordance with the State building code, permits will be issued with one year’s validity and will be automatically renewed annually every year an inspection is passed. As for construction hours, the hours permitted by the City of Arcadia are standard for all projects and are limited to 7:00 a.m. to 6:00 p.m., Monday through Friday, and 8:00 a.m. to 5:00 p.m. on Saturdays. The City will ensure that all construction related regulations are followed by the Applicant/Property Owner.

**RECOMMENDATION**

It is recommended that the Planning Commission adopt Resolution No. 2181 recommending approval of Architectural Design Review No. ADR 24-10 with a density bonus and under Senate Bill (SB) 330, Tentative Tract Map No. TTM 24-02 (84530), and Protected Healthy Tree Removal Permit No. TRH 25-01 and find that the Project is Categorically Exempt from the California Environmental Quality Act (CEQA), subject to the following conditions of approval:

Planning

1. The Project shall be developed and maintained by the Property Owner/Applicant in a manner that is consistent with the plans submitted and conditionally approved for Architectural Design Review No. ADR 24-10 with a density bonus and under SB 330, Tentative Tract Map No. TTM 24-02 (84530), and Protected Healthy Tree Removal Permit No. TRH 25-01, subject to the satisfaction of the Deputy Development Services Director or designee.
2. The Property Owner/Applicant shall execute and record a Density Bonus Housing Agreement with the City that ensures four (4) of the residential units are restricted to sale at a moderate-income affordable level. The agreement shall specify the exact location of the unit and the initial sales price of the unit. The term of affordability shall be for a minimum of 45 years, in compliance with the State Density Bonus Law, and shall require an equity sharing agreement with the City. The agreement shall be binding of all future owners and successors in interest. The Density Bonus Housing Agreement must be recorded in the Office of the Los Angeles County Recorder prior to the issuance of a Certificate of Occupancy for the project. Prior to the recordation, the Applicant/Owner shall submit the Agreement to the City for review and approval by the City and shall obtain the City Attorney’s approval thereof.
3. Prior to final inspection, at least four (4) 24-inch box protected trees shall be planted on the subject site as replacement trees. A Landscape Plan in compliance with the City’s Water Efficient Landscape Ordinance shall be prepared and provided with the building plan-check submittal. Said replacement trees must be shown on the Landscape Plan, and is subject to review and approval by the Planning Division. A follow-up report by a

certified arborist confirming the replacement trees have been planted shall be submitted to the City prior to issuance of a Certificate of Occupancy.

4. Any required mechanical equipment, such as backflow devices and transformers, 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.
5. During all Project site construction, all construction-related activities, including maintenance of construction equipment and the staging of haul trucks, shall not take place between the hours of 6:00 p.m. and 7:00 a.m., Monday through Friday, between 5:00 p.m. and 8:00 a.m. on Saturday or at any time on Sundays and holidays specified in the City's Municipal Code.

#### Building

6. The plans that are submitted to Building Services for plan-check shall comply with the latest adopted edition of the following codes as applicable:
  - a. California Building Code (CBC)
  - 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
7. Grading plans shall be submitted with the building plan-check submittal, and are to be approved by Engineering, Planning and Building Services prior to the issuance of building permits. The grading plans shall indicate all site improvements and shall indicate complete drainage paths of all drainage water run-off.
8. A demolition permit shall be obtained from Building Services prior to the removal and/or demolition of the structures on site.

#### Engineering

9. The Applicant/Property Owner shall submit a haul route map and staging plan to Planning Services prior to issuance of a demolition and a grading permit.
10. The Property Owner/Applicant shall be responsible for the repair of all damage to public improvements in the public right-of-way resulting from construction related activities, including, but not limited to, the movement and/or delivery of equipment, materials, and soils to and/or from the site. The need for such repair shall be determined by the Deputy Development Services Director, the Public Works Services

Director, City Engineer, or designees, during construction and up until issuance of a Certificate of Occupancy.

11. The proposed development will be required to adhere to Los Angeles County Low Impact Development (LID) requirements. Ensure that all LID measures can be implemented within the property. The LID plan is to be provided along with the selected measures shown on the grading and drainage plan. A Master Covenant of the LID and Maintenance Plan shall be recorded with the Los Angeles County Recorder before occupancy.
12. A hydrology report and a soils/geotechnical report shall be submitted with building plan check to Building Services.
13. Prior to the issuance of a building permit from Building Services, the Property Owner/Applicant shall irrevocably dedicate to the City approximately 4'-0" along the frontage of Santa Clara Street for a total parkway width of 12'-0", as measured from curb to property line. The dedication shall be subject to review and approval by the City Engineer.
14. Prior to recordation of the final tract map, the Property Owner/Applicant shall complete the construction of or execute and provide a Subdivision Map Agreement and bond to the City for the following off-site improvements:
  - a. Remove the existing driveway approaches and construct new driveway approaches per the City Standard. Ensure Americans with Disabilities Act (ADA) access is provided around all driveway approaches within City right-of-way and development property lines. Improvements shall not encroach into neighboring properties/frontages.
  - b. Remove and replace new sidewalk per City Standard providing adequate path of travel in compliance with ADA. Ensure locations around obstructions provide necessary clearances.
  - c. Remove and replace the curb and gutter with a two foot asphalt slot cut and repaint the curb red along the property frontage on both Huntington Drive and Santa Clara Street.
15. Prior to issuance of a certificate of occupancy, the Property Owner/Applicant shall repair any damages caused by the development to the asphalt street frontages from property line to property line including but not limited to trench cuts and construction traffic, per the direction of the City Engineer.

#### Fire Department

16. 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.
17. The required fire lane shall be marked with red curbing/stencils, signage or both at approved locations.

Public Works

18. The Property Owner/Applicant shall coordinate with the Public Works Services Department on the replacement and/or protection of street trees prior to issuance of a grading permit from Building Services.
19. The Property Owner/Applicant shall utilize the existing sewer lateral(s) if possible. If any drainage fixture elevation is lower than the elevation of the next upstream manhole cover, an approved backwater valve will be required.
20. In order to verify the required water service size for the Project, the Property Owner/Applicant shall submit to the Public Works Services Department calculations for the maximum domestic use demand and maximum fire demand prior to the issuance of a building permit. Fire protection requirements shall be as stipulated by the Arcadia Fire Department and shall conform to the Arcadia Standard Plan.
21. Prior to the issuance of a building permit, the Property Owner/Applicant shall submit a Water Meter Permit Application to the Public Works Services Department.
22. The Property Owner/Applicant shall provide a new water service installation. Installation shall be according to the specifications of the Public Works Services Department, Engineering Division. Abandonment of existing water services, if necessary, shall be completed by the Property Owner/Applicant, according to Public Works Services Department, Engineering Section specifications.
23. The Property Owner/Applicant shall provide the total number of trash and recycling enclosures that will be constructed for the property, including the measurements and dimensions allotted for each enclosure. Adequate space shall be provided to accommodate the refuse and recycling needs of the property.
24. The Applicant/Property Owner shall comply with the General Construction National Pollutant Discharge Elimination System (NPDES) Permit, submit a Notice of Intent (NOI) and pay applicable fees to the State Water Resources Control Board, and prepare a Storm Water Pollution Prevention Plan (SWPPP).

General

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

26. To the maximum extent permitted by law, Applicant must defend, indemnify, and hold the City, any departments, agencies, divisions, boards, and/or commissions of the City, and its elected officials, officers, contractors serving as City officials, agents, employees, and attorneys of the City (“Indemnitees”) harmless from liability for damages and/or claims, actions, or proceedings for damages for personal injuries, including death, and claims for property damage, and with respect to all other actions and liabilities for damages caused or alleged to have been caused by reason of the Applicant’s activities in connection with ADR 24-10 with a density bonus and under SB 330, TTM 24-02, and TRH 25-01 (“Project”) on the Project site, and which may arise from the direct or indirect operations of the Applicant or those of the Applicant’s contractors, agents, tenants, employees or any other persons acting on Applicant’s behalf, which relate to the development and/or construction of the Project. This indemnity provision applies to all damages and claims, actions, or proceedings for damages, as described above, regardless of whether the City prepared, supplied, or approved the plans, specifications, or other documents for the Project.

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

27. Approval of Architectural Design Review No. ADR 24-10 with a density bonus and under SB 330, Tentative Tract Map No. TTM 24-02 (84530), and Protected Healthy Tree Removal Permit No. TRH 25-01 shall not be in effect unless the Property Owner and Applicant have executed and filed the Acceptance Form with the City on or before 30

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

### **PLANNING COMMISSION ACTION**

#### Approval

If the Planning Commission intends to recommend approval of this Project, the Commission should move to adopt Resolution No. 2181 recommending that the City Council approve Architectural Design Review No. ADR 24-10 with a density bonus, Tentative Tract Map No. TTM 24-02 (84530), and Protected Healthy Tree Removal Permit No. TRH 25-01 and state that the proposal satisfies 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 intends to recommend denial of 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 direct staff to prepare a resolution for adoption 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 November 25, 2025, Planning Commission Meeting, please contact Senior Planner, Edwin Arreola, at (626) 821-4334, or earreola@ArcadiaCA.com.

Approved:



Fiona Graham *for*

Lisa L. Flores

Deputy Development Services Director

Attachment No. 1: Resolution No. 2181

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

Attachment No. 3: Certificate of Demolition Application

Attachment No. 4: Tentative Tract Map

Attachment No. 5: Architectural Plans

Resolution No. 2181 – 101 W. Huntington Dr.

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Attachment No. 6: Arborist Report

Attachment No. 7: Categorical Exemption Memorandum

Attachment No. 8: Public Comment

# Attachment No. 1

Resolution No. 2181

RESOLUTION NO. 2181

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ARCADIA, CALIFORNIA, RECOMMENDING THAT THE CITY COUNCIL APPROVE ARCHITECTURAL DESIGN REVIEW NO. ADR 24-10 WITH A DENSITY BONUS, TENTATIVE TRACT MAP NO. TTM 24-02 (84530), AND PROTECTED HEALTHY TREE REMOVAL PERMIT NO. TRH 25-01 WITH A CATEGORICAL EXEMPTION UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) FOR A NEW FOUR-STORY, 34 UNIT, MULTI-FAMILY RESIDENTIAL CONDOMINIUM DEVELOPMENT LOCATED AT 101 W. HUNTINGTON DRIVE

WHEREAS, on June 6, 2024, applications for Architectural Design Review No. ADR 24-10 with a density bonus, Tentative Tract Map No. TTM 24-02 (84530), and Protected Healthy Tree Removal Permit No. TRH 25-01 were filed by Nick Patterson of City Ventures (“Applicant”) for a new 54,724 square foot multi-family residential condominium development with 34 four-story units and the removal of two protected Coast Live Oak trees at 101 W. Huntington Drive (collectively, “Project”). The Project also includes four affordable units at the moderate-income level which under the State’s Density Bonus Law entitles the project to waivers against the development standards which could make the construction of the project physically infeasible. Therefore, the Applicant is requesting that the project be granted waivers for having parking areas within 20 feet of the front and street side property lines, a 1’-1” setback in lieu of the required 10 foot street side setback, a 9’-8” rear yard setback in lieu of the required 10 foot setback, a 9’-6” interior side yard setback in lieu of the required 10 foot setback, and mechanical equipment within the 10 foot front and street side setbacks; and

WHEREAS, on October 15, 2025, Planning Services completed an environmental assessment for the Project in accordance with the California Environmental Quality Act (“CEQA”) and recommends that the Planning Commission determine that the Project

qualifies as a Class 32 Categorical Exemption under CEQA pursuant to Section 15332 of the CEQA Guidelines because the Project is considered an in-fill development project; and

WHEREAS, on November 25, 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, CALIFORNIA, HEREBY RESOLVES AS FOLLOWS:

SECTION 1. The factual data submitted by the Development Services Department in the staff report dated November 25, 2025, are true and correct.

SECTION 2. This Commission finds that based upon the entire record, pursuant to Sections 9103.15.040 and 9107.19.050(F) of the Development Code, all of the following findings can be made:

Tentative Tract Map

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

FACT: The Project is in compliance with all of the provisions of the City's General Plan, Subdivisions Division of the Development Code, and the State Subdivision Map Act. The Commercial General Plan designation intends to provide a residential population that is required to support the uses in downtown and allows dense residential development which is intended to encourage a strong pedestrian-oriented environment. The General Commercial (C-G) with a Residential Flex Overlay (R-F) zone is intended to provide for

greater flexibility to maximize the housing types and styles at a more affordable price range by allowing the option to build a residential project in a commercial zone. The site is physically suitable for this type of development and the Project is in compliance with the requirements of SB 330. The Project will 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.

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

FACT: The C-G zone with an R-F overlay has a minimum density of 30 units per acre and a maximum density of 50 units per acre. Based on the total lot area of 1.08 acres, a minimum of 32 units and a maximum of 54 units are allowed on this site. The Project, with 34 units proposed, complies with the density requirements and all other applicable zoning requirements which are not included as waivers under the State Density Bonus Law. Therefore, the site is physically suitable for the Project.

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 a subdivision of an infill site within an urbanized area and does not serve as a habitat for endangered or rare species. The Project will not cause substantial environmental damage or impact wildlife.

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

FACT: The Project is to subdivide the airspace of the proposed multi-family development. The Project 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 C-G zone and R-F overlay and the City's existing infrastructure will adequately serve the Project. Therefore, the Project 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: The Project does not conflict with easements acquired by the public at large for access through or use of property within the proposed subdivision. The Project is maintaining a Southern California Edison easement for power utilities clear of any construction. Additionally, an existing easement for street and incidental purposes will be dedicated to City and will remain clear of any construction. Therefore, the Project will not conflict with any such easements.

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

7. The proposed subdivision, its design, density, and type of development and improvements conforms to the regulation of the Development Code and the regulations of any public agency having jurisdiction by law:

FACT: The Project as conditioned complies with the density requirements of the City's Development Code, and all the improvements required for the site and each unit will comply with the regulations in the City's Development Code. The removal of the two protected Coast Live oak trees is warranted in order to accommodate this development.

### **Architectural Design Review**

The Architectural Design Review component of the Project was submitted along with an SB 330 Preliminary Application pursuant to Government Code Section 65941.1 which has vesting rights for the Project established on January 15, 2025, the date the SB 330 Preliminary Application was submitted. The Project has satisfied the procedural requirements of SB 330 and the design component has been determined to be in compliance with all the applicable provisions of SB 330, including the objective zoning and design standards. Therefore, the design of the Project is not subject to discretionary review.

## **Density Bonus**

8. The project will be consistent with the General Plan, except as provided by the Density Bonus Section of the Development Code with regard to maximum density, density bonuses, and other incentives and concessions.

FACT: The Project is consistent with the Commercial General Plan designation, which intends to provide dense residential development to encourage a strong pedestrian-oriented environment that supports the commercial uses such as the ones in downtown. The Project will provide 11.8% of the for-sale units for moderate income residents, which allows for a density bonus. However, the Project will not be implementing a density bonus but is requesting waivers on development standards which limit the feasibility of the Project.

9. The approved number of dwellings can be accommodated by existing and planned infrastructure capacities.

FACT: The Project has been reviewed by the Public Works Department and Engineering Division. Both determined that the City's existing infrastructure, including sewer, water, and public roadways, will adequately serve the Project.

10. Adequate evidence exists to indicate that the project will provide affordable housing in a manner consistent with the purpose and intent of this Section.

FACT: The Applicant has indicated that four of the 34 residential units (11.8%) within the Project will be restricted to moderate income residents. Government Code Section 65915(b)(1) outlines that in order to be eligible for a density bonus, at least 10% of the units in a for-sale development must be restricted to moderate income residents. Therefore, the Project is eligible under the requirements.

11. In the event that the City does not grant at least one financial concession or incentive as defined in Government Code Section 65915 in addition to the density bonus, that additional concessions or incentives are not necessary to ensure affordable housing costs as defined in Health and Safety Code Section 50052.5, or for rents for the targeted units to be set as specified in Government Code Section 65915(c).

FACT: The Applicant is requesting that the Project be granted waivers for having parking areas within 20 feet of the front and street side property lines, a 1'-1" setback in lieu of the required 10 foot street side setback, a 9'-8" rear yard setback in lieu of the required 10 foot setback, a 9'-6" interior side yard setback in lieu of the required 10 foot setback, and mechanical equipment within the 10 foot front and street side setbacks. Each request has been reviewed for its potential health and safety impact on the persons or property on or within the vicinity of the Project. It was determined that none of the requests have the potential to be a substantial health and safety impact. Therefore, all of the requested waivers will be granted.

12. There are The removal of the two protected Coast Live Oak trees is required since their locations on the Project site may limit their growth or health, with one tree being located within proximity to the driveway area and under an existing electrical easement and the other tree being close to the footprint of one of the residential buildings. Furthermore, the tree under the existing electrical lines had been consistently topped to stay clear of the lines, which has negatively affected the tree's health. An Arborist analyzed the potential for saving or relocating the protected trees but due to their proximity to property line boundary walls and proposed structures and paving, it was determined that the trees could not be saved. The cuts needed to be made to the roots of the trees in their

current locations in order to move them could shock the trees' health and it is likely that they would not survive a move. The Applicant will be required to plant a minimum of four new 24-inch box trees for the removal of the two protected oak trees. Therefore, the removal of the healthy protected trees is warranted to accommodate the proposed development.

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") Section 15332, Class 32, and further recommends approval to the City Council of Architectural Design Review No. ADR 24-10 with a density bonus, Tentative Tract Map No. TTM 24-02 (84530), and Protected Healthy Tree Removal Permit No. TRH 25-01 for a new 54,724 square foot multi-family residential condominium development with 34 four-story units and the removal of two protected Coast Live Oak trees at 101 W. Huntington Drive, 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 25<sup>th</sup> day of November, 2025.

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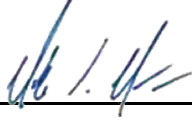
Domenico Tallerico  
Chair, Planning Commission

ATTEST:

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Lisa L. Flores  
Secretary

APPROVED AS TO FORM:



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Michael J. Maurer  
City Attorney

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RESOLUTION NO. 2181

**Conditions of Approval**

Planning

1. The Project shall be developed and maintained by the Property Owner/Applicant in a manner that is consistent with the plans submitted and conditionally approved for Architectural Design Review No. ADR 24-10 with a density bonus and under SB 330, Tentative Tract Map No. TTM 24-02 (84530), and Protected Healthy Tree Removal Permit No. TRH 25-01, subject to the satisfaction of the Deputy Development Services Director or designee.
2. The Property Owner/Applicant shall execute and record a Density Bonus Housing Agreement with the City that ensures four (4) of the residential units are restricted to sale at a moderate-income affordable level. The agreement shall specify the exact location of the unit and the initial sales price of the unit. The term of affordability shall be for a minimum of 45 years, in compliance with the State Density Bonus Law, and shall require an equity sharing agreement with the City. The agreement shall be binding of all future owners and successors in interest. The Density Bonus Housing Agreement must be recorded in the Office of the Los Angeles County Recorder prior to the issuance of a Certificate of Occupancy for the project. Prior to the recordation, the Applicant/Owner shall submit the Agreement to the City for review and approval by the City and shall obtain the City Attorney's approval thereof.
3. Prior to final inspection, at least four (4) 24-inch box protected trees shall be planted on the subject site as replacement trees. A Landscape Plan in compliance with the City's Water Efficient Landscape Ordinance shall be prepared and provided with the building plan-check submittal. Said replacement trees must be shown on the Landscape Plan, and is subject to review and approval by the Planning Division. A follow-up report by a certified arborist confirming the replacement trees have been planted shall be submitted to the City prior to issuance of a Certificate of Occupancy.
4. Any required mechanical equipment, such as backflow devices and transformers, 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.
5. During all Project site construction, all construction-related activities, including maintenance of construction equipment and the staging of haul trucks, shall not take place between the hours of 6:00 p.m. and 7:00 a.m., Monday through Friday, between 5:00 p.m. and 8:00 a.m. on Saturday or at any time on Sundays and holidays specified in the City's Municipal Code.

6. The Applicant/Property Owner shall submit a haul route map and staging plan to Planning Services prior to issuance of a demolition and a grading permit.

