



# CITY OF ARCADIA

## ARCADIA PLANNING COMMISSION REGULAR MEETING AGENDA

**Tuesday, October 13, 2026, 6:30 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:**

Vincent Tsoi, Chair

Angela Hui, Vice Chair

David Arvizu, Commissioner

Ricky Lau, Commissioner

Chang Lee, 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. 2199** – Approving Tentative Parcel Map No. TPM 26-04 (85348) to subdivide the airspace for an approved four-unit multi-family residential condominium development at 26 Alta Street  
**CEQA:** Exempt  
**Recommendation:** Adopt

**Applicant:** Maggi Qui and Eric Tsang

*There is a ten day appeal period. Appeals are to be filed by 4:30 p.m. on Friday, October 23, 2026.*

2. **Resolution No. 2200** – Approving an amendment to Conditional Use Permit No. CUP 19-04 to allow family and children’s indoor entertainment uses within an existing arcade with extended hours of operation, a restaurant and bar, and karaoke at 1020 S. Baldwin Avenue  
**CEQA:** Exempt  
**Recommendation:** Adopt

**Applicant:** Eric Pan

*There is a ten day appeal period. Appeals are to be filed by 4:30 p.m. on Friday, October 23, 2026.*

## **CONSENT CALENDAR**

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

3. Minutes of the September 8, 2026, 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, October 27, 2026, at 6:30 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。



# CITY OF ARCADIA

## STAFF REPORT

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### DEVELOPMENT SERVICES DEPARTMENT

**DATE:** October 13, 2026

**TO:** Honorable Chairperson and Planning Commission

**FROM:** Lisa L. Flores, Development Services Director  
Fiona Graham, Planning Services Manager  
By: Gary Yesayan, Associate Planner

**SUBJECT:** RESOLUTION NO. 2199 - APPROVING TENTATIVE PARCEL MAP NO. TPM 26-04 (85348) TO SUBDIVIDE THE AIRSPACE FOR AN APPROVED FOUR-UNIT MULTI-FAMILY RESIDENTIAL CONDOMINIUM DEVELOPMENT AT 26 ALTA STREET  
**CEQA: Exempt**  
**Recommendation: Adopt**

#### **SUMMARY**

The Applicants, Maggie Qui and Eric Tsang, (Eric Tsang Architects) on behalf of the property owner 26 Alta, LLC are requesting approval of Tentative Parcel Map No. TPM 26-04 (85348) to subdivide the airspace for an approved four-unit Spanish-style multi-family residential condominium development located at 26 Alta Street. The four-unit condominium project (Multi-Family SB 330 26-01) ("Project") was approved by the City on July 15, 2026.

The proposed subdivision is consistent with the City's General Plan, Development Code and Subdivision Map Act. It is recommended that the Planning Commission adopt Resolution No. 2199 - refer to Attachment No. 1 - and find that the Map is Categorically Exempt under CEQA and approve Tentative Parcel Map No. TPM 26-04 (85348), subject to the conditions listed in the staff report.

## **BACKGROUND**

The subject site is located on the south side of Alta Street between S. Santa Anita Avenue and S. First Avenue. The lot is 8,000 square feet in size and is zoned High Density Residential (R-3) with a General Plan Land Use Designation of High Density Residential - refer to Attachment No. 2 for Aerial Photo with Zoning Information.

A four unit, three-story multi-family project was conditionally approved on July 15, 2026 (Multi-Family SB 330 26-01) through the SB 330 process, which streamlines the review and approval of housing projects that comply with all zoning regulations and objective design standards in the Development Code. SB 330 was part of the Housing Crisis Act that went into effect in 2019 to increase housing production and which was subsequently updated by SB 8 (2022) and AB 1218 (2024). The Applicant submitted a preliminary application under SB 330 to vest all existing standards and to streamline the review and approval of the Project. A multi-family project consisting of four units does not, by itself, require Planning Commission approval and was therefore approved by Staff in accordance with the Development Code and provisions of SB 330. In contrast, for projects that are not processed under SB 330 streamlined review, the entitlement applications such as site plan review, design review, or other discretionary approvals are typically packaged together with the Parcel Map and brought before the Planning Commission for review and action as part of a single application.

In order to sell individual units for separate ownership for a multi-family condominium development, a parcel map is required for subdivision of airspace (Refer to Attachment No. 3 for Tentative Parcel Map No. TPM 26-04 (85348)). SB 330 does not require subdivision for multi-family projects and does not streamline the review process for maps associated with housing developments. As a result, all parcel maps must still be reviewed by the Planning Commission through a public hearing and approved separately, following the approval of an SB 330 housing project. In this case, the Project requires subdivision of airspace to allow sale of individual units for the approved multi-family development. The approved units will range from 1,530 square feet to 2,093 square feet. Each unit will have an attached two-car garage at grade level and code compliant open space – refer to Figure 1 below for the rendering of the approved multi-family project, and Figure 2 for the approved Site Plan.