### Building

7. The plans that are submitted to Building Services for plan-check shall comply with the latest adopted edition of the following codes as applicable:
  - a. California Building Code (CBC)
  - 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
8. Grading plans shall be submitted with the building plan-check submittal, and is to be approved by Engineering, Planning and Building Services prior to the issuance of building permits. The grading plans shall indicate all site improvements and shall indicate complete drainage paths of all drainage water run-off.
9. A demolition permit shall be obtained from Building Services prior to the removal and/or demolition of the structures on site.

### Engineering

10. The Property Owner/Applicant shall be responsible for the repair of all damage to public improvements in the public right-of-way resulting from construction related activities, including, but not limited to, the movement and/or delivery of equipment, materials, and soils to and/or from the site. The need for such repair shall be determined by the Deputy Development Services Director, the Public Works Services Director, City Engineer, or designees, during construction and up until issuance of a Certificate of Occupancy.
11. The proposed development will be required to adhere to Los Angeles County Low Impact Development (LID) requirements. Ensure that all LID measures can be implemented within the property. The LID plan is to be provided along with the selected measures shown on the grading and drainage plan. A Master Covenant of the LID and Maintenance Plan shall be recorded with the Los Angeles County Recorder before occupancy.
12. A hydrology report and a soils/geotechnical report shall be submitted with building plan check to Building Services.

13. Prior to the issuance of a building permit from Building Services, the Property Owner/Applicant shall irrevocably dedicate to the City approximately 4'-0" along the frontage of Santa Clara Street for a total parkway width of 12'-0", as measured from curb to property line. The dedication shall be subject to review and approval by the City Engineer.
14. Prior to recordation of the final tract map, the Property Owner/Applicant shall complete the construction of or execute and provide a Subdivision Map Agreement and bond to the City for the following off-site improvements:
  - a. Remove the existing driveway approaches and construct new driveway approaches per the City Standard. Ensure Americans with Disabilities Act (ADA) access is provided around all driveway approaches within City right-of-way and development property lines. Improvements shall not encroach into neighboring properties/frontages.
  - b. Remove and replace new sidewalk per City Standard providing adequate path of travel in compliance with ADA. Ensure locations around obstructions provide necessary clearances.
  - c. Remove and replace the curb and gutter with a two foot asphalt slot cut and repaint the curb red along the property frontage on both Huntington Drive and Santa Clara Street.
15. Prior to issuance of a certificate of occupancy, the Property Owner/Applicant shall repair any damages caused by the development to the asphalt street frontages from property line to property line including but not limited to trench cuts and construction traffic, per the direction of the City Engineer.

#### Fire Department

16. 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.
17. The required fire lane shall be marked with red curbing/stencils, signage or both at approved locations.

#### Public Works

18. The Property Owner/Applicant shall coordinate with the Public Works Services Department on the replacement and/or protection of street trees prior to issuance of a grading permit from Building Services.
19. The Property Owner/Applicant shall utilize the existing sewer lateral(s) if possible. If any drainage fixture elevation is lower than the elevation of the next upstream manhole cover, an approved backwater valve will be required.

20. In order to verify the required water service size for the Project, the Property Owner/Applicant shall submit to the Public Works Services Department calculations for the maximum domestic use demand and maximum fire demand prior to the issuance of a building permit. Fire protection requirements shall be as stipulated by the Arcadia Fire Department and shall be conformed to Arcadia Standard Plan.
21. Prior to the issuance of a building permit, the Property Owner/Applicant shall submit a Water Meter Permit Application to the Public Works Services Department.
22. The Property Owner/Applicant shall provide a new water service installation. Installation shall be according to the specifications of the Public Works Services Department, Engineering Division. Abandonment of existing water services, if necessary, shall be completed by the Property Owner/Applicant, according to Public Works Services Department, Engineering Section specifications.
23. The Property Owner/Applicant shall provide the total number of trash and recycling enclosures that will be constructed for the property, including the measurements and dimensions allotted for each enclosure. Adequate space shall be provided to accommodate the refuse and recycling needs of the property.
24. The Applicant/Property Owner shall comply with the General Construction National Pollutant Discharge Elimination System (NPDES) Permit, submit a Notice of Intent (NOI) and pay applicable fees to the State Water Resources Control Board, and prepare a Storm Water Pollution Prevention Plan (SWPPP).

#### General

25. The Property Owner/Applicant shall comply with all City requirements regarding building safety, fire prevention, detection, suppression, emergency access, public right-of-way improvements, parking, water supply and water facilities, sewer facilities, trash reduction and recycling requirements, and National Pollutant Discharge Elimination System (NPDES) measures, all to the satisfaction of the Building Official, Fire Marshal, Public Works Services Director, and Deputy Development Services Director. Compliance with these requirements is to be determined by having fully detailed construction plans submitted for plan check review and approval by the foregoing City officials and employees.
26. To the maximum extent permitted by law, Applicant must defend, indemnify, and hold the City, any departments, agencies, divisions, boards, and/or commissions of the City, and its elected officials, officers, contractors serving as City officials, agents, employees, and attorneys of the City ("Indemnitees") harmless from liability for damages and/or claims, actions, or proceedings for damages for personal injuries, including death, and claims for property damage, and with respect to all other actions and liabilities for damages caused or alleged to have been caused by reason of the Applicant's activities in connection with ADR 24-10 with a density bonus and under SB 330, TTM 24-02, and TRH 25-01 ("Project") on the Project site, and which may

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

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

27. Approval of Architectural Design Review No. ADR 24-10 with a density bonus and under SB 330, Tentative Tract Map No. TTM 24-02 (84530), and Protected Healthy Tree Removal Permit No. TRH 25-01 shall not be in effect unless the Property Owner and Applicant have executed and filed the Acceptance Form with the City on or before 30 calendar days after the Planning Commission has adopted the Resolution. The Acceptance Form to the Development Services Department is to indicate awareness and acceptance of the conditions of approval.

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# Attachment No. 2

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

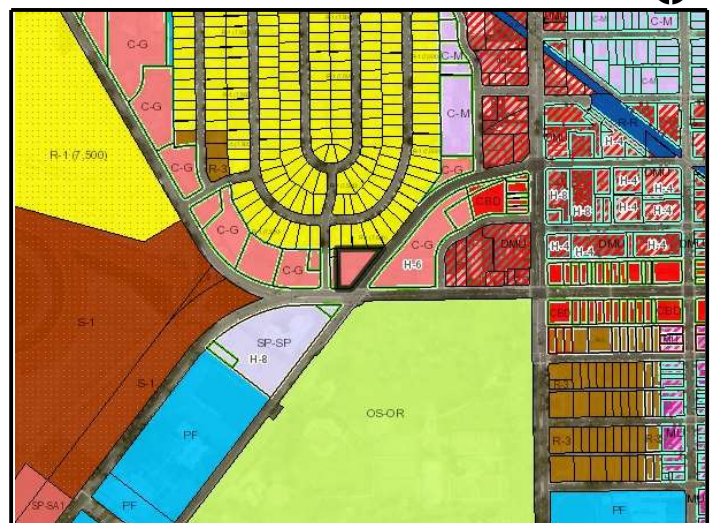
Site Address: **101 W HUNTINGTON DR**

Property Owner(s): Property Owner



Property Characteristics	
<b>Zoning:</b>	C-G
<b>General Plan:</b>	C 1.0
<b>Lot Area (sq ft):</b>	
<b>Main Structure / Unit (sq. ft.):</b>	4,686
<b>Year Built:</b>	1977
<b>Number of Units:</b>	0
Overlays	
<b>Architectural Design Overlay:</b>	N/A
<b>Downtown Overlay:</b>	Yes
<b>Downtown Parking Overlay:</b>	N/A
<b>Parking Overlay:</b>	N/A
<b>Racetrack Event Overlay:</b>	N/A
<b>Residential Flex Overlay:</b>	Yes
<b>Special Height Overlay:</b>	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.





# Attachment No. 3

Certificate of Demolition Application



# CERTIFICATE OF DEMOLITION

COD \_\_\_\_\_

**PLEASE COMPLETE THE FOLLOWING INFORMATION (REQUIRED):**

PROJECT ADDRESS 101 W Huntington Drive

DATE STRUCTURE BUILT 1977 ZONE CLASSIFICATION C-G

NAME OF HOA: n/a PROJECT FILED WITH ARB (DATE): \_\_\_\_\_

APPLICANT(S) NAME Arcadia 1 Inv, LLC (attn: Nick Patterson)

MAILING ADDRESS 3121 Michelson Drive, Suite 150

CITY Irvine STATE CA ZIP 92612

E-MAIL ADDRESS npatterson@cityventures.com

TELEPHONE NO. 763-244-9855

PROPERTY OWNER(S) NAME Ralph Horowitz

MAILING ADDRESS 11661 San Vicente Blvd, Suite 301

CITY Los Angeles STATE CA ZIP 90049

E-MAIL ADDRESS shaghan@aol.com

TELEPHONE NO. 310-804-8116

THE APPLICANT AND PROPERTY OWNER HEREBY DECLARE UNDER PENALTY OF PERJURY THAT ALL THE INFORMATION SUBMITTED FOR THIS APPLICATION IS TRUE AND CORRECT.

APPLICANT'S SIGNATURE *Ralph Horowitz* DATE 3.13.25

PROPERTY OWNER'S SIGNATURE *Nick Patterson* DATE 3.13.25

**ACTION TAKEN**

- APPROVED  DENIED
- CONDITIONALLY APPROVED \_\_\_\_\_

**NOTE:** A DEMOLITION PERMIT WILL NOT BE ISSUED PRIOR TO ISSUANCE OF A BUILDING PERMIT FOR A NEW RESIDENCE.

BY: \_\_\_\_\_ DATE: \_\_\_\_\_ EXPIRATION: \_\_\_\_\_

THERE IS A TEN (10) CALENDAR DAY APPEAL PERIOD FOR THIS APPLICATION. APPEALS MUST BE SUBMITTED IN WRITING TO THE COMMUNITY DEVELOPMENT DIVISION WITH A \$728.00 APPEAL FEE BY \_\_\_\_\_ P.M. ON \_\_\_\_\_.

DATE FILED \_\_\_\_\_ RECEIPT NO. \_\_\_\_\_ PAID \_\_\_\_\_ RECEIVED BY \_\_\_\_\_

## FILING REQUIREMENTS

In order for this application to be processed without delay, the application must include all of the following materials. To ensure that your application package is complete, please check-off the boxes next to the required application materials.

- Completed application form
- An Ownership Disclosure is required if the property is owned by a corporation, partnership, trust, or non-profit. The disclosure must reveal the agent for service of process or an officer of the ownership entity. The disclosure must list the names and addresses of all the owners, and you must attach a copy of the current corporate articles, partnership agreement, trust, or non-profit document, as applicable.
- Filing Fee - \$215 (Director's Review)  
Filing Fee - \$1,454 (Referred to Planning Commission)
- Full Evaluation (Primary Record (DPR 523A) form, Building Structure and Object form (523B), and Location Map (DPR 523J).
- A demolition plan (**maximum plan size 11"x17" and provided on a USB**) that shows the location of the existing structure(s).
- The following items are required if the projects consist of demolishing a multi-family project that has more than 6 units, 3 or more commercial structures on a property; or it is not exempt per CEQA (consult with Planning Staff).
  - Environmental Assessment Form – \$75  
Additional CEQA fees may apply if Planning Staff determines that there could be potential impacts to historic resources.

The forms must be completed by an Accredited Architectural Historian or Historian that meets the Secretary of Interior's minimum professional qualifications. A list of Architectural Historian and Historian is available from Planning Services.



## PROPERTY OWNER'S AFFIDAVIT

I (We), Ralph Horowitz + Patricia Frandson hereby declare that I (We) am (are) owner(s) of the property involved in this application, and that all statements, answers and information submitted in support of this application are true and correct to the best of my (our) knowledge and belief.

\*If the property is owned by a corporation, partnership, trust, or non-profit a ownership disclosure is required. The disclosure must reveal the agent for service of process or an officer of the ownership entity.

\_\_\_\_\_  
Property Owner's Name

\_\_\_\_\_  
Email address

\_\_\_\_\_  
Property Owner's Signature

\_\_\_\_\_  
Telephone Number

\_\_\_\_\_  
Mailing Address

\_\_\_\_\_  
City, State, ZIP

Date

Ralph Horowitz  
Property Owner's Name

pmfrandson@gmail.com  
Email address

Patricia M Frandson  
Property Owner's Signature

818-986-2550  
Telephone Number

13830 Chandler Blvd.  
Mailing Address

Sherman Oaks, CA 91401  
City, State, ZIP

Date



April 29, 2025

Nick Patterson  
Director of Development  
City Ventures, LLC  
(763) 244-9855  
Submitted electronically via: [npatterson@cityventures.com](mailto:npatterson@cityventures.com)

Re: Historic Resource Evaluation of 101 West Huntington Drive in Arcadia, California

Dear Mr. Patterson,

At your request, Applied EarthWorks, Inc. (Æ) has prepared a historic resource evaluation for the commercial property at 101 West Huntington Drive in Arcadia, Los Angeles County, California (Assessor's Parcel Number 5775-023-015). The subject property was constructed circa 1977 and is approximately 48 years of age; therefore, it can be evaluated as a historical resource in California. Upon conducting archival research and fieldwork, Æ recorded and evaluated the property's eligibility for the California Register of Historical Resources (CRHR) and Arcadia Register of Historic Resources on California Department of Parks and Recreation (DPR) 523 (A, B, I, J, and K) cultural resource forms.

The completed forms, which include a full documentation and analysis, are enclosed as an attachment to this letter. In summary, Æ finds that the commercial property at 101 West Huntington Drive does not possess significance under the CRHR or City of Arcadia criteria for evaluation; therefore, it is recommended ineligible for listing in the CRHR and Arcadia Register of Historic Resources.

Please contact me by phone at (951) 766-2000, ext. 510 or via email at [cvanonna@appliedearthworks.com](mailto:cvanonna@appliedearthworks.com) if you or the City of Arcadia have questions or require additional information.

Sincerely,

A handwritten signature in black ink, appearing to read "Carlos van Onna", written in a cursive style.

Carlos van Onna, M.A.  
Principal Architectural Historian/Project Manager  
Applied EarthWorks, Inc.

Attachments: DPR Forms

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

Primary #  
 HRI #  
 Trinomial  
 NRHP Status Code

Other Listings  
 Review Code

Reviewer

Date

Page 1 of 9

Resource Name or # 101 West Huntington Drive

**P1. Other Identifier:**

- \*P2. **Location:** a. **County:** Los Angeles  Not for Publication  Unrestricted  
 b. **USGS 7.5' Quad:** Mount Wilson, CA **Date:** 1966 (1988 ed.) T1N, R11W; Unsec.; S.B. B.M.  
 c. **Address:** 101 West Huntington Drive  
 d. **UTM:** NAD 1983, Zone 10N; 404551 mE / 3778223 mN  
 e. **Other Locational Data:** The subject property is on the northwest corner of the intersection of West Huntington Drive and Santa Clara Street (Assessor's Parcel Number 5775-023-015) in Arcadia, California.

\*P3a. **Description:** The subject property is within a trapezoidal, corner parcel that contains a single-story commercial building as well as a detached drive-thru structure and trash enclosure, which are consistent in design with the main building. The building is slightly south of being centered within the parcel, emphasizing its relationship with West Huntington Drive. The drive-thru structure is centered along the north property line, and the trash enclosure is in the northwest corner of the property. The primary (north) and side (west) elevations of the building facing West Huntington Drive and Santa Clara Street, respectively, are abutted and partially obscured by landscaping that also contains monument signage and a flag pole. The side (east) and rear (south) elevations are substantially surrounded by paved parking. Aside from automobile access from each street, property lines are accented by landscaping.

The main building is square in plan and topped by a large overhanging roof structure. The bottom portion of the roof structure is orthogonal and covered by plaster; the top portion is capped with a metal-seamed mansard roof. Exterior walls are covered by plaster with accents of ledge stone cladding. Beneath the roof structure, each elevation consists of five bays separated by four engaged square columns. Most bays contain some form of fenestration; however, window types and sizes are inconsistent, boarded, or obscured by vegetation. There appear to be two entrances, one on the west side of the primary (north) elevation facing West Huntington Drive accessed by a concrete path with pavers and one on the west side of the rear (south) elevation oriented toward the paved parking lot. A solid door with signage for an electrical room is on the east side of the rear (south) elevation.

\*P3b. **Resource Attributes:** HP6 1-3 story commercial building

\*P4. **Resources Present:**  Building  Structure  Object  Site  District  Element of District  Other:

\*P5a. **Photograph or Drawing:**



**P5b. Description of Photo:** Primary (north) and side (east) elevations of 101 West Huntington Drive, facing northeast.

\*P6. **Date Constructed/Age and Sources:**  
 Prehistoric  Historic  Both

\*P7. **Owner and Address:**  
 Patricia Frandson  
 13830 Chandler Boulevard  
 Sherman Oaks, CA 91401

\*P8. **Recorded By:** Laura Groves van Onna  
 Applied EarthWorks, Inc.  
 3550 E. Florida Ave., Suite H  
 Hemet, CA 92544

\*P9. **Date Recorded:** April 2025

\*P10. **Survey Type:**  Intensive  
 Reconnaissance  Other

\*P11. **Report Citation:** N/A

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

State of California — The Resources Agency  
 DEPARTMENT OF PARKS AND RECREATION  
**BUILDING, STRUCTURE, AND OBJECT RECORD**

Primary #  
 HRI #/Trinomial

\*NRHP Status Code

Page 2 of 9

Resource Name or #: 101 West Huntington Drive

**B1. Historic Name:** None

**B2. Common Name:** 101 West Huntington Drive

**B3. Original Use:** Restaurant

**B4. Present Use:** Vacant

**\*B5. Architectural Style:** Vernacular with Postwar Modern elements

**\*B6. Construction History (construction date, alterations, and dates of alterations):** Los Angeles County Assessor data indicate that the original construction date for the existing building at 101 West Huntington Drive is circa 1977. This is consistent with historic aerial photographs and does not conflict with other research findings (NETROnline 2025). Fenestration on the building appears to have undergone substantial alterations over time, given the current inconsistency in design and materials. Historic aerial photographs also indicate that the roof color has periodically changed. These alterations over time are likely due to turnover in ownership while the property was used as a restaurant, in addition to its subsequent repurposing as a bank by 2007. Aerial photographs show that the drive-thru structure and trash enclosure were constructed on the property at that time. The property was vacated by 2022, and it remains vacant today.

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

**\*B8. Related Features:** None

**B9. a. Architect:** Unknown

**b. Builder:** Unknown

**\*B10. Significance:** Theme: Commercial Development and Modern Roadside Architecture Area: Los Angeles County  
 Period of Significance: N/A Property Type: Commercial Building Applicable Criteria: N/A

Archival research reveals several early records of ownership transfers of the land that includes the subject property. These transfers took place in the midst of Mexico’s achievement of independence from Spain in 1821 as well as the Mexican-American War and the signing of the Treaty of Guadalupe Hidalgo in 1848, which established California as a United States possession. The most notable early record of ownership for this land is by Elias Jackson (E. J.) “Lucky” Baldwin, early California pioneer and founder of Arcadia (Hall 1888; Horak 2016:1, 16, 18). He purchased this land known as Rancho Santa Anita by 1873, at which time it comprised approximately 8,000 acres. Outside of his agricultural endeavors on the ranch, he was known as a “miner, politician, racehorse man and hotel proprietor” (Sacramento Union 1932). Through Baldwin’s ambitions and entrepreneurship, this land would become what is Arcadia today. Gradually, he sold off several portions of his land, which included the subject property. In 1902, the Pacific Electric Railway announced it would be constructing a streetcar line between Pasadena and Monrovia (Horak 2016:28). By 1903, when service began on the line, Baldwin filed a petition to incorporate Arcadia as it was en route. This streetcar line historically passed directly by the subject property along Santa Clara Street (Thomas Brothers 1938).

Following its incorporated use for agriculture, this property was first developed in 1938 with the construction of an auto-court motel called the Santa Anita Motor Inn. It was designed in the Streamline Moderne architectural style and intended “to resemble a ship, with portholes for windows and the tower as a

This space reserved for official comments.

Sketch Map



**BUILDING, STRUCTURE, AND OBJECT RECORD**

\*NRHP Status Code

Page 3 of 9

Resource Name or #: 101 West Huntington Drive

mast” (Star-Tribune 1975). As a prominent east–west corridor in Arcadia, this portion of West Huntington Drive is part of Historic U.S. Route 66. The motel operated with frontage to the historic route when it was utilized as the main thoroughfare through the San Gabriel Valley, just east of Los Angeles. As interstate highways were progressing and being completed by the 1970s, notably Interstates 10 and 40 (I-10 and I-40), the infrastructure of auto-tourism along Route 66 declined (Roland 2011:E-3). Locally, this was apparent with the establishment and improvement of Interstate/State Route 210 (I-210/SR 210), also known as the Foothill Freeway (Horak 2016:75). The Santa Anita Motor Inn was vacated in 1973 and demolished by 1974.

Research reveals that the property at 101 West Huntington Drive was subsequently redeveloped for Sambo’s Restaurant, a nationwide family dine-in establishment, with a new building constructed circa 1977 (Los Angeles County Assessor; Monrovia News-Post 1977; Star-Tribune 1977). The first Sambo’s opened in Santa Barbara in 1957, and the restaurant was consistently known for its pancakes; they also served breakfast, lunch, and dinner and were open 24 hours for service (Santa Barbara News Press 1957). At the time Sambo’s Restaurants, Inc. opened in Arcadia, the company was doing well and expanding its locations; however, in 1981, they entered bankruptcy proceedings and sold the majority of restaurant locations, including this one purchased in 1984 by Vicorp Restaurants, Inc. (Sacramento Bee 1975; San Bernardino County Sun 1984). Vicorp was known for operating several nationwide family restaurant chains, including Village Inn and Baker’s Square. In 1987, Baker’s Square Restaurant announced its opening at this location and offered “a variety of pies and bakery goods” (Monrovia News-Post 1987). It is unclear exactly how long this Baker’s Square remained in business. In 2001, Vicorp was acquired by investment firms Goldner Hawn Johnson & Morrison, Inc. and BancBoston Capital (Grant 2003:412–415). In 2002, Great Wall Buffet was advertised as a new restaurant at this location (Los Angeles Times 2002). The property operated as a restaurant until circa 2007, when it was repurposed as a bank. Specifically, the property was owned and operated by Citizens Business Bank. The property was vacated by 2022, and it remains vacant today.

### **Commercial Development and Modern Roadside Architecture**

Modernism is a broad term that covers a diverse array of architectural styles and city planning principles that in the most general sense “eschewed past traditions and called for a more progressive approach to design that reflected the new conditions of twentieth century American life” (SurveyLA 2021:1). The automobile is quintessential to the historic context of commercial development and Modern roadside architecture. The rapid rise of production and popularity of the automobile during the early twentieth century spurred development of the freeway system and an arterial road network that laid the foundation for roadside architecture to thrive. Automobile-related architecture began its reign in the 1930s and would endure into the 1960s.

Commercial automobile-oriented architecture conveyed “acceptance of the parking lot as a visual entity and... treatment of the building as a free-standing form to be viewed in three dimensions from the passing car” (SurveyLA 2016:13). This architectural design enabled a building to be a roadside advertisement for itself. The most prominent architectural style for commercial roadside architecture beginning in the 1930s and up to World War II was Streamline Moderne, which served as a “visual expression of modernity, technology, progress, and the future” (SurveyLA 2021:65). It conveyed a playful sense of motion and speed with horizontal emphasis and rounded corners. The Googie architectural style gained popularity in commercial roadside design after World War II and was characterized by “structural exhibitionism, dominant signage, and vast amounts of glass which made the buildings seem transparent at night” (SurveyLA 2016:20).

By the mid-1960s, movements were shaping to counteract the architectural forms that had celebrated the automobile and characterized the roadside landscape. Movements in environmentalism and beautification aimed to quell what was considered the visual pollution of roadside architecture. What resulted was a conservative wave in architecture.

As the freeway became dominant the architecture became mute. Buildings retreated from the passing car and were mere abstract shapes in the middle of massive parking lots. Only the signs, made familiar through incessant advertising, identified the contents [SurveyLA 2016:23].

A noteworthy example of this shift is evinced by the exchange of oversized parabolic arches for the mansard roof at McDonald’s restaurants beginning in 1968. The mansard subsequently became a staple in roadside architecture, especially on fast food restaurants, and it fulfilled the brief of providing a subdued and practical design. According to Philip Langdon, author of *Orange Roofs, Golden Arches*, “the ‘mansard’ was the least expensive means of

**BUILDING, STRUCTURE, AND OBJECT RECORD**

\*NRHP Status Code

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Resource Name or #: 101 West Huntington Drive

displaying a somewhat traditional roof, yet creating plenty of space out-of-doors [on rooftops] for restaurant equipment” (Langdon 1986:141).

In correlation to the emergent conservative wave over roadside architecture, arterial roads became increasingly diminutive as interstate highways were completed. Combined with rapid urban expansion, this led to an inevitable decline in the auto-tourism industry and replacement of property types geared toward visitors like motels for property types oriented to local residents (e.g. restaurants).

**Evaluation**

According to the California Office of Historic Preservation Built Environment Resources Directory, 101 West Huntington Drive was previously evaluated in 1988 and determined ineligible for the National Register of Historic Places (NRHP) by consensus through the Section 106 process for a project that involved federal funding sourced from the U.S. Department of Housing and Urban Development; it was not evaluated for listing in the California Register of Historical Resources (CRHR) or the local register. The following evaluation provides a recommendation on eligibility of the subject property for the CRHR and Arcadia Register of Historic Resources.

**Criterion 1.** The commercial property at 101 West Huntington Drive consists of one building constructed circa 1977 as a restaurant and two ancillary structures constructed circa 2007 when the property was repurposed as a bank. This portion of West Huntington Drive is part of Historic U.S. Route 66. The Santa Anita Motor Inn, which preceded the current building on this property, was emblematic of the use of this corridor as the main thoroughfare through the San Gabriel Valley. However, the construction of I-40 substantially replaced the prominent use of U.S. Route 66 and resulted in redevelopment of the subject commercial property as commonplace within suburban development. No archival evidence revealed that the extant building on the property is associated with any specific events or trends that have made significant contributions to the patterns of California’s or Arcadia’s history and cultural heritage. Therefore, the commercial property at 101 West Huntington Drive is not considered significant under Criterion 1.

**Criterion 2.** Review of regional histories as well as historical aerial photographs, maps, and newspapers did not reveal any information about individuals associated with the commercial property at 101 West Huntington Drive. While historical records for the property from the time of construction were available, supplemental research did not reveal direct association with significant persons. For this reason, the commercial property at 101 West Huntington Drive is not considered significant under Criterion 2.

**Criterion 3.** While the property at 101 West Huntington Drive, originally constructed as a restaurant and more recently purposed as a bank, exhibits some recognizable architectural features such as the fortress-like massing and interpretation of a mansard roof, it is a common example of commercial vernacular architecture seen during the mid-to-late twentieth century in suburban settings and is not representative of a single architectural style. The type and method of construction is typical of commercial buildings during this time. However, it is not distinctive of a type, period, or method of construction, it does not appear to be the work of a master, and it does not possess high artistic value. For these reasons, the commercial property at 101 West Huntington Drive is not considered significant under Criterion 3.

**Criterion 4.** Criterion 4 applies to built environment resources if further study has the potential to yield information that cannot be obtained from other sources. However, the commercial property at 101 West Huntington Drive, including its building and associated features, is a commonplace example of a ubiquitous resource type in California and Arcadia, and has been well-documented. Æ has exhausted available sources and no additional information could be gleaned from subsequent field visits. Therefore, Æ does not anticipate that any additional information can be identified that would prove the resource to be significant. The commercial property at 101 West Huntington Drive is not considered significant under Criterion 4.

**Eligibility**

A discussion of integrity is not required because the resource does not possess historical significance. The commercial property at 101 West Huntington Drive does not possess significance under the CRHR or City of Arcadia criteria for evaluation; therefore, it is recommended ineligible for listing in the CRHR and Arcadia Register of Historic Resources.

**B11. Additional Resource Attributes (list attributes and codes):** None.

**\*B12. References:**

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2011 *National Register of Historic Places Multiple Property Documentation Form for U.S. Highway 66 in California*. Mead & Hunt, Inc., Sacramento, California.
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- Sacramento Union  
1932 25 Years Ago Today. *Sacramento Union* 8 December:12. Sacramento, California.
- San Bernardino County Sun  
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1957 Sambo's Pancakes. *Santa Barbara News Press* 30 June:6. Santa Barbara, California.
- Star-Tribune  
1975 Fun's Gone. *Star-Tribune* 5 October:1. Duarte, California.  
1977 Sambo's Is just what the Family Ordered." *Star-Tribune* 29 December:1. Duarte, California.
- SurveyLA  
2016 *Los Angeles Citywide Historic Context Statement, Context: Commercial Development, 1850–1980, Theme: Commercial Development and the Automobile, 1910–1970*. Prepared for City of Los Angeles, Department of City Planning, Office of Historic Resources, Los Angeles, California.  
2021 *Los Angeles Citywide Historic Context Statement, Context: Architecture and Engineering, Sub-Context: L.A. Modernism, 1919–1980*. Prepared for City of Los Angeles, Department of City Planning, Office of Historic Resources, Los Angeles, California.

**BUILDING, STRUCTURE, AND OBJECT RECORD**

\*NRHP Status Code

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Resource Name or #: 101 West Huntington Drive

Thomas Brothers

1938 Recreational and Statistical [Road] Atlas, California for Sierra Madre, Monrovia, and Arcadia. Thomas Brothers Map Co., Los Angeles.

**B13. Remarks:** None

**\*B14. Evaluator:** Laura Groves van Onna  
Applied EarthWorks, Inc.

**Date of Evaluation:** April 2025

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

Primary #  
HRI #/Trinomial

\*NRHP Status Code

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Resource Name or #: 101 West Huntington Drive



Primary (north) and side (west) elevations of 101 West Huntington Drive from the intersection of West Huntington Drive and Santa Clara Street, facing northwest.



Side (west) elevation of 101 West Huntington Drive, facing west.



Primary (north) elevation of 101 West Huntington Drive showing monument signage, flag pole, and pathway to front entrance, facing north.



Side (east) and partial primary (north) elevations of 101 West Huntington Drive showing front entrance, facing northeast.



Portion of side (east) elevation of 101 West Huntington Drive showing relationship to drive-thru structure in background, facing northeast.



Side (east) and rear (south) elevations of 101 West Huntington Drive, facing southeast.



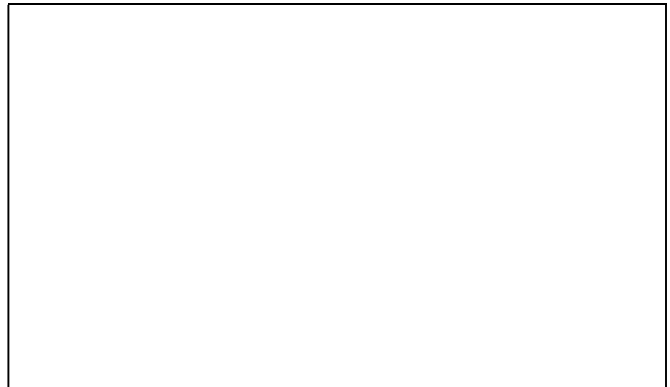
Rear (south) elevation of 101 West Huntington Drive showing rear entrance, facing south.

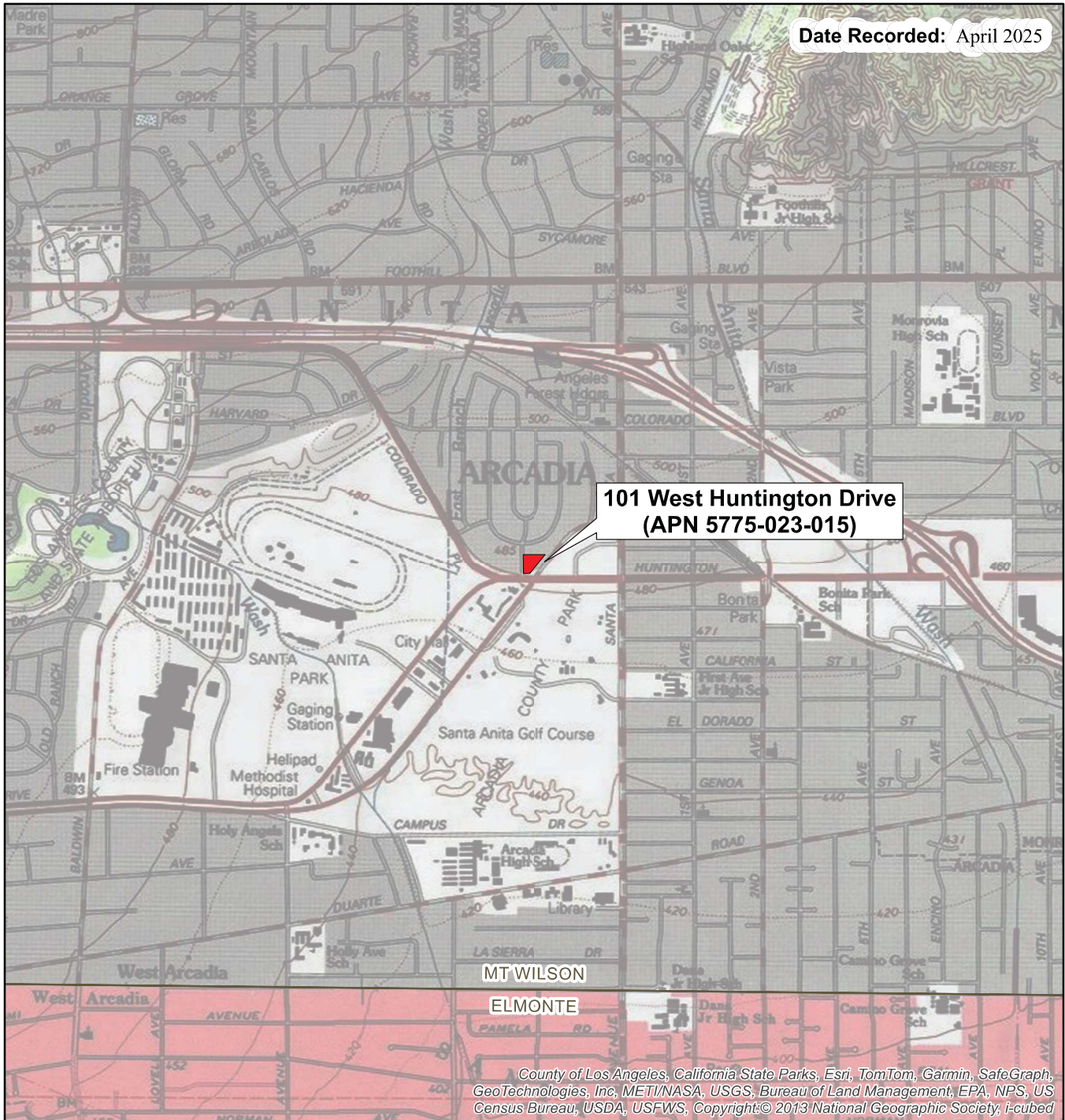


Drive-thru structure at 101 West Huntington Drive, facing west.

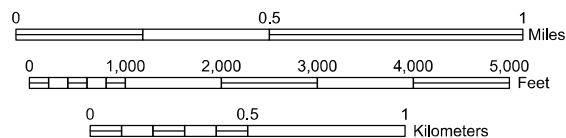
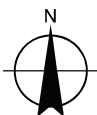


Trash enclosure at 101 West Huntington Drive, facing northwest.





Scale: 1:24,000

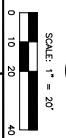
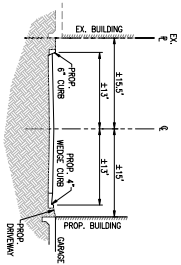
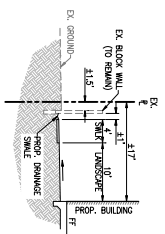
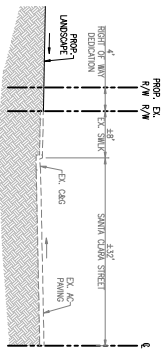
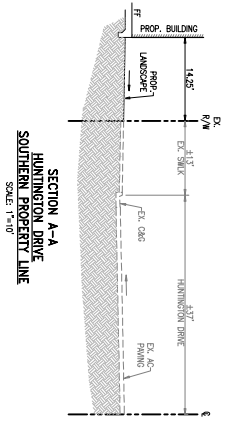
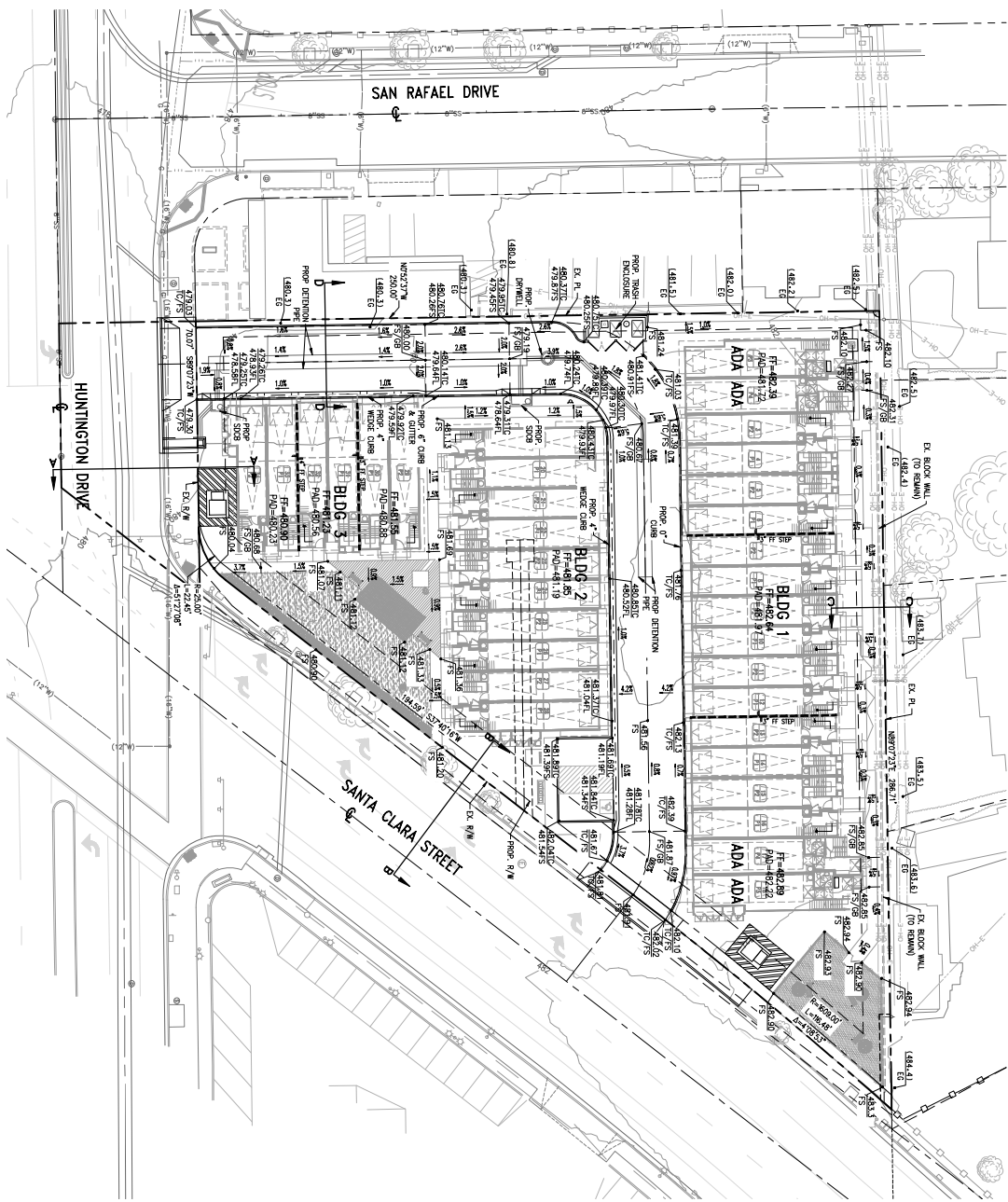


# Attachment No. 4

## Tentative Tract Map







PREPARED BY:

CONSULTING INC.  
LAND PLANNING & SURVEYING

PREPARED FOR:

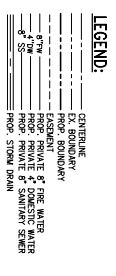
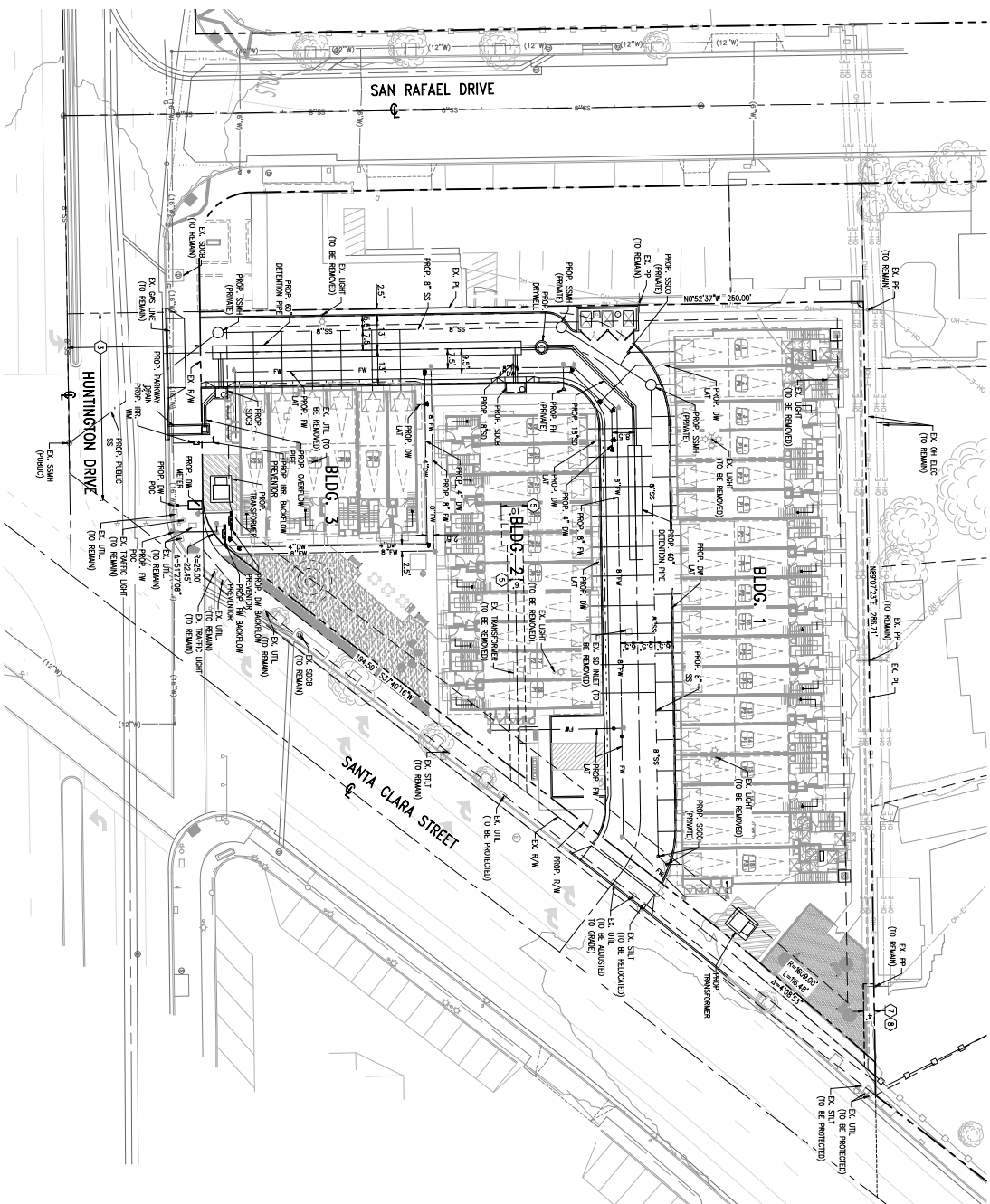
CITY VENTURES  
HOMEBUILDING, LLC  
150 W. HUNTINGTON DRIVE  
ARCADIA, CA 91702  
(949) 258-7540

CITY OF ARCADIA  
DEPARTMENT OF PLANNING AND DEVELOPMENT

VESTING TENTATIVE TRACT MAP NO. 046590  
PRELIMINARY GRADING PLAN  
101 W. HUNTINGTON DRIVE  
ARCADIA, CALIFORNIA 91008

PROJECT NO. CVEN-178

SHEET 3 OF 5



**EXISTING EASEMENTS:**

- # DENOTES PLOTTED ITEM.
- 1 ALL EASEMENTS FOR STREET AND UTILITY PURPOSES IN THIS RECORD IN BOOK 2386, PAGE 148, OFFICIAL RECORDS, OVER THOSE PORTIONS OF SAID LAND AND TRACT WITHIN THE BOUNDARY LINES OF HUNTINGTON DRIVE AND IN BOOK 3356, PAGE 319, OFFICIAL RECORDS, UNRECORDED LATE DATED JULY 01, 1972, EXCEPT BY ELMAR R. HENSEL AND J.F. HENSEL, SPOUSAL AND JOINT TENANT AGREEMENT AS LESSEE, AS RECORDED BY A110 OF OFFICIAL RECORDS, OFFERS, LISTS, ENCUMBRANCES, OR OTHER MATTERS AFFECTING THE RECORD, DOCUMENTS CONTAIN NO LEGAL DESCRIPTION.
- 2 AN EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES, RECORDED OCTOBER 27, 1977 BY EDSON COMPANY, A CORPORATION OFFERS, AS DESCRIBED HEREIN, WIDE LEGAL DESCRIPTION CONTAINS ONLY THAT WOULD BE OF THE EASEMENT OVERSE OF AREA FOR THE DESCRIPTION AND ASSUMPTION A FURTHER LOCATION FOR THE SAID 5' IS PLOTTED.
- 3 A LEASE DATED IN SANTA ANITA, CALIFORNIA, BY SAUL H. HORNBERG AS LESSOR AND CAROL S. HORNBERG AS LESSEE, RECORDED OCTOBER 19, 1978 AS INSTRUMENT NO. 1978-114034 OF OFFICIAL RECORDS, OFFERS, LISTS, ENCUMBRANCES, OR OTHER MATTERS AFFECTING THE RECORD, DOCUMENTS CONTAIN NO LEGAL DESCRIPTION.
- 4 THE TRACT, PARCELS & EASEMENTS DESCRIBED IN THE DOCUMENT ENTITLED GRANT OF EASEMENT, RECORDED JANUARY 02, 2003 AS INSTRUMENT NO. 2003-2748 OF OFFICIAL RECORDS.
- 5 THE TRACT, PARCELS & EASEMENTS DESCRIBED IN THE DOCUMENT ENTITLED GRANT OF EASEMENT, RECORDED FEBRUARY 21, 2003 AS INSTRUMENT NO. 2003-152029 OF OFFICIAL RECORDS.

PREPARED BY: REGISTERED PROFESSIONAL ENGINEER  
 CONSULTING INC. CIVIL ENGINEER  
 LAND PLANNING & SURVEYING

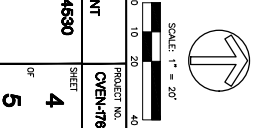
PREPARED FOR: City Ventures

CITY VENTURES  
 HOMEBUILDING, LLC  
 17401 W. HUNTINGTON DRIVE, SUITE 150  
 ARCADIA, CA 91702  
 (949) 258-7540

CITY OF ARCADIA  
 DEPARTMENT OF PLANNING AND DEVELOPMENT

VESTING TENTATIVE TRACT MAP NO. 04530  
 PRELIMINARY UTILITY PLAN  
 101 W. HUNTINGTON DRIVE  
 ARCADIA, CALIFORNIA 91008

PROJECT NO. CVEN-78  
 SHEET NO. 4  
 OF 5





# Attachment No. 5

## Architectural Plans



# A R C A D I A | A R C A D I A , C A L I F O R N I A

## DEVELOPER INFORMATION

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**CIVIL:**  
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 IRVINE, CA 92618  
 CONTACT: SARAH MCMASTERS  
 PHONE: (949) 445-1757  
 EMAIL: SMCMASTERS@CVC-INC.NET

**SHEET INDEX**

ARCHITECTURE

A0.00 - COVER

A0.10 - SHEET INDEX + PROJECT SUMMARY

A1.00 - SITE PLAN

A2.00 - B600 - 6-PLEX - PERSPECTIVE

A2.10 - B600 - 6-PLEX - ELEVATIONS

A2.20 - B600 - 6-PLEX - BUILDING PLANS

A2.21 - B600 - 6-PLEX - BUILDING PLANS

A2.30 - B1000 - 10-PLEX - PERSPECTIVE

A2.40 - B1000 - 10-PLEX - ELEVATIONS

A2.41 - B1000 - 10-PLEX - ELEVATIONS

A2.50 - B1000 - 10-PLEX - BUILDING PLANS

A2.51 - B1000 - 10-PLEX - BUILDING PLANS

A2.60 - B1800 - 18-PLEX - PERSPECTIVE

A2.70 - B1800 - 18-PLEX - ELEVATIONS

A2.71 - B1800 - 18-PLEX - ELEVATIONS

A2.80 - B1800 - 18-PLEX - BUILDING PLANS

A2.81 - B1800 - 18-PLEX - BUILDING PLANS

A2.82 - B1800 - 18-PLEX - BUILDING PLANS

A3.00 - TRASH ENCLOSURE PLAN & ELEVATIONS

A4.00 - UNIT PLANS - PLANS 1 & 2

A4.10 - UNIT PLANS - PLANS 3 & 4

A5.00 - HUNTINGTON DR. & SANTA CLARA ST. PERSPECTIVE EXHIBIT

AD1.00 - CONCEPTUAL DETAIL

SITE SUMMARY		COOLPLAN:	
APN: 9779-023-015	101 W HUNTINGTON DR, CA 91007	R-2	
STREET ADDRESS:	LOS ANGELES COUNTY	V/A	
COUNTY:	GENERAL COMMERCIAL W/ RESIDENTIAL FLEX OVERLAY	FULL NFA 13	
PROPOSED ZONING:	GENERAL COMMERCIAL W/ RESIDENTIAL FLEX OVERLAY	MAXIMUM	PROPOSED
GROSS LOT AREA:	108 AC	46'-0"	46'-0"
NUMBER OF UNITS:	34 DU		
DENSITY:	315 DU/AC	REQUIRED	PROPOSED
LOT COVERAGE:	45%	FRONT (SANTA CLARA ST):	11'-1"
		STREET SIDE:	11'-4"
		INTERIOR SIDE:	8'-8"
		REAR:	8'-8"

UNIT SUMMARY									
PLANTYPE	DESCRIPTION	# OF UNITS	MAX	BEDROOMS		TOTAL NET		TOTAL	
				NET SF	TOTAL NET	GARAGE	PRIVATE DECKS	DECKS	
PLAN 1	3 BEDS / 2 BATHS	15 UNITS	44%	1,404 SF	21,060 SF	408 SF	69 SF	975 SF	
PLAN 2	3 BEDS / 2.5 BATHS	15 UNITS	44%	1,722 SF	25,800 SF	491 SF	83 SF	1,385 SF	
PLAN 3	3 BEDS / 2.5 BATHS	2 UNITS	6%	1,900 SF	3,000 SF	538 SF	132 SF	284 SF	
PLAN 4	4 BEDS + BONUS ROOM / 3.5 BATHS	2 UNITS	6%	2,417 SF	4,834 SF	522 SF	300 SF	600 SF	
	<b>TOTAL</b>	<b>34 UNITS</b>	<b>100%</b>	<b>64,724 SF</b>	<b>64,724 SF</b>	<b>1,958 SF</b>	<b>382 SF</b>	<b>3,244 SF</b>	

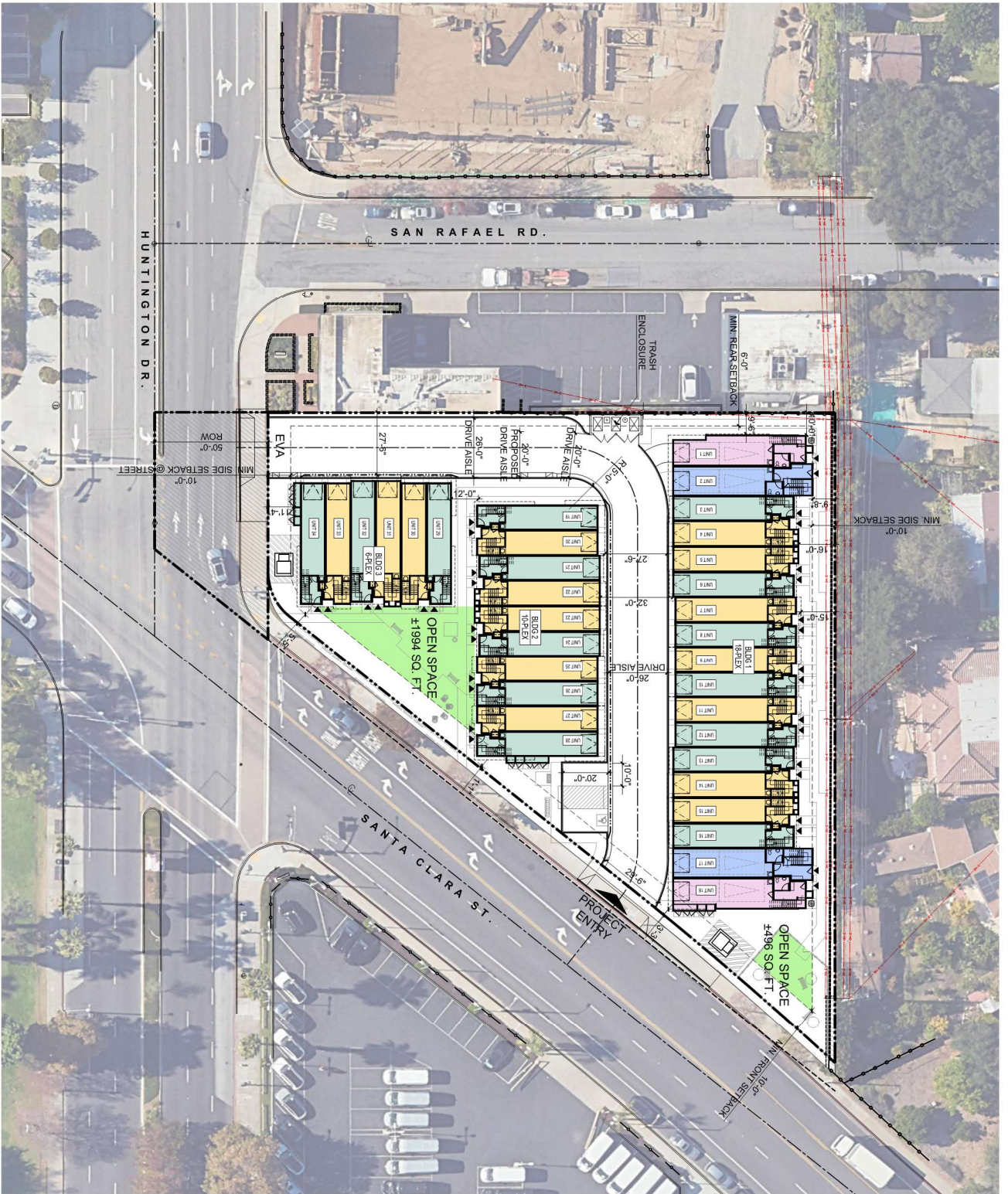
BUILDINGS SUMMARY			
ELDS #	DESCRIPTION	NET SF	
B600	6-PLEX	9,378 SF	
B1000	10-PLEX	16,600 SF	
B1800	18-PLEX	29,746 SF	
	<b>TOTAL BUILDING SF</b>	<b>64,724 SF</b>	

OPEN SPACE SUMMARY			
REQUIRED OPEN SPACE	PROVIDED OPEN SPACE	REQ	PROV
* OUTDOOR LIVING SPACE (90 SQFT PER UNIT)	73 SF/UNIT	3,400 SF	
(30" MIN. WIDTH OR DEPTH FOR BALCONIES)	96 SF/UNIT		
COMMON	2,480		
PRIVATE DECKS	3,234		
TOTAL PROVIDED	5,724 SF		

PARKING SUMMARY			
REQUIRED PARKING (PER STATE DENSITY BONUS)	PROVIDED PARKING	REQUIRED	PROVIDED
0 TO 1 BEDS	0 UNITS	0 SPACERS	0 SPACERS
2 BEDS	0 UNITS	1.5 SPACERS / DU	0 SPACERS
3 BEDS	32 UNITS	1.5 SPACERS / DU	48 SPACERS
4 BEDS	2 UNITS	2.5 SPACERS / DU	5 SPACERS
	<b>TOTAL REQUIRED PARKING</b>	<b>53 SPACERS</b>	
PROVIDED PARKING	34 UNITS	2 SPACERS / DU	68 SPACERS
TOWNHOMES (GARAGE SPACES)	TOWNHOMES	( 69 SPACERS )	2 SPACERS
	<b>TOTAL PARKING PROVIDED</b>	<b>70 SPACERS</b>	
	*1 ACCESSIBLE INSTALL INCLUDED	2.1 SPACERS/UNIT	



COMMUNITY CONTEXT (1/200)



**LEGEND**

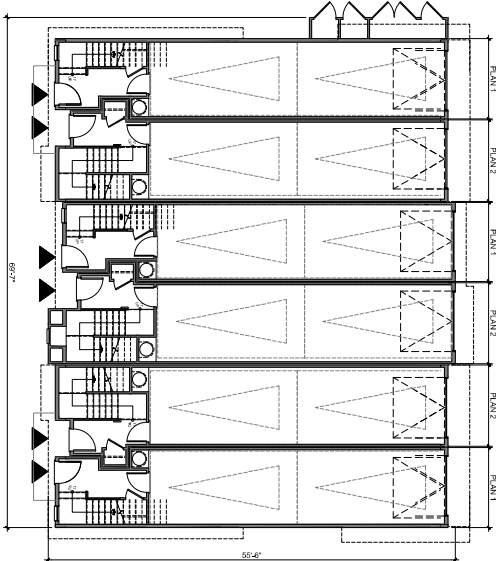
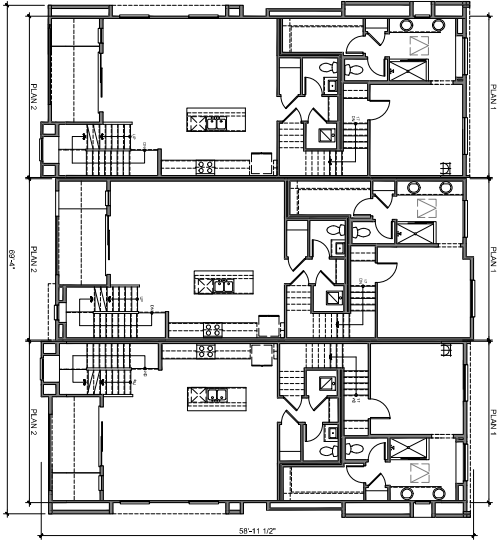
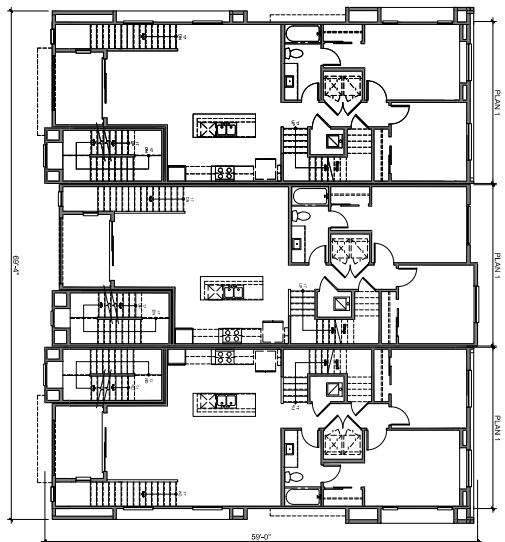
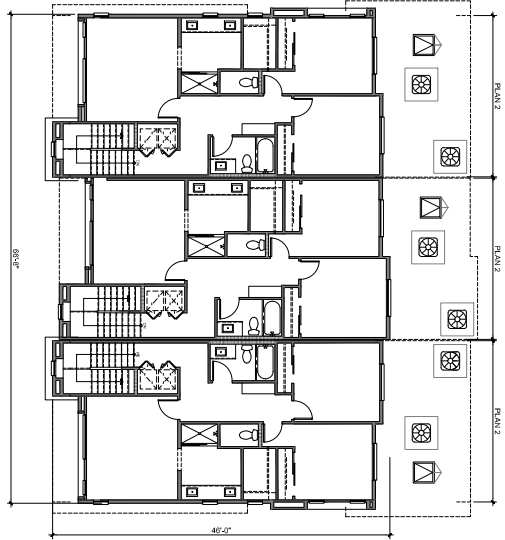
- 3 STORY UNITS
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- PLAN 2
- PLAN 3
- PLAN 4
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- UNIT ENTRY
- PROJECT ENTRY
- PROJECT BOUNDARY
- OPENED POWER LINE