**Figure 1:** Rendering of the approved multi-family project.

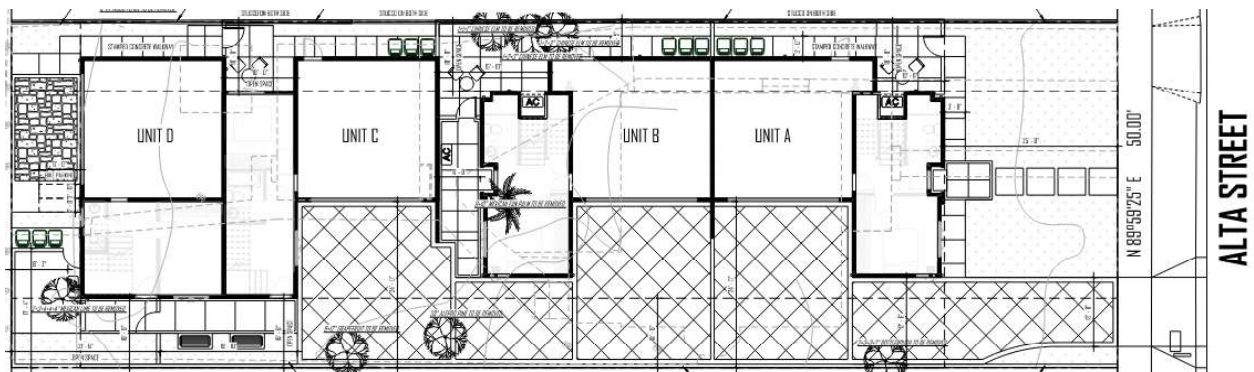


**Figure 2:** Approved Site Plan – 26 Alta St.

## **DISCUSSION**

The R-3 Zone requires a minimum density of one dwelling unit per 2,200 square feet of lot area, and a maximum density of one unit per 1,089 square feet of lot area. The subject property measures 8,000 square feet in area. This results in a minimum required density of three (3) units and a maximum of seven (7) units for the subject site; therefore, the approved four (4) unit development complies with the density requirements of the underlying R-3 Zone.

The proposed airspace subdivision for the four-unit, multi-family development meets all applicable requirements of the Subdivision Map Act and the City's Development

Code. The Map will only subdivide airspace to establish condominiums for individual sale, and no changes are proposed to the design, density, or physical improvements already approved for the Project. The subject site can be adequately served by existing utilities and public infrastructure. The City's Engineering Department has reviewed and signed off on the Tentative Parcel Map. All necessary improvements and repairs will be secured as conditions of approval.

## **FINDINGS**

The proposed subdivision of airspace for an approved four-unit residential condominium development complies with the subdivision regulations of the Development Code, and the Subdivision Map Act, and the Regional Water Quality Control Board requirements. The following findings are required for approval of the Tentative Parcel Map:

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

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

### Land Use and Community Design Element

- Policy LU-1.1: Promote new infill and redevelopment projects that are consistent with the City's land use and compatible with surrounding existing uses.

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

**Facts in Support of the Finding:** The R-3 Zone requires a minimum density of one dwelling unit per 2,200 square feet of lot area, and a maximum density of one unit per 1,089 square feet of lot area. Based on the lot area of 8,000 square feet, a minimum of three (3) units and a maximum of seven (7) units could be developed at this site. Therefore, the approved four (4) unit development, which is to have the airspace subdivided by the proposed Map, complies with the density requirements of the underlying zone, as well as all other applicable zoning requirements including but not limited to parking, setbacks, height, and open space. The site is physically suitable for the four-unit, multi-family residential development.

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

**Facts in Support of the Finding:** The Tentative Parcel Map for four (4) multi-family residential units is for the subdivision of airspace for an approved in-fill development within an urbanized area and does not serve as a habitat for endangered or rare species. The subdivision would not cause substantial environmental damage or impact wildlife.

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

**Facts in Support of the Finding:** The Map is to subdivide the airspace of an approved four (4) unit multi-family development for condominium purposes. The construction would be in compliance with all applicable Building and Fire Codes to ensure public health and safety. The approved four-unit multi-family development complied with the density requirements of the underlying zone, and the City's existing infrastructure would adequately serve the new development. Therefore, the subdivision would not cause any public health or safety problems.