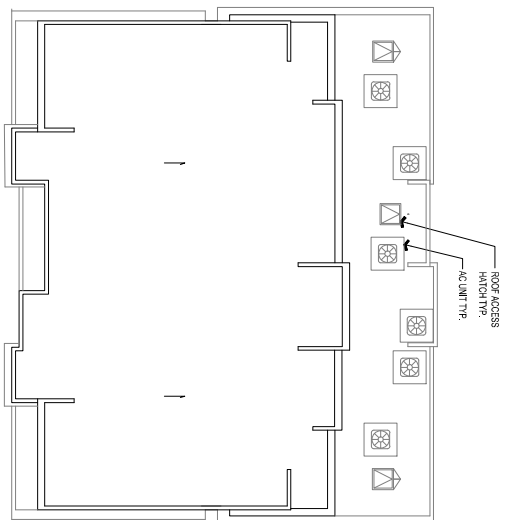
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**TYPE** ← TYPE









ROOF PLAN



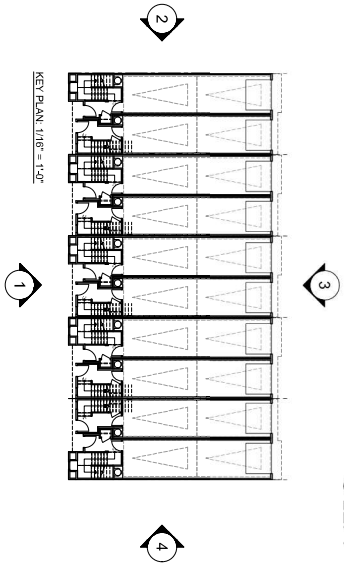


② LEFT



① FRONT

MATERIAL LEGEND	
1	PERFORATED ROOF
2	SIDING DOOR
3	STUCCO, LIGHT SAND FINISH
4	SMOOTH, NICKEL GRAY VERTICAL SIDING
5	WALL WINDOWS
6	FIBER CEMENT TRIM
7	FOAM TRIM/W/ STUCCO OVER
8	ENTRY DOOR
9	SECTIONAL CANOPE
10	LIGHT FINISH
11	METAL RAILING
12	UTILITY DOOR
13	STONE VENEER (CREATIVE FINES)
14	METAL AWNING



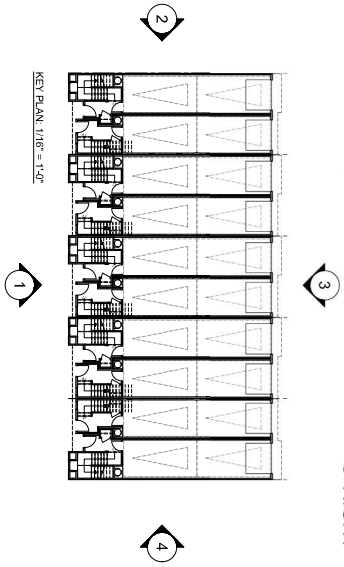
KEY PLAN 1/16" = 1'-0"



① RIGHT

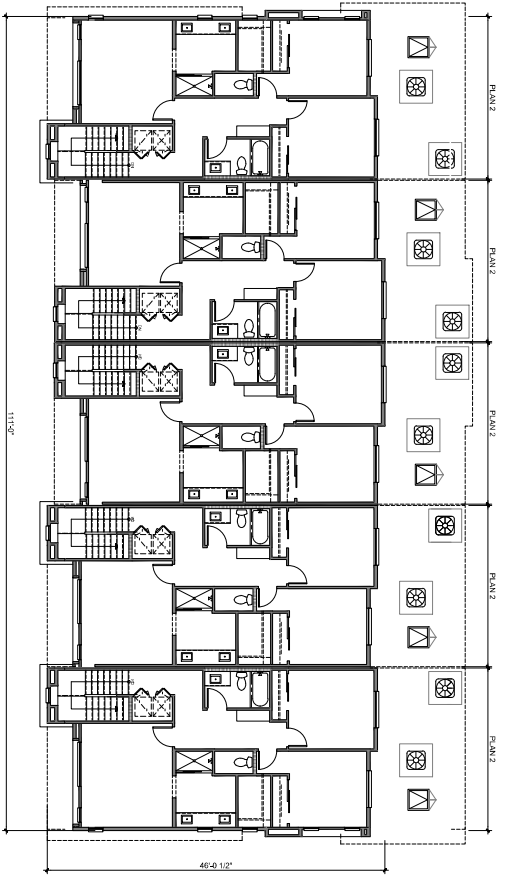


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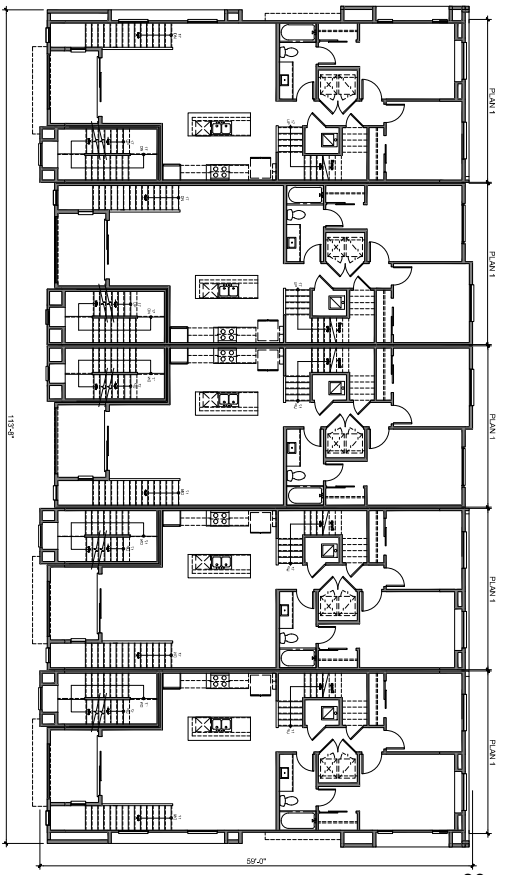


KEY PLAN: 1/16" = 1'-0"

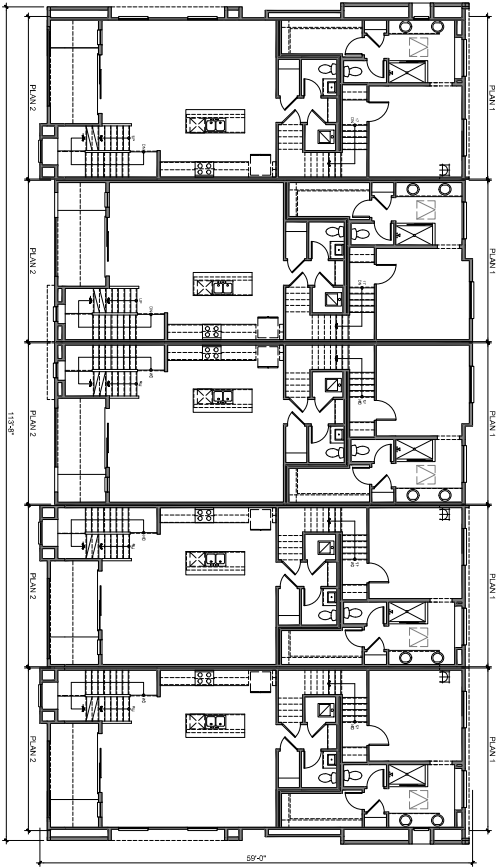
MATERIAL LEGEND	
1	PAINTED ROOF
2	SLIDING DOOR
3	STUCCO, LIGHT SAND FINISH
4	SMOOTH, NICHEL GRAY VERTICAL SIDING
5	WINEY WINDOWS
6	FIBER GLASS TRIM
7	FOAM TRIM/W/ STUCCO OVER
8	ENTRY DOOR
9	SECTIONAL GARAGE
10	LIGHT FINISH
11	METAL RAILING
12	UTILITY DOOR
13	STONE VENEER (CREATIVE FINISH)
14	METAL AWNING



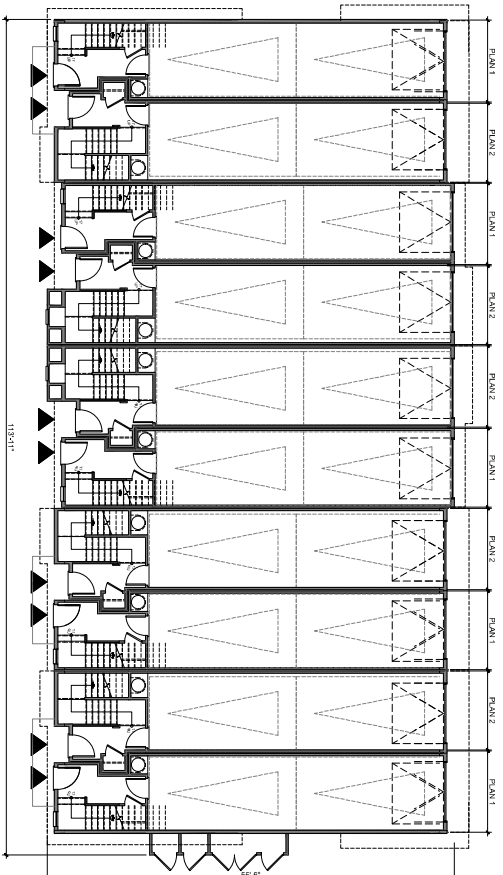
FOURTH FLOOR



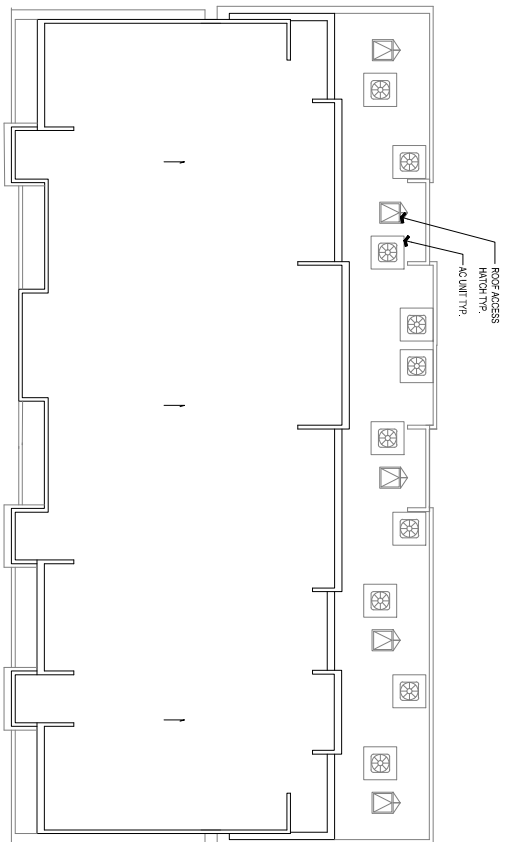
SECOND FLOOR



THIRD FLOOR



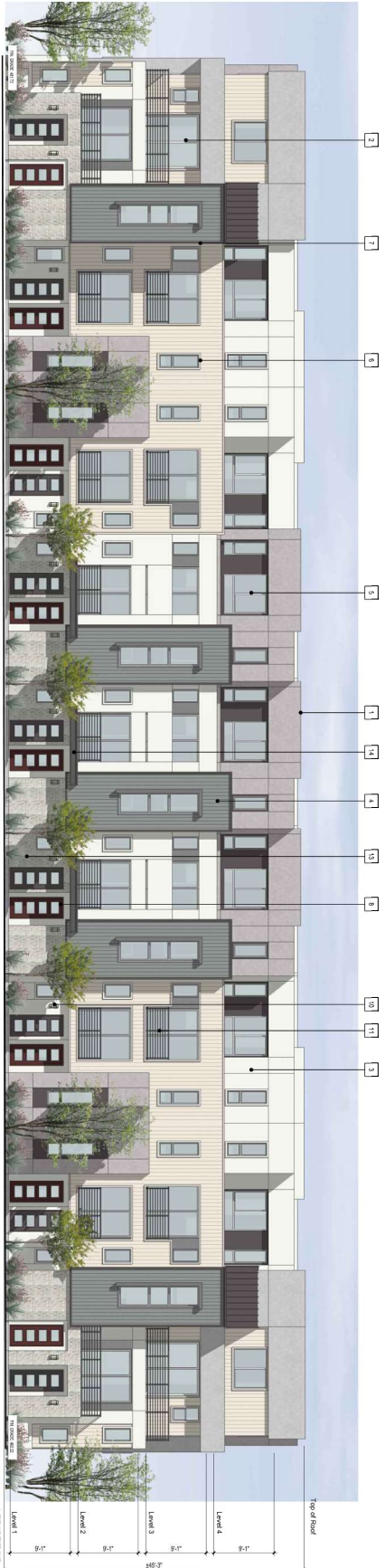
FIRST FLOOR



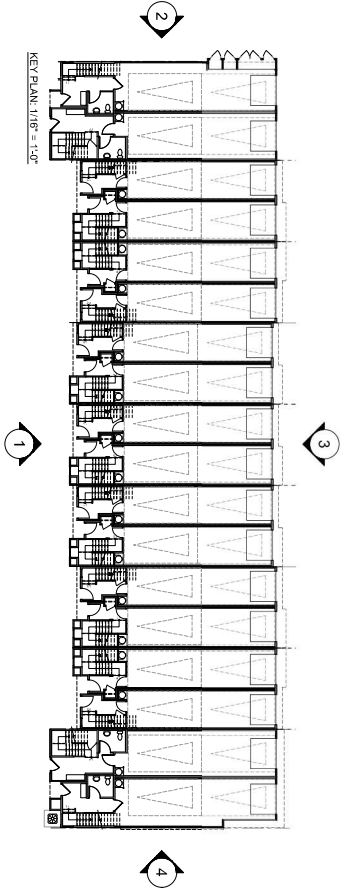
ROOF PLAN



MATERIAL LEGEND	
1	PARADEE ROOF
2	SLABING DOOR
3	STUCCO LIGHT SAND FINISH
4	SMOOTH NICHEL GAP VERTICAL SIDING
5	VINYL WINDOWS
6	FIBER CEMENT TRIM
7	FOAM TRIM W/ STUCCO OVER
8	PARRY DOOR
9	SECTIONAL CANOPY
10	LIGHT FIXTURE
11	METAL RAILING
12	UTILITY DOOR
13	STONE (SEMIER CREAM/WHITE)
14	METAL AWNING



① FRONT

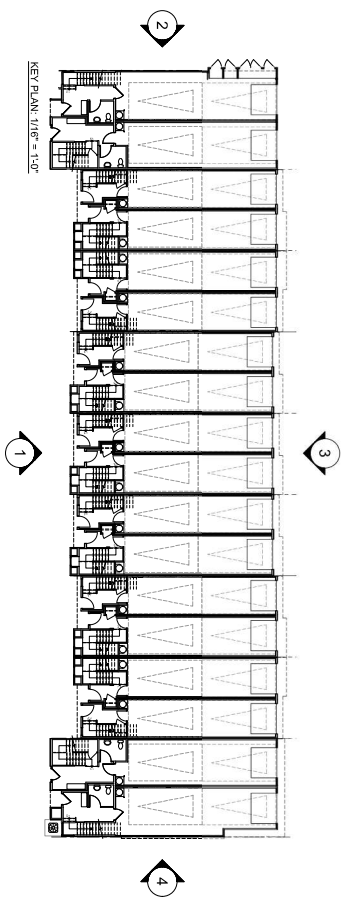


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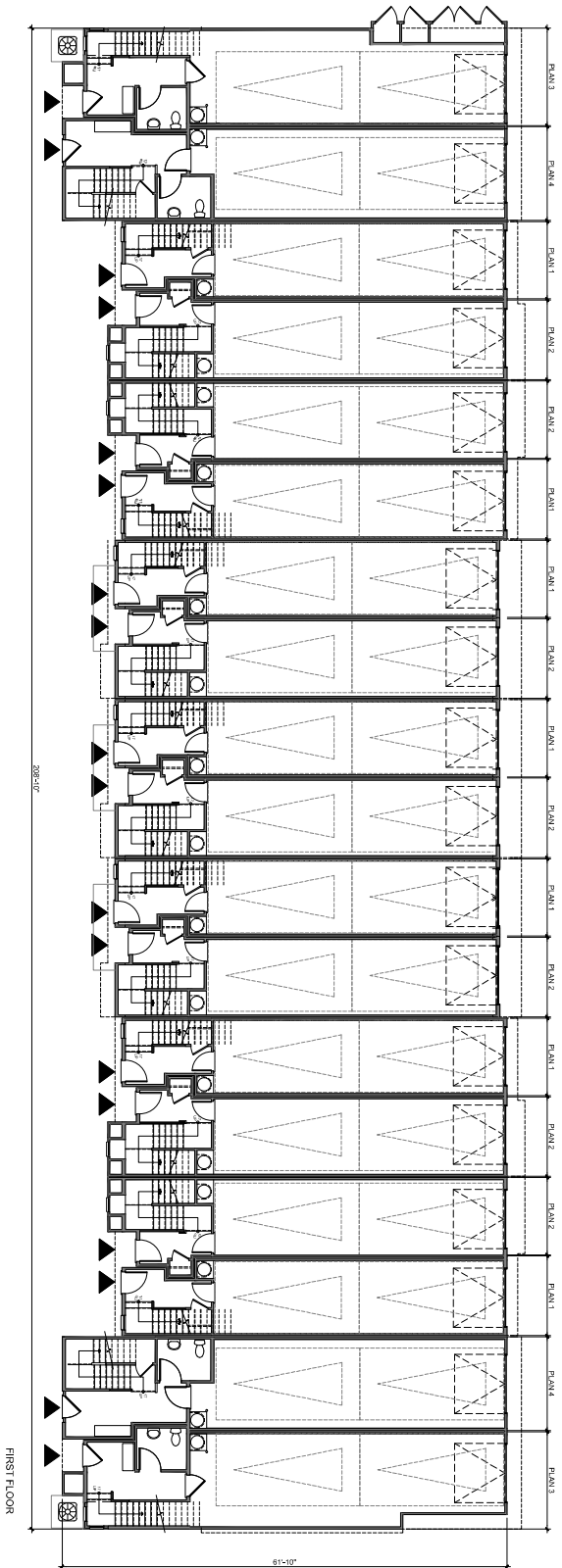
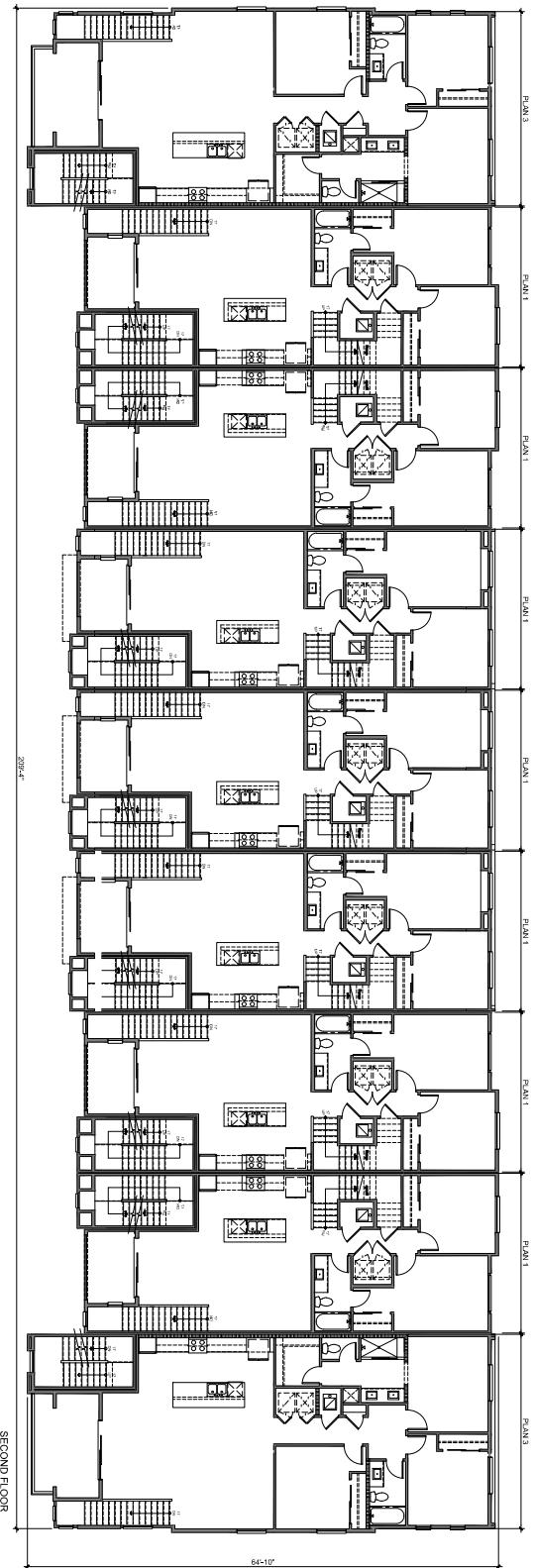
INTERIOR LEGEND	
1	PARKET FLOOR
2	SLAB ON GROUND
3	STUCCO LIGHT SAND FINISH
4	SMOOTH MIDDLE GAP VERTICAL SIDING
5	VINYL WINDOWS
6	FIBER CEMENT TRIM
7	FOAM TRIM W/ STUCCO OVER
8	PARTY DOOR
9	SECTIONAL CANOPY
10	LIGHT FIXTURE
11	METAL PANELING
12	UTILITY DOOR
13	STONE (SEMI-PRECAST CONCRETE UNITS)
14	METAL AWNING