**E. The design of the subdivision or the type of improvements will not conflict with easements acquired by the public at large for access through or use of, property within the proposed subdivision (This finding**

**shall apply only to easements of record or to easements established by judgement of a court of competent jurisdiction and no authority is hereby granted to a legislative body to determine that the public at large has acquired easements for access through or use of property within the proposed subdivision).**

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

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

**Facts in Support of the Finding:** The City's existing infrastructure would adequately serve the new development, and the requirements of the California Regional Water Quality Control Board would be satisfied.

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

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

## **ENVIRONMENTAL IMPACT**

It has been determined that the project site is less than five (5) acres; the project site has no value as a habitat for endangered, rare or threatened species; the proposed project will not have any significant effects upon the environment, and the site can be adequately served by all the required utilities and public services. Therefore, the Map is exempt under Class 32 (In-Fill Development Projects) pursuant to Section

15332 of the State California Environmental Quality Act (CEQA) Guidelines - refer to Attachment No. 4 for the Preliminary Exemption Assessment.

### **PUBLIC COMMENTS/NOTICE**

A public hearing notice for this item was posted at the City Clerk's Office, City Council Chambers, at the Arcadia Library, and on the City's website on October 1, 2026. It was also mailed to the property owners located within 300 feet of the subject property. As of October 9, 2026, no comments were received.

### **RECOMMENDATION**

It is recommended that the Planning Commission conditionally approve Tentative Parcel Map No. TPM 26-04 (85348) and find that the Map is Categorically Exempt from the California Environmental Quality Act (CEQA), and adopt Resolution No. 2199, subject to the following conditions of approval:

#### Planning

1. The Map shall be developed and maintained by the Applicant/Property Owner in a manner that is consistent with the plans and materials conditionally approved for Multi-Family SB 330 26-01 and Tentative Parcel Map No. TPM 26-04 (85348) subject to the approval of the Development Services Director, or designee.

#### Engineering

2. Prior to approval of the Final Parcel Map, the Applicant/Property Owner shall perform or provide a security bond for the following off-site improvements:
  - a. Remove existing and construct new driveway approaches per City Standard. New driveway approaches shall also adhere to City Standard 801-1. There must be at least one foot separation from the driveway approach wing to the neighboring extended property line.
  - b. Remove, replace, and construct new sidewalk providing adequate path of travel in compliance with Americans with Disabilities Act (ADA) and Public Right-Of-Way Accessibility Guidelines (PROWAG).

- c. Remove and replace curb and gutter with two-foot slot cut from property line to property line.
  - d. Remove existing bollards located in the alley.
  - e. Relocate the “No Parking” sign with the new location subject to determination by the City Engineer.
  - f. Remove and replace existing asphalt in the alley with new asphalt from property line to property line, up to the ribbon gutter.
3. As part of the new development, all dry utilities shall be undergrounded. Existing overhead electrical service must be removed and replaced with underground electrical services. Electrical transformers, if needed, are to be installed on private property, outside of any public right-of-way.
4. Prior to issuance of a Certificate of Occupancy, the Applicant/Property Owner shall repair any damages caused by the development to the street and alley frontages from property line to property line including but not limited to trench cuts and construction traffic, per the direction of the City Engineer. If the street is under the City’s pavement moratorium list, the repair may extend from curb to curb, per the direction of the City Engineer.

#### General

5. To the maximum extent permitted by law, Applicant/Property Owner must defend, indemnify, and hold the City, any departments, agencies, divisions, boards, and/or commissions of the City, and its elected officials, officers, contractors serving as City officials, agents, employees, and attorneys of the City (“Indemnitees”) harmless from liability for damages and/or claims, actions, or proceedings for damages for personal injuries, including death, and claims for property damage, and with respect to all other actions and liabilities for damages caused or alleged to have been caused by reason of the Applicant’s activities in connection with Tentative Parcel Map Application No. TPM 26-04 (85348) (“Map”) on the Map site, and which may arise from the direct or indirect operations of the Applicant or those of the Applicant’s contractors, agents, tenants, employees or any other persons acting on Applicant’s behalf, which relate to the development and/or construction of the Map. This indemnity provision applies to all damages and claims, actions, or proceedings for damages, as described above, regardless

of whether the City prepared, supplied, or approved the plans, specifications, or other documents for the Map.

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

6. Approval of Tentative Parcel Map Application No. TPM 26-04 (85348) shall not be effective unless the Applicant and Property Owner have executed and filed the Acceptance Form with the City on or before 30 calendar days after the Planning Commission has adopted the Resolution. The executed Acceptance Form submitted to the Development Services Department is to indicate awareness and acceptance of the conditions of approval.

## **PLANNING COMMISSION ACTION**

### Approval

If the Planning Commission intends to approve this subdivision, the Commission should move to approve Tentative Parcel Map No. TPM 26-04 (85348), state the subdivision satisfies the requisite findings, and adopt the attached Resolution No. 2199 that incorporates the requisite environmental, subdivision review findings, and the conditions of approval as presented in this staff report, or as modified by the Commission.