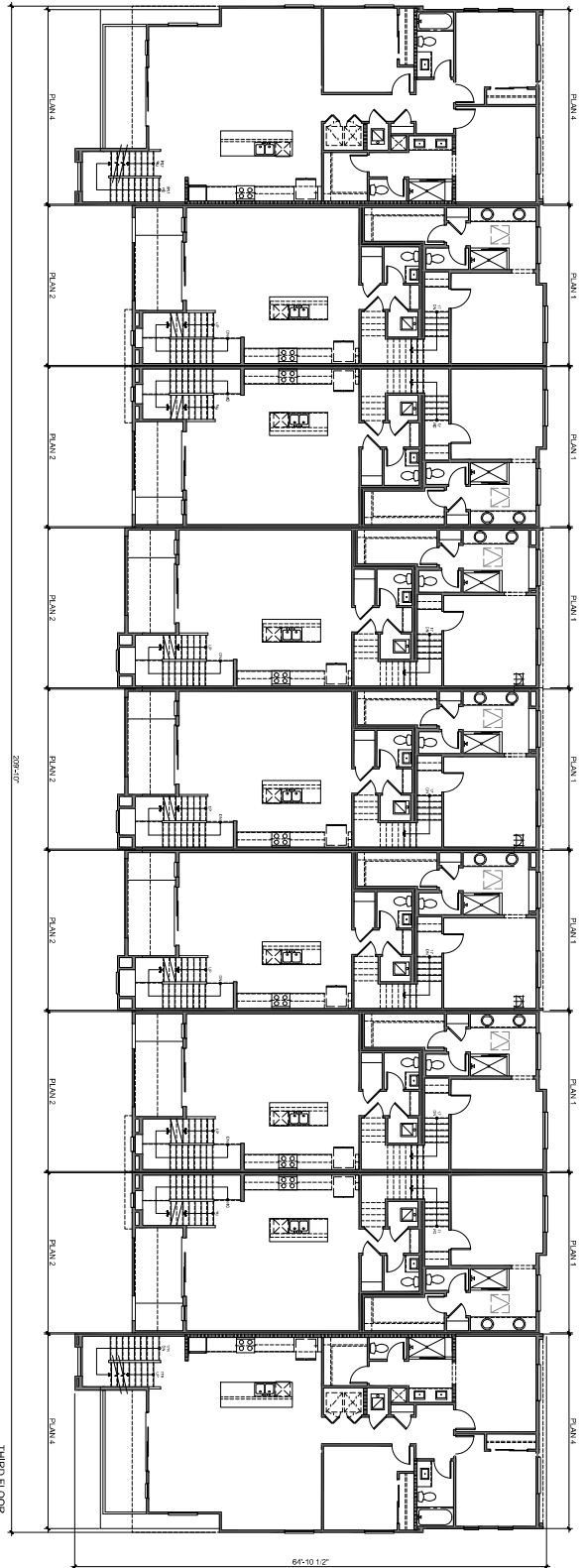
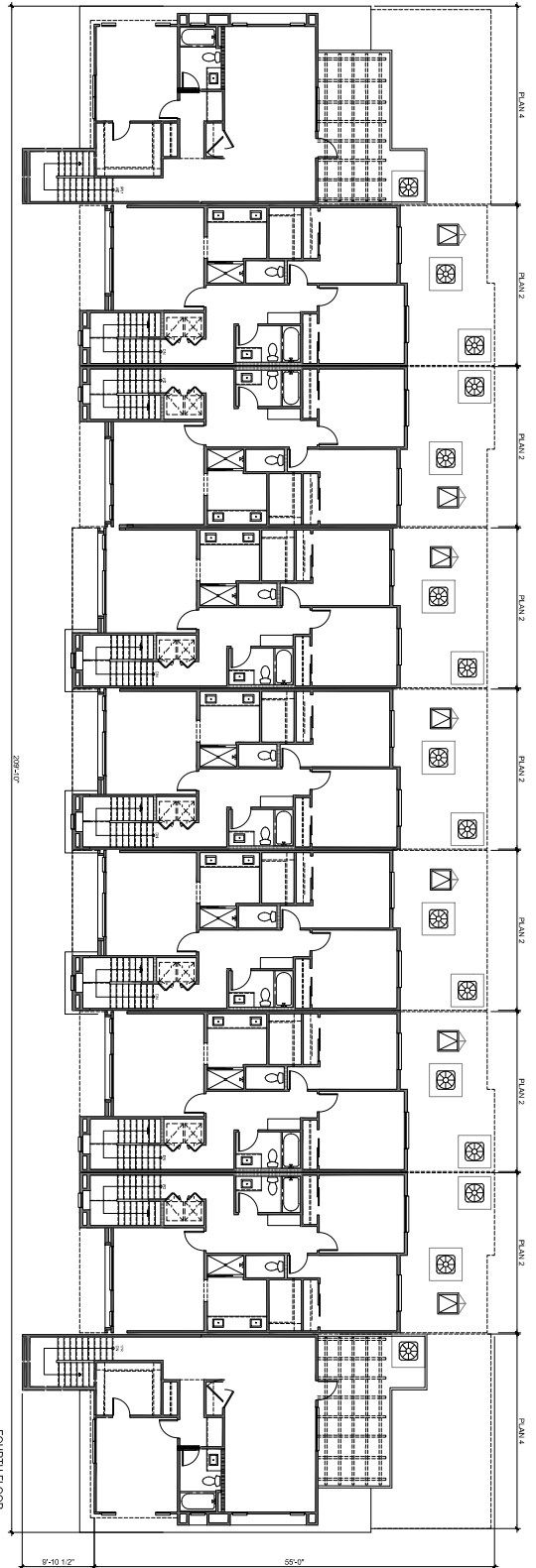


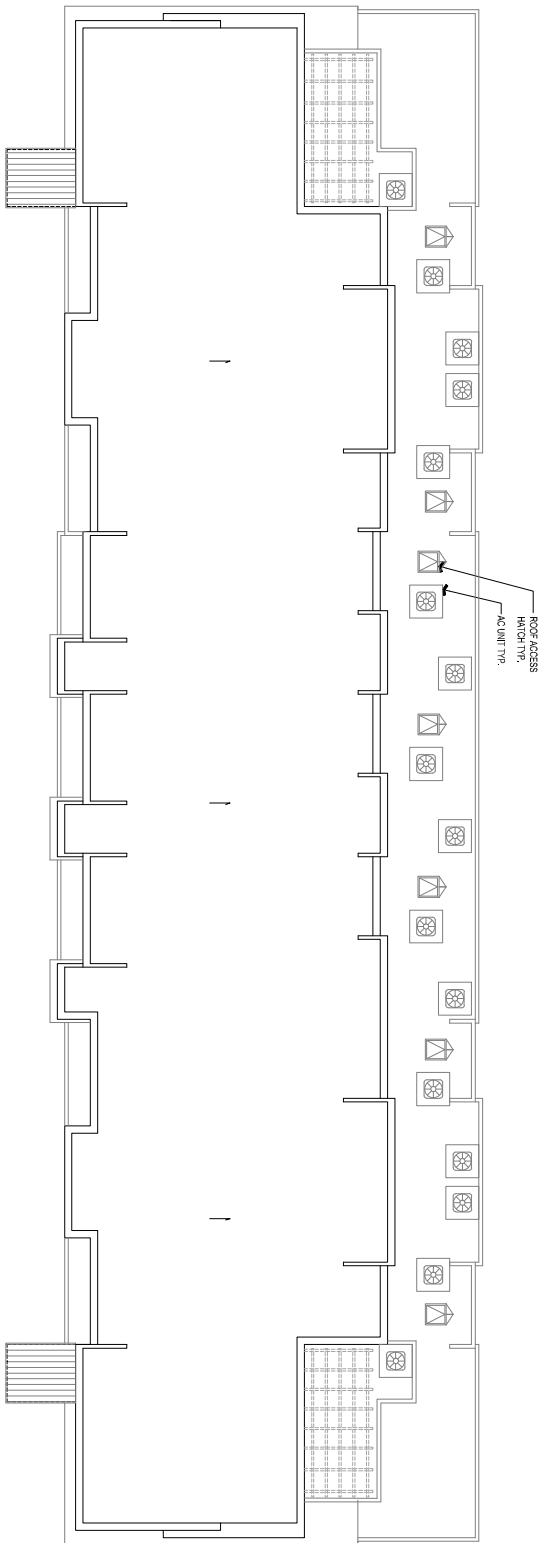
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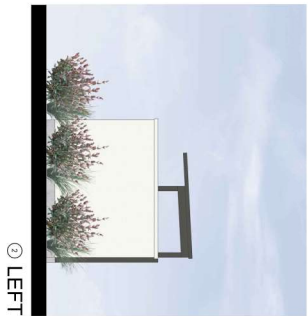
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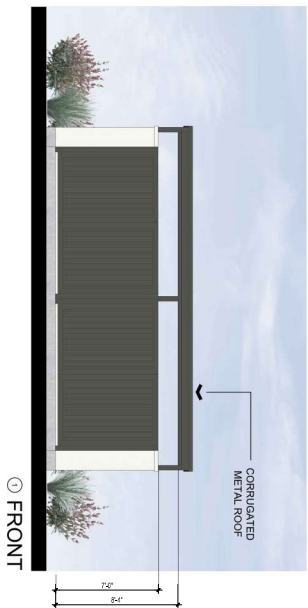




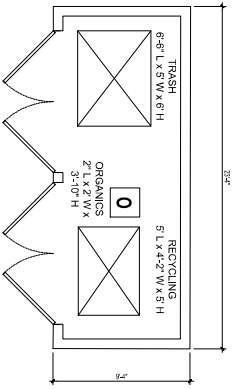
ROOF PLAN



① LEFT



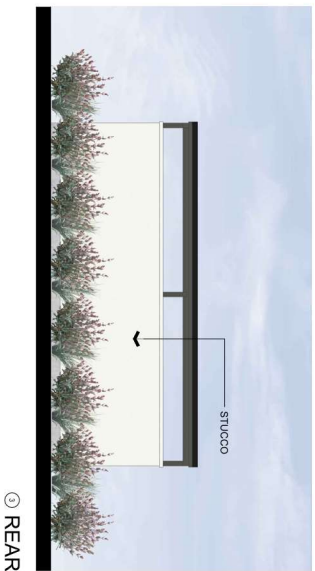
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KEY PLAN 1/16" = 1'-0"



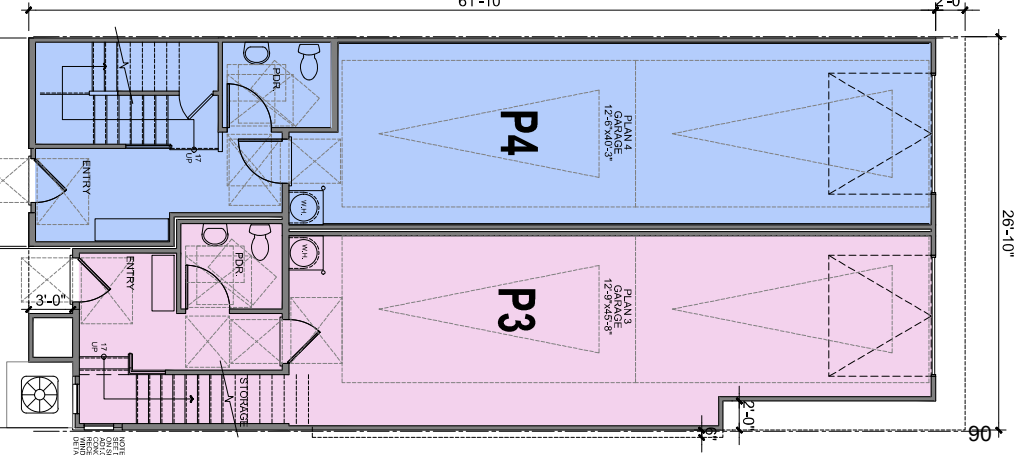
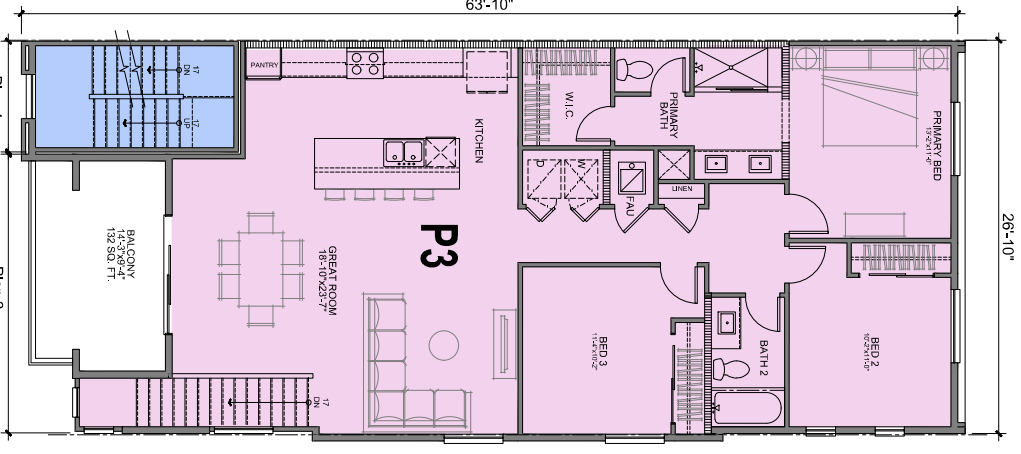
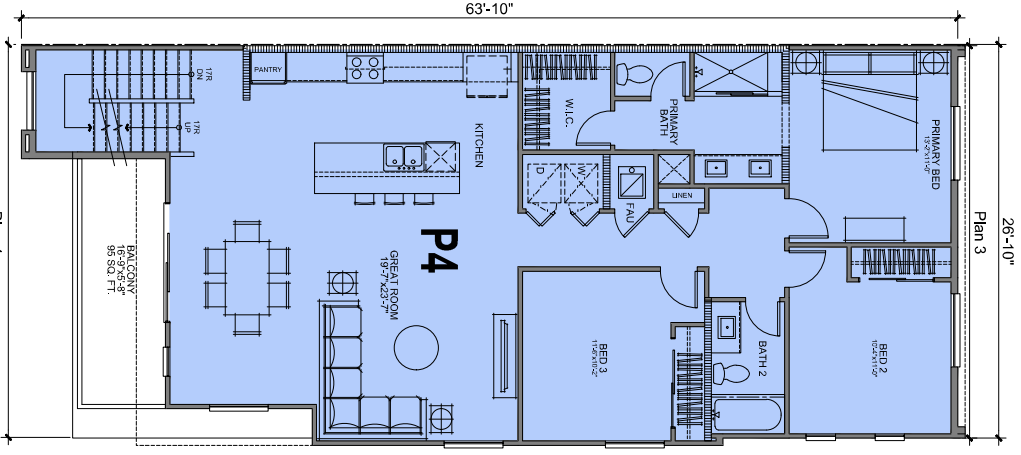
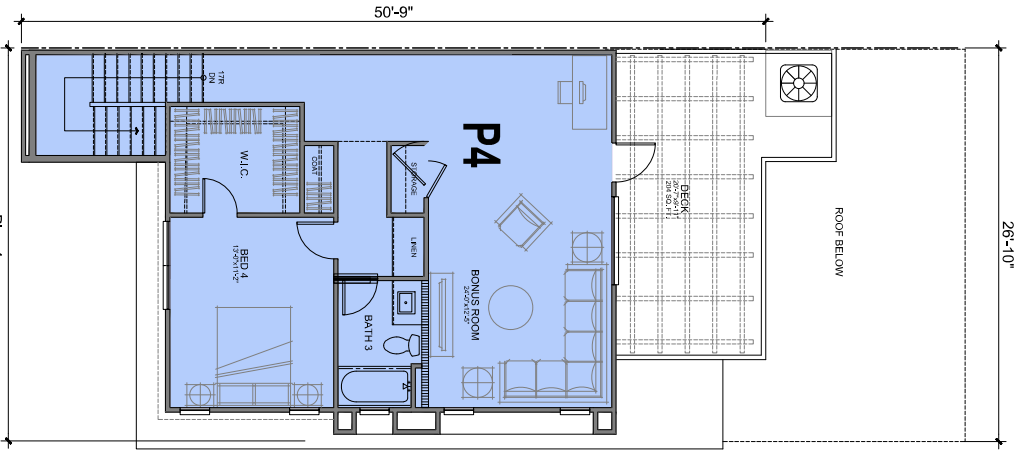
① RIGHT



① REAR



	PLAN 1 (3 BED / 2.5 BATH)	PLAN 1 (3 BED / 2 BATH)	
FIRST FLOOR	427 SQ. FT.	FIRST FLOOR	407 SQ. FT.
SECOND FLOOR	94 SQ. FT.	SECOND FLOOR	345 SQ. FT.
THIRD FLOOR	709 SQ. FT.	THIRD FLOOR	342 SQ. FT.
FOURTH FLOOR	793 SQ. FT.	FOURTH FLOOR	0
<b>TOTAL NET</b>	<b>1,723 SQ. FT.</b>	<b>TOTAL NET</b>	<b>1,494 SQ. FT.</b>
DECK	93 SQ. FT.	DECK	65 SQ. FT.
GARAGE	431 SQ. FT.	GARAGE	408 SQ. FT.



	PLAN 3 ACCESSIBLE (1 BED + BONUS ROOM / 3.5 BATH)	PLAN 3 ACCESSIBLE (3 BED / 2.5 BATH)
FIRST FLOOR	240 SQ. FT.	194 SQ. FT.
SECOND FLOOR	94 SQ. FT.	1916 SQ. FT.
THIRD FLOOR	1986 SQ. FT.	0
FOURTH FLOOR	717 SQ. FT.	0
<b>TOTAL NET</b>	<b>2417 SQ. FT.</b>	<b>1,560 SQ. FT.</b>
DECK	300 SQ. FT.	132 SQ. FT.
GARAGE	522 SQ. FT.	598 SQ. FT.

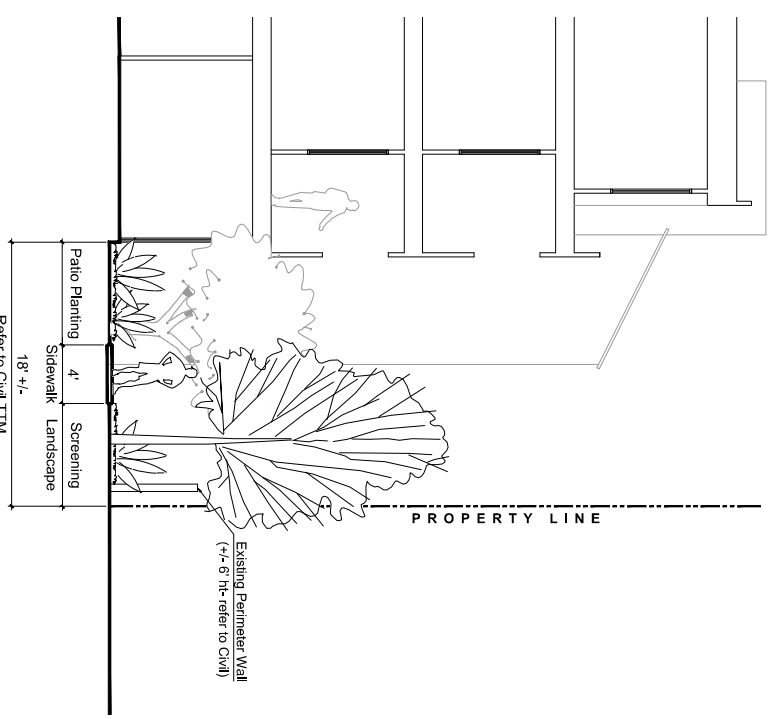






**LEGEND**

- 1 Project Entry with Accent Planting
- 2 Common Area
- 3 Dog Park
- 4 Pedestrian Walkway with Shade Trees
- 5 Accent Vine Planting
- 6 Mailbox Cluster
- 7 Trash Enclosure
- 8 Transformer
- 9 Existing Street Trees to remain and be protected in place
- 10 Bike Rack - with up to (7) bicycle parkings and 5' cfr behind



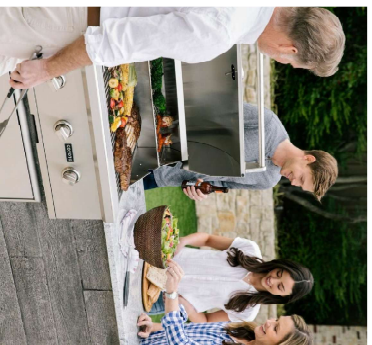
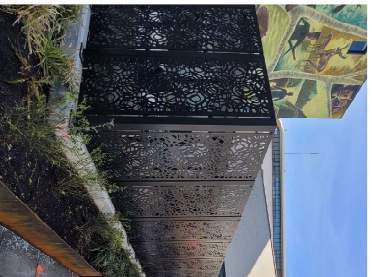
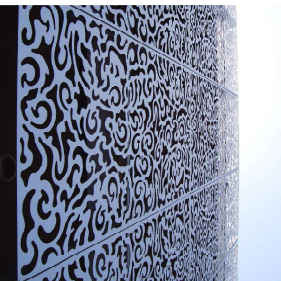
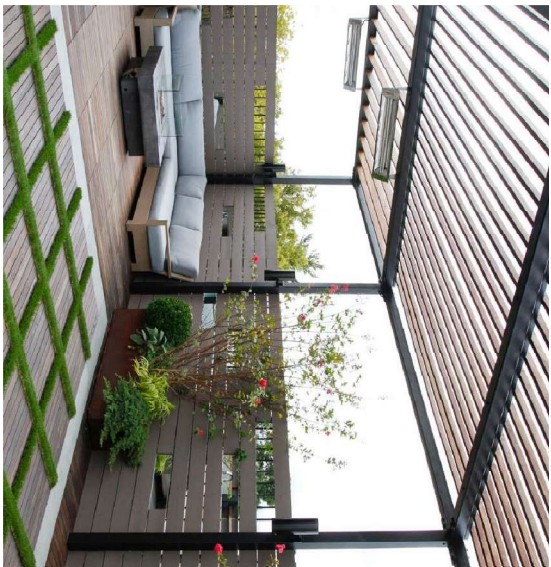
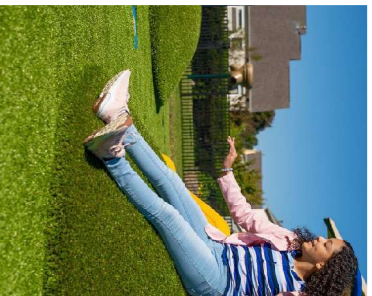
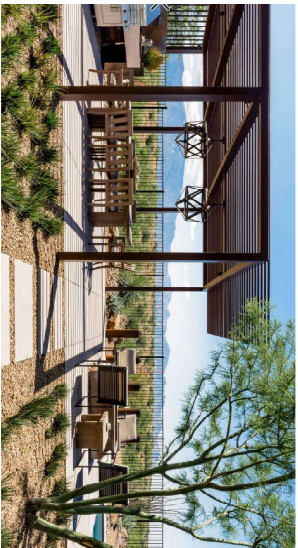
**SECTION A-A LANDSCAPE SCREENING NORTHERN PL**



05, 16, 25

L-1





ARCADIA I - CONCEPTUAL IMAGE BOARD

ARCADIA, CA



05.16.25

L-2



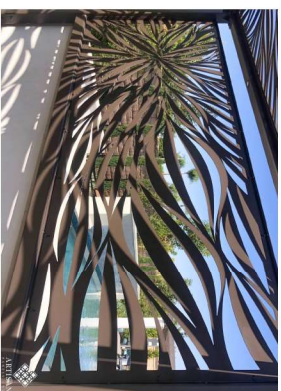


## LEGEND

- 1 Shade Structure with Picnic Tables & BBQ
- 2 Accent Paving
- 3 Specimen Tree in Planter Pocket
- 4 Decor Screening Panels in Weave Pattern
- 5 Sculptural Planting in Decor Rock Strip
- 6 Event Lawn with Turf Mound
- 7 Shade Trees
- 8 Bike Rack - with up to (7) bicycle parkings and 5' cir behind
- 9 Mailbox Cluster
- 10 Screening Wall for Sound Attenuation



Shade Structure with Picnic Tables & BBQ



Decor Screening Panels in Weave Pattern  
KEYMAP



0' 4' 8' 16'  
Scale: 1/8" = 1'-0"



05 . 16 . 25

L-3



## LEGEND

- 1 Dog Run with Decomposed Granite Paving
- 2 Large Shade Tree with Bench Seating
- 3 Dog Park Fence and Gate
- 4 Project Entry with Accent Planting
- 5 Pedestrian Walkway with Shade Trees



## KEYMAP



05.16.25

L-4





## PLANTING LEGEND

### TREES:

Botanical name (Common Name)

#### SPECIMEN TREES

- Olea europaea* (Swan Hill Olive)
- Quercus agrifolia* (Coast Live Oak)
- Quercus wislizeni* (Interior Live Oak)

#### SHADE TREES

- Chitalpa tashiroensis* (Chitalpa)
- Leucananda amnestoides* (Jascanala)
- Platanus acerifolia* (London Plane tree)

#### SCREEN TREES

- Laurus nobilis* (Sweet Bay)
- Prunus caroliniana* (Caroline Cherry Laurel)

#### PATIO TREES

- Cercis occidentalis* (Western Redbud)
- Laurus nobilis* (Sweet Bay)

Botanical name (Common Name)

#### VERTICAL SHRUBS

- Prunus caroliniana* 'Bright n' Tight'
- Rhapidochloa* 'Majestic Beauty'

#### SCREENING SHRUBS

- Yucca filamentosa* (Foliolifera Plant)
- Rhipidochloa umbellata* (Evergreen Indian Hawthorn)
- Rhipidochloa* 'Majestic Beauty' (Majestic Beauty)

#### ACCENT SHRUBS

- Agave attenuata* (African Lily)
- Agave* spp. (Agave)
- Aloe vera* (Aloe Vera)

#### MEDIUM SHRUBS

- Salvia* (Sage)
- Prunus* spp. (Cape Blueberry)
- Rhipidochloa indica* 'Cairo' (Cairo Indian Hawthorn)
- Rhipidochloa umbellata* (Evergreen Indian Hawthorn)
- Sakha* (Sage Bush)
- Tecomaria capensis* (Cape Honeysuckle)
- Westringia fruticosa* (Coastal Rosemary)

#### GROUNDCOVERS

- Carex macrocarpa* (Natal Palm)
- Candollea mauritanica* (Ground Hugging Clay)
- Geranium macranthum* (Copper Geranium)
- Lantana* spp. (Lantana)

#### TURFGRASS

- Cynodon dactylon* spp. (Hybrid Bermuda)

#### SCREENING VINES

- Bougainvillea* spp. (Bougainvillea)
- Passiflora* spp. (Passiflora)
- Passiflora* (Star Jasmine)



05.16.25

L-5

**TREE SCHEDULE:**

BOTANICAL NAME	COMMON NAME	SIZE
Acacia spp.	Acacia	24" box min
Cercis occidentalis	Western Redbud	24" box min
Chitalpa tashkentensis	Chitalpa	24" box min
Jacaranda mimosifolia	Jacaranda	24" box min
Lagerstroemia indica	Crape Myrtle	24" box min
Laurus nobilis	Sweet Bay	24" box min
Olea europaea "Svan Hills"	Svan Hills Olive	24" box min
Platanus acerifolia	London Plane Tree	24" box min
Prunus caroliniana	Carolina cherry laurel	24" box min
Quercus agrifolia	California Live Oak	24" box min.
Quercus virginiana	Southern Live Oak	24" box min.

**SHRUB SCHEDULE:**

BOTANICAL NAME	COMMON NAME	SIZE
Agapanthus africanus	African Lily	5 gal
Agave spp.	NCN	5 gal
Aloe spp.	NCN	5 gal
Cistus	Rockrose	5 gal
Ligustrum japonicum texanum	Waxleaf Privets	5 gal
Punica granatum	Cape Plumbago	5 gal
Rhaphtolepis indica "Clara"	Clara Indian Hawthorn	5 gal
Rhaphtolepis umbellata	Evergreen Indian Hawthorn	5 gal
Rhaphtolepis "Majestic Beauty"	Majestic Beauty	5 gal
Rhus ovata	Pomegranate	5 gal
Salvia	Sugar Bush	5 gal
Tecomania capensis	Cape Honeysuckle	5 gal
Westringia fruticosa	Coastal Rosemary	5 gal

**GROUNDCOVER/VINE SCHEDULE:**

BOTANICAL NAME	COMMON NAME	SIZE
Bougainvillea spp.	Bougainvillea	1 gal
Carissa macrocarpa	Natal Plum	1 gal
Convolvulus mauritanicus	Ground Morning Glory	1 gal
Geranium incanum	Cape Geranium	1 gal
Lantana spp.	Lantana	1 gal
Trachelospermum jasminoides	Star Jasmine	1 gal

Note:  
 1. Plant selection and landscape irrigation design should comply with the Water Efficient Landscape requirements and ordinances.  
 2. California native/drought-tolerant plants shall be used to the maximum extent feasible to minimize the need for irrigation.  
 Where irrigation is necessary, then the system shall be designed and installed to prevent overspray or irrigation runoff during normal operations and during a break in the line.



ARCADIA I - CONCEPTUAL PLANT PALETTE

ARCADIA, CA





# Attachment No. 6

## Arborist Report

# Jim Borer, Certified Arborist #496

Specimen tree preservation, and analysis

August 6, 2024

Nick Patterson  
City Ventures

**Re: Summary Tree Report and Existing Tree Inventory Report  
101 W. Huntington Drive  
Arcadia, Ca.**

**Telefax: This page plus 22**

Dear Nick,

I am writing as a follow-up to my recent field inspections of the existing trees within your firm's subject proposed redevelopment project within the city of Arcadia, California that is referenced above.

## **Scope of work**

Travel to the site on July 19 and 23, 2024, review the conditions of, assign, number, tag in the field, and inventory the existing trees. Prepare and submit the accompanying 'Excel' and this 'Word' document follow-up corresponding report documenting the individual trees' Genus, species, common name, trunk diameter at 54" above the soil levels, estimated heights and widths, systemic and structural conditions, and their proposed dispositions for long-term conservation in the context of the re-developing site.

## **Observations**

There are a total of 26 trees within the site's existing landscape. Two of the trees are coast live oaks trees (*Quercus agrifolia*), 12 are crape myrtle trees with six of those being street trees along West Santa Clara Street to the east of the site and six specimens within the site interior, and two are dead specimen *Tristanias* (#2 and 3) at the northeast corner of the site near the Santa Clara Street site driveway.

Coast live oak tree number 10 is the smaller, less mature. and more archetypal of the two specimen oaks. It is located between the existing trash enclosure at the northwest of the corner and is reasonably well removed from the adjacent property boundary which is approximately ten feet to its west and five-six feet to its north. Oak tree number 10 is archetypally vigorous while also supporting good form and character.

Oak number 12 appears to be growing at least proportionally on the property boundary with the developing property to the west as it leans to the east, into this site, from where its root crown appears is appreciably located on the adjacent property. Oak tree number 12 is also located beneath, or nearly so, an overhead utility pole and easement that has led to the application of non-selective utility line clearance pruning methodologies that result  
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# Jim Borer, Certified Arborist #496

## Specimen tree preservation, and analysis

in long-term distortion of this species archetypal form, character, and in this case also its systemic vigor. Oak tree number 12 is an under-performing tree that also exhibits poor form and character, in addition to the fact that it appears to be proportionally owned by the two properties.

**The remainder of the trees are non-native specimens. The entire 26 tree grouping includes:**

- 2-coast live oaks, *Quercus agrifolia***
- 12-Crape myrtles, *Lagerstroemia indica***
- 4-Brisbane box, *Tristania conferta* (2-dead)**
- 3-Chinese lantern, *Koelreuteria bipinata***
- 2-Hollywood twisted juniper, *Juniperous torulosa***
- 1-Evergreen elm, *Ulmus parvifolia***
- 1-Jacaranda, *Jacaranda acutifolia***
- 1-Mexican fan palm, *Washingtonia robusta***

### Opinions and Recommendations

Oak tree number 10 is a maturing native specimen that has been cultivated herein for what appears to be at least a few decades. This oak has been subject to helpful neglect in the uncared environment that it has been growing within for at least a few years now. It is well disposed to continue to develop increased size and maturity based upon its conservation in the context of the existing conditions. It could responsibly be considered for relocation within the site if its existing location is to be encroached by demolition, grading, or site development operations otherwise.

**Oak tree number 12 is the same native species as number 10. Tree number 12's root crown appears to be located substantially on the adjacent property to the west, is not super vigorous, nor structurally well-developed. It is not well disposed for long-term conservation based upon its lesser live canopy volume, density, generally suppressed vigor, and weak structural character. Its location on the property boundary could well affect the ability to construct the sort of boundary wall that is common on such multi-family projects.**

Therein tree # 12 could be considered for relocation within the site although it would not be as good of a candidate for relocation as tree # 10 given # 10s more youthful, vigorous, and well-conformed condition than #12. The relocation methodology should include at least 90 days for the root ball to harden off before the tree is transplanted on-site or moved to an outlying area for storage while the demolition and initial site development operations are initiated. Any relocated native oak tree would require deliberate maintenance during the interim hardening off period, storage during the interim period while replanting area on site is prepared, and during the initial re-establishment period

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# Jim Borer, Certified Arborist #496

## Specimen tree preservation, and analysis

after it is replanted. Any trees that are not professionally maintained would not be expected to re-establish vigorously in their transplanted locations.

Otherwise, the trees within the site are non-native species that are of marginal conservation value. Their conditions (under-maintained and crowded), their insignificant statures, and their species make them readily replaceable in the context of the site's long-term re-forestation as your site's re-development progresses.

I have attached copies of the photographs that I took to document the conditions of the trees at the time of the field inspection as well as a copy of the 'Excel' inventory spreadsheet. Please reach out to me if you have any questions or if you require additional information after reviewing this follow-up inspection report.

Respectfully submitted,

  
Jim Borer  
Certified Arborist #496

Enclosure: **Photographs of the conditions at the time of the field inspection**  
**'Excel' Existing Tree Inventory Spead Sheet**  
**Schematic locations of the existing trees within the site**

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# Jim Borer, Certified Arborist #496

Specimen tree preservation, and analysis



**Tree # 1, *Koelreuteria bipinata***

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# Jim Borer, Certified Arborist #496

Specimen tree preservation, and analysis



**Tree #2, dead *Tristania conferta*, Brisbane box**

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# Jim Borer, Certified Arborist #496

Specimen tree preservation, and analysis



**Tree # 3, dead *Tristania conferta*, Brisbane box**

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Fax 909/ 948-8882

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# Jim Borer, Certified Arborist #496

Specimen tree preservation, and analysis



**Tree # 4, *Jacaranda acutifolia*, jacaranda**

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Fax 909/ 948-8882

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# Jim Borer, Certified Arborist #496

Specimen tree preservation, and analysis



**Tree #5, *Koelreuteria bipinata*, Chinese lantern**

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# Jim Borer, Certified Arborist #496

Specimen tree preservation, and analysis



**Tree #6, *Tristania conferta*, Brisbane box**

**No Tree # 7**

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# Jim Borer, Certified Arborist #496

Specimen tree preservation, and analysis



**Tree # 8, *Tristania conferta*, Brisbane box**

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# Jim Borer, Certified Arborist #496

Specimen tree preservation, and analysis



**Tree # 9, *Koelreuteria bipinata*, Chinese lantern**

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# Jim Borer, Certified Arborist #496

Specimen tree preservation, and analysis



**Tree # 10, *Quercus agrifolia*, coast live oak**

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# Jim Borer, Certified Arborist #496

Specimen tree preservation, and analysis



**Tree # 10, *Quercus agrifolia*, coast live oak**

PO Box 1803, Rancho Cucamonga, Ca. 91729-1803

13

Phone 909/ 997-7020

Fax 909/ 948-8882

E-mail [jimborerarborist@charter.net](mailto:jimborerarborist@charter.net)

# Jim Borer, Certified Arborist #496

Specimen tree preservation, and analysis



**Tree # 11, *Ulmus parvifolia*, Chinese elm**

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14

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# Jim Borer, Certified Arborist #496

Specimen tree preservation, and analysis



**Tree #11, *Ulmus parvifolia*, Chinese elm**



**Tree # 12, *Quercus agrifolia*, coast live oak**

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# Jim Borer, Certified Arborist #496

Specimen tree preservation, and analysis



**Tree number 12, *Quercus agrifolia*, coast live oak**



**Tree # 13, *Washingtonia robusta*, Mexican fan palm**

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# Jim Borer, Certified Arborist #496

Specimen tree preservation, and analysis



**Tree # 14 *Lagerstroemia indica*, Crape myrtle**



**Tree # 15 # 16 *Lagerstroemia indica*, crape myrtle**

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17

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# Jim Borer, Certified Arborist #496

Specimen tree preservation, and analysis



**Tree # 17 & 18, *Lagerstroemix indica*, crape myrtle**



**Tree # 19, *Lagerstroemia indica*, crape myrtle**

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# Jim Borer, Certified Arborist #496

Specimen tree preservation, and analysis



**Tree # 20 & 21, *Juniperous torulosa*, Hollywood twisted juniper**



**Tree # 22 *Lagerstroemia indica*, crape myrtle, street tree**

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# Jim Borer, Certified Arborist #496

Specimen tree preservation, and analysis



**Tree # 23 *Lagerstroemia indica*, crape myrtle, street tree**

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# Jim Borer, Certified Arborist #496

Specimen tree preservation, and analysis



**Tree # 24 *Lagerstroemia indica*, crape myrtle, s**

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21

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# Jim Borer, Certified Arborist #496

Specimen tree preservation, and analysis



**Tree # 25 *Lagerstroemia indica*, crape myrtle, street tree**

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# Jim Borer, Certified Arborist #496

Specimen tree preservation, and analysis



Tree # 26 & 27, *Lagerstroemia indica*, crape myrtle, street tree

end

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23

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**ARCADIA PLANNING COMMISSION  
REGULAR MEETING MINUTES  
TUESDAY, OCTOBER 28, 2025**

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

**ROLL CALL**

PRESENT: Chair Tallerico, Vice Chair Tsoi, Commissioners Arvizu, Hui (arrived at 7:02 p.m.), and Wilander

ABSENT: None

**SUPPLEMENTAL INFORMATION FROM STAFF REGARDING AGENDA ITEMS**

Deputy Director Lisa Flores reported that two letters were received regarding item no. 1. The first was from Lozeau Drury LLP and the second was from California Housing Defense Fund ("CalHDF").

**PUBLIC COMMENTS (5 minute time limit per person)**

Thomas Li asked if his item (item no. 2 on the agenda) can be moved up before item no. 1 for consideration because item no. 1 will take a while.

Ms. Flores informed the Commissioners that the Alexan Arroyo Mixed-Use Project had already been scheduled for tonight's meeting before Mr. Li filed his appeal. She also noted that the project is subject to a shot clock under AB 130. Additionally, staff informed Mr. Li of the situation and offered him the option to be first on the next Planning Commission agenda or second on tonight's. He chose to remain second, so the agenda should remain as-is. The Chair agreed.

**PUBLIC HEARING**

**Resolution No. 2177** – A recommendation that the City Council approve the Alexan Arroyo Mixed-Use Development with a density bonus, comprising 359 residential units, including 35 very low affordable units and nine (9) live/work units at 325 N. Santa Anita Avenue

**CEQA:** Categorically and Statutorily Exemptions

**Recommendation:** Adopt

**Applicant:** Arcadia Apartments, LLC

## **MOTION - PUBLIC HEARING**

Chair Tallerico introduced the item and Building Official Ken Fields and Senior Planner Melissa Chipres presented the staff report.

Commissioner Arvizu inquired about parking and asked whether the project includes more than the 180 parking spaces required by Code.

Ms. Chipres confirmed yes, 450 parking spaces were proposed.

Commissioner Arvizu asked how many parking spaces there are on each level of the parking structure.

Ms. Chipres stated that there will be 85 spaces on level one, 91 on level two, and 85 spaces on level three.

Commissioner Arvizu asked how the height is calculated.

Mr. Fields explained that, according to the California Building Code, the height does not exceed 85 feet. Ms. Chipres added that, under the Development Code, height is measured from the average existing grade to the top of the structure.

Vice Chair Tsoi asked what the minimum requirement is for common open space.

Ms. Chipres stated that the requirement is to provide 100 square feet of open space per unit, resulting in a minimum of 35,900 square feet. The proposal exceeds this requirement, offering over 40,000 square feet, consisting of both shared common areas and private open spaces.

Commissioner Hui asked what the average square footage of each unit is.

Ms. Chipres stated that the average size for the units will range between 548 to 1,200 square feet. The live/work units will be about 1,028 square feet.

Commissioner Wilander asked for clarification about the waiver for the maximum height of the development.

Ms. Flores and Assistant City Attorney Martz clarified that there are two different height related issues. The first concerns the maximum height allowed under AB 130 (referencing the letter from Lozeau Drury LLP), and the second involves the waiver under the density bonus provisions to exceed the maximum height.

Commissioner Arvizu asked about the Lozeau Drury LLP letter regarding AB 130. He asked for confirmation that required labor wages based on height of the building was incorrect.

Mr. Martz explained that there was a miscalculation of the height of the building which would have met the requirement for AB 130, however the height was incorrect, and AB 130 does not apply.

Commissioner Hui asked for more explanation about density bonus and the waivers/concessions being requested.

Mr. Martz explained that density bonus allows a developer to deviate from the Development Code if affordable units are provided. In this case, the concessions include exceeding maximum height standards and making all the affordable units studio apartments.

Vice Chair Tsoi said he was under the understanding that under density bonus the affordable units had to be reasonable dispersed throughout the development.

Ms. Flores clarified that the developer may request to build all the affordable units as one type as a concession but deferred to the Applicant of how the affordable units will be dispersed within the building.

Commissioner Wilander requested additional information regarding the number of parking spaces required based on the demand analysis and the number proposed.

Ms. Flores explained that a parking-demand study was conducted, and the results showed that the demand exceeded the minimum parking standards. As a result of this study the proposed number of parking spaces will satisfy both the minimum requirement and the demand.

Commissioner Arvizu asked for clarification about the location and scale of the dog park as indicated on page 14 of the agenda packet.

Ms. Chipres explained that the dog park will be located on the north-west corner of the development, but it was split up on the plans so that it can fit.

Vice Chair Tsoi asked about the setback requirements.

Ms. Chipres stated that there are no setback requirements in the Downtown Mixed Use zone, however the Developer is providing a range of setbacks throughout the property.

Vice Chair Tsoi stated that some of the setbacks around the property appear very close to the property line and asked if there will be a street dedication on Santa Anita Avenue to align the development with the street.

Ms. Flores confirmed there will be a street dedication on both sides of the street - Santa Anita Avenue and Rolyn Place to provide a 10-foot sidewalk along each frontage.

Commissioner Hui asked if a traffic study had been conducted to consider all the new developments on the Santa Anita Avenue and Huntington Drive corridors.

City Engineer Kevin Merrill confirmed that a traffic study was conducted considering all projects, and the results indicated that no additional improvements would be required.

Ms. Flores added that this Project is considered a transit-oriented development, as the property lies within a half-mile radius of the transit station.

Ms. Hui expressed concerns about traffic during peak hours.

Ms. Flores responded that a traffic study was conducted analyzing both commercial and residential peak-hour conditions. The study concluded that the project will not impact the nearby intersections, and the street network has sufficient capacity to accommodate the projected traffic from this development and all the other ones that are either under construction or approved.

Chair Tallerico asked who provided the traffic analysis.

Ms. Flores stated that one of our environmental firms completed the analysis, which was reviewed by Staff to ensure we agreed with the conclusion.

Commissioner Arvizu asked whether any traffic study had later been determined to contain inaccuracies.

Ms. Flores stated that she is not aware of it. She stated that traffic studies always analyze the worst-case scenario for that reason.

The public hearing was opened.

The Applicant, Reece Pettersen, introduced himself as the Developer of the project and before his presentation addressed the Commissioner's questions and clarified their concerns about parking, height of the building, the square footage of the units, the size of the dog park, and setbacks.

Vice Chair Tsoi asked if the fire lane, which is also labeled as a dry creek on the landscaping plans, would serve as open space for residents.

Mr. Pettersen confirmed that it would, explaining that the area will be landscaped to allow residents to use it as functional open space.

Commissioner Arvizu referenced the subterranean parking of the sister project, Alexan Azalea, and asked why parking for the Alexan Arroyo was not planned underground. He suggested incorporating two levels of subterranean parking and one level of above-ground to reduce the overall height and scale of the project.

Mr. Pettersen pointed out that the Alexan Azalea is a smaller site and the only option for parking was subterranean to meet parking requirements and to replace all the existing parking spaces for the adjacent buildings.

Commissioner Arvizu asked what the setback was between the building and the wall of the metro line.

Mr. Pettersen stated that the setback will be between 20 and 30 feet.

Commissioner Hui asked what type of tenants they had in mind for the commercial units.

Mr. Pettersen said the live/work units are to encourage small businesses ranging from retail and a variety of professional firms. He added that the commercial units will have access to the parking lot to promote direct access to the public.

Commissioner Hui asked if this project is within District One.

Ms. Flores clarified that it is within District Two.

Commissioner Wilander asked if the first floor of units would be facing the wall of the metro line should subterranean parking be constructed.

Mr. Pettersen confirmed that would be the case.

Commissioner Hui asked if a sound wall will be built to screen the noise of the 210 freeway/metro line.

Mr. Pettersen stated that they will not be making improvements to infrastructure outside of the development and instead will focus on soundproof windows.

Stephan Parise, a resident on San Miguel Drive in the neighborhood west of the project, spoke in opposition, citing concerns about impacts to his privacy and increased traffic congestion on the main streets surrounding his neighborhood. He also provided the Commission with an email of those concerns which he had previously sent to Staff during environmental review process back in September of 2024.

Derek Michaelis, a resident on San Miguel Drive, spoke in opposition to the project expressing concerns about impacts to his privacy, the loss of mountain views, property value loss, and traffic congestion in the general area.

Karen Wong, a resident on San Miguel Drive, spoke in opposition to the project. She expressed concerns about traffic, impacts on her privacy and mountain views, and the increase in street parking in the general area.

Sally Youssef, a resident on San Miguel Drive, spoke in opposition to the project and expressed support for the concerns by her neighbors.

Alyse Michaelis, a resident on San Miguel Drive, spoke in opposition to the project and expressed concerns about the impacts to traffic in the general area. She stated that she is concerned with the elevated dog park overlooking her backyard and the impact that it will have on the privacy of her family.

Mr. Pettersen responded to the residents' concerns, noting that their input had been carefully considered through neighborhood outreach meetings. He emphasized that the project team is committed to delivering a high-quality development designed to minimize local impacts. Mr. Pettersen also clarified that the dog park will be located at the end of the property on Rolyn Place, at grade level, with appropriate setbacks from the San Miguel neighborhood.

Commissioner Wilander asked if mountain views will be affected.

Mr. Pettersen stated that they mitigated the impacts by reducing the building's height and conducting a shade analysis, projecting the building's shadow from the public right-of-way on San Miguel Drive.

Commissioner Wilander made a motion to close the public hearing.

Vice Chair Tsoi seconded the motion.

Without objection, the motion was approved.

## **DISCUSSION**

Commissioner Arvizu thanked the speakers for their public comments. Commissioner Arvizu said he understands that they must agree with the findings made by Staff but asked if he can refer to other General Plan policies not included in the Staff Report to make his own determination.

Mr. Martz said yes.

Ms. Flores reminded him that, because the project is proposing a density bonus, the required findings related to building height must be made if the project meets the applicable requirements, and the project cannot be denied on that basis.

Commissioner Arvizu stated that he understands, but the decision not to include subterranean parking was a financial one and is unrelated to the number of units being provided. He further stated that he could not make the findings for Policy LU - 4.2, as he agrees with the residents who feel the project will not enhance their neighborhood. Additionally, he cannot make finding Policy LU-4.1 because the project's scale and mass are not consistent with the surrounding neighborhood's existing structures.

Commissioner Wilander agreed that adequate parking is important for residents; however, she suggested that some of the excess outdoor space could be better utilized. For example, expanding the building outward rather than upward, which would help reduce its overall height.

Mr. Martz reiterated that State law does not allow suggestions to change the design that can affect the density and number of units. Unless a health and safety issue is identified, the project must be approved as proposed.

Commissioner Arvizu asked if they can recommend denial if they do not agree with the findings.

Mr. Martz confirmed, yes. However, they need to make specific findings to recommend denial. In this case, State law does not provide a lot of room for denial.

Chair Tallerico agreed with Commissioner Arvizu and cannot make Finding No. 2 however, after reading the materials, he understands that they cannot deny the project because of the density bonus.

Commissioner Arvizu clarified that he is not suggesting a reduction in density. He stated that the project could accommodate the same number of units while reducing its height and mass by incorporating subterranean parking.

Vice Chair Tsoi said his interpretation of the law is that when affordable housing is proposed they are rented below market-rate and at a loss to the developer therefore the density bonus allows you to offset how much is lost. In this case, the Developer is asking for a waiver of the height to accommodate more units (including affordable) but the number of units can fit on less floors. He added that projects near public transportation in other cities have been in high demand with less or no parking, therefore, this project could propose less parking and still comply with the requirement.

Ms. Flores advised the Commissioners that they should not reference General Plan policies not included in the Staff Report, as those policies are not applicable to the proposal. She noted that Staff made findings they believed were consistent with the goals and policies of the General Plan.

Commissioner Arvizu understood but noted that excluding policies for which findings cannot be met gives the impression that the project is fine.

Ms. Flores said she understood his point but noted that a recommendation for denial could be supported by referring to another relevant General Plan policy, provided that such action reflects the Commission's intent.

Ms. Flores suggested opening the public hearing so that the Applicant can respond.

Commissioner Hui motioned to reopen the public hearing.

Vice Chair Tsoi seconded the motion.

Without objection, the motion was approved.

Chris Burt introduced himself as the land use attorney speaking on behalf of the Applicant. Mr. Burt provided some background and context on Density Bonus Law and the Housing Accountability Act. He clarified that there are no financial criteria associated with the waiver of development standard. If a project is a density bonus project and is entitled to waivers and the City must grant the waiver so as to not prohibit the project to be approved as proposed. If the project is consistent with the City's objective standards a project can only be denied if the City can find a specific adverse impact on the public's health and safety.

Vice Chair Tsoi asked if the project can be built in 80 feet instead of the proposed 90 feet.

Mr. Burt reiterated that suggested changes to the design cannot be made to those which would impact or eliminate the waiver that is being requested, in this case the height.

Vice Chair Tsoi said that there is an impact to public health and safety that was brought up by the neighbors.

Mr. Burt said that an impact to public health and safety must be defined based on a written objective standard as outlined by State law.

Mr. Martz stated the health and safety concerns of the neighbors were speculative and that specific impacts had not been presented and it was not a valid point to deny the project.

Commissioner Arvizu asked why the project was before the Planning Commission if their only option was to recommend approval.

Mr. Martz said he understands there are questions about the Planning Commission's role and there are still many things they do but their responsibilities have been reduced in terms of what they can deny or approve.

Commissioner Arvizu asked if it is legal for him to make a motion to recommend denial if he cannot make the findings to approve the project.

Mr. Martz said yes, he can make any motion but urged him to recommend approval.

Commissioner Hui asked for an example of what is considered a health and safety issue.

Mr. Martz stated that there must be specific health and safety impacts to justify certain actions, but none were found to be applicable to this project.

Resident Mr. Parise asked the Commission to consider his and his neighbors' concerns because the project would have an impact on them.

Resident Ms. Wong spoke for a second time and stated that noise and air pollution as a result of more development in the area would have an impact on their health and mental well-being.

Commissioner Arvizu motioned to close the public hearing.

Vice Chair Tsoi seconded the motion.

Without objection, the motion was approved.

## **MOTION**

It was moved by Commissioner Wilander, seconded by Chair Tallerico to adopt Resolution No. 2177 approving recommendation that City Council approve the Alexan Arroyo Mixed-Use Development with a density bonus, comprising 359 residential units, including 35 very low affordable units and nine (9) live/work units at 325 N. Santa Anita Avenue in which the project is Categorically and Statutorily Exemptions.

Commissioner Arvizu, seconded by Vice Chair Tsoi made a subsequent motion to recommend denial of Resolution No. 2177 based on the fact that it does not meet the findings presented in the Staff Report specifically Policy LU - 4.2 which states that it encourages residential development that enhances the visual character, quality, and uniqueness of the City's neighborhoods and districts and also does not meet the standards

of Policy LU - 4.1 which requires new multi-family residential development be visually and functionally integrated in consistency in scale, mass, and character with structures in the surrounding neighborhood.

## **ROLL CALL**

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

## **PUBLIC HEARING**

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

**CEQA:** Exempt

**Recommendation:** Adopt

**Appellant:** Thomas Li

## **MOTION - PUBLIC HEARING**

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

Commissioner Arvizu asked for clarification about the denial and if all the entitlements were being denied.

Mr. Yesayan clarified that only the Single-Family Architectural Design Review application was denied because findings were made for the Major Administrative Modification.

Commissioner Hui asked if the project was denied because the design did not have characteristics of the proposed architectural style Mid-Century Modern.

Mr. Yesayan confirmed that is correct.

Commissioner Hui asked if it would suffice to add more exterior materials and elements that are more defining of the Mid-Century Modern style.

Mr. Yesayan stated that it could be possible, but he cannot determine that until revisions are resubmitted for review.

Commissioner Hui asked if the project would still be denied if it was named a different architectural style.

Mr. Yesayan stated that they could choose to call it another architectural style, however the design must feature defining characteristic elements of that chosen style.

The public hearing was opened.

Thomas Li, the Appellant and project designer presented a slide show including new renderings incorporating exterior design elements that were suggested by staff in the staff report.

The Property Owner, Angela Tsai, spoke in defense of the proposal and explained that the design choices focused on meeting her family's needs.

Commissioner Arvizu addressed the modified changes presented in the slide show and asked if they had consulted with Staff about them.

Mr. Li said no because he made the changes after the staff report was published.

Commissioner Arvizu asked if they would consider other modifications to the design that are more in line with Mid-Century Modern style, for instance, larger windows throughout the house.

Mr. Li said they would be open to the idea but stated privacy was important to the property owners.

Commissioner Arvizu asked if those concerns were discussed with Staff.

Mr. Li said yes, they were discussed with Staff, however, tangible design suggestions were not made about the architectural style so that he can incorporate it into the design until they were included in the staff report.

Planning Services Manager Fiona Graham clarified that Staff provided commentary and a response during the review process but ultimately it was up to the designer to make design changes to the project that respond to Staff's comment.

Commissioner Arvizu asked if staff had seen the revised design.

Ms. Graham confirmed they had not seen revisions to the renderings until their presentation.

Commissioner Arvizu asked if the revisions are closer to Mid-Century Modern.

Ms. Graham stated they need to see updated plans to make that determination as only renderings of the front had been provided.

Commissioner Wilander asked if the project can be revisited and resolved outside of the public hearing.

Mr. Yesayan clarified that Staff had already been open to working with the Appellants about the design during the review process however, they were adamant about their proposal and accepted the denial so that they can file an appeal.

Commissioner Arvizu asked the Appellants if they were willing to work with Staff on agreeing with a design.

Ms. Tsai stated that they were firm on their decision because Staff's suggestions were about the structural elements like bigger windows and the second story versus the superficial and aesthetic changes suggested in the staff report.

Chair Tallerico asked if it was true they had broken off communication with Staff so that they can appeal the denial.

Brandon Libby, the other property owner, explained they had been working with Staff however they could not agree to make it a one-story house because their wish was a two-story house. They then agreed to incorporate the elements presented in the staff report because they were exterior changes, but it was too late.

Mr. Yesayan clarified that they were not restricting a second story, however the design of the two-story home was not Mid-Century Modern, and the Appellant had stated no additional modifications were to be made to the design.

Chair Tallerico asked if the project can be revisited and worked out between Staff and the Appellants.

Ms. Flores said yes, if directed to do so by the Commission.

Chair Tallerico asked the Appellant what architectural style he would consider his design.

Mr. Li said he would consider it a Modern design.

Commissioner Wilander asked if a second story was prohibited.

Mr. Yesayan said no, a two-story house would be consistent with the neighborhood.

Vice Chair Tsoi said two-story Mid-Century Modern houses could be difficult to achieve, and it appears there was a miscommunication between Staff and the Appellants but believed that with some communication both parties can come to an agreement with the design.

There were no other speakers for the item.

Chair Tallerico made a motion to close the public hearing.

Commissioner Hui seconded the motion.

Without objection, the motion was approved.

## **DISCUSSION**

No further discussion was had by the Commission.

## **MOTION**

It was moved by Commissioner Arvizu, seconded by Commissioner Hui directing Staff to revisit Single-Family Architectural Design Review No. SFADR 25-08 with the Appellants and present revised plans to the Planning Commission at a future meeting.

## **ROLL CALL**

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

## **CONSENT CALENDAR**

1. Approval of Revised Resolution No. 2175 – Consideration and approval of Revised Resolution No. 2175, which approves Conditional Use Permit No. CUP 24-13, Site Plan and Design Review No. ADR 24-16, and Lot Line Adjustment No. LLA 25-02 for a new 4,295 square foot car wash with an off-site parking agreement at 169 E. Foothill Boulevard
2. Minutes of the October 14, 2025, Regular Meeting of the Planning Commission

**Recommendation:** Approve

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

## **ROLL CALL**

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

The motion was approved.

#### **MATTERS FROM CITY COUNCIL LIAISON**

Mayor Pro Tem Wang had nothing to report.

#### **MATTERS FROM THE PLANNING COMMISSIONERS**

Commissioner Hui extended an invitation to the Letterman Christmas Concert on December 14, 2025, hosted by Arcadia Performing Arts Foundation.

#### **MATTERS FROM ASSISTANT CITY ATTORNEY**

Mr. Martz had nothing to report.

#### **MATTERS FROM STAFF INCLUDING UPCOMING AGENDA ITEMS**

Ms. Flores reported that the November 11 meeting would be cancelled in observation of Veteran's Day and there will be a full agenda on November 25 in addition to the Business License Review Board meeting at 6:00 p.m. for the Business License Code Update.

#### **ADJOURNMENT**

The Planning Commission adjourned the meeting at 10:43 p.m., to Tuesday, November 25, 2025, at 7:00 p.m. in the City Council Chamber.

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Chair Tallerico, Planning Commission

ATTEST: \_

Lisa L. Flores  
Secretary, Planning Commission