### Denial

If the Planning Commission intends to deny this subdivision, the Commission should state the specific findings that the subdivision does not satisfy based on the evidence presented with specific reasons for denial and move to deny Tentative Parcel Map No. TPM 26-04 (85348) and direct staff to prepare a resolution for adoption at the next meeting that incorporates the Commission's decision and specific findings.

If any Planning Commissioner, or other interested party has any questions or comments regarding this matter prior to the October 13, 2026, Planning Commission Meeting, please contact Associate Planner, Gary Yesayan at (626) 574-5422 or gyesayan@ArcadiaCA.com.

Approved:



*for*

Lisa L. Flores  
Development Services Director

Attachment No. 1: Resolution No. 2199  
Attachment No. 2: Aerial Photo with Zoning Information  
Attachment No. 3: Tentative Parcel Map No. TPM 26-04 (85348)  
Attachment No. 4: Preliminary Exemption Assessment

# Attachment No. 1

Resolution No. 2199

## RESOLUTION NO. 2199

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ARCADIA, CALIFORNIA, APPROVING TENTATIVE PARCEL MAP NO. TPM 26-04 (85348) TO SUBDIVIDE THE AIRSPACE FOR AN APPROVED FOUR-UNIT MULTI-FAMILY RESIDENTIAL DEVELOPMENT AT 26 ALTA STREET

WHEREAS, on July 22, 2026, an application for Tentative Parcel Map No. TPM 26-04 (85348) ("Map") was filed by Maggie Qiu and Eric Tsang, (Eric Tsang Architects) on behalf of the property owner 26 Alta, LLC, to subdivide the airspace for an approved four-unit, multi-family residential condominium development at 26 Alta Street; and

WHEREAS, on July 15, 2026, Development Services Department approved Multi-Family SB 330 26-01 application for a three-story, four-unit, multi-family development under the streamlined SB 330 process; and

WHEREAS, on August 17, 2026, Planning Services completed an environmental assessment in accordance with the California Environmental Quality Act ("CEQA"), and recommends that the Planning Commission determine the Map is exempt under CEQA per Section 15332, Class 32 of the CEQA Guidelines for urban infill projects; and

WHEREAS, on October 13, 2026, a duly-noticed public hearing was held before the Planning Commission on said Map, at which time all interested persons were given full opportunity to be heard and to present evidence.

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

SECTION 1. The factual data submitted by the Development Services  
Division in the staff report dated October 13, 2026, are true and correct.

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

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

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

comprehensive General Plan and is consistent with the following General Plan goal and policy:

Land Use and Community Design Element

- Policy LU-1.1: Promote new infill and redevelopment projects that are consistent with the City's land use and compatible with surrounding existing uses.

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

FACT: The R-3 Zone requires a minimum density of one dwelling unit per 2,200 square feet of lot area, and a maximum density of one unit per 1,089 square feet of lot area. Based on the lot area of 8,000 square feet, a minimum of three (3) units and a maximum of seven (7) units could be developed at this site. Therefore, the approved four (4) unit development, which is to have the airspace subdivided by the proposed Map, complies with the density requirements of the underlying zone, as well as all other applicable zoning requirements including but not limited to parking, setbacks, height, and open space. The site is physically suitable for the four-unit, multi-family residential development.

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

FACT: The Tentative Parcel Map for four (4) multi-family residential units is for the subdivision of airspace for an approved in-fill development within an urbanized area and does not serve as a habitat for endangered or rare species. The subdivision would not cause substantial environmental damage or impact wildlife.

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

FACT: The Map is to subdivide the airspace of an approved four (4) unit multi-family development for condominium purposes. The construction would be in compliance with all applicable Building and Fire Codes to ensure public health and safety. The approved four-unit multi-family development complied with the density requirements of the underlying zone, and the City's existing infrastructure would adequately serve the new development. Therefore, the subdivision would not cause any public health or safety problems.

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

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

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

FACT: The City's existing infrastructure would adequately serve the new development, and the requirements of the California Regional Water Quality Control Board would be satisfied.

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

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

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

SECTION 4. For the foregoing reasons the Planning Commission determines that the Map is Categorically Exempt under CEQA Section 15332, Class 32, and that the project satisfies all requirements of CEQA Guidelines Section 15332 and that none of the exceptions to categorical exemptions under CEQA Guidelines Section 15300.2 are applicable, and therefore approves Tentative Parcel Map No. TPM 26-04 (85348) to subdivide the airspace for an approved four-unit multi-family residential condominium development at 26 Alta Street, subject to the conditions of approval attached hereto.

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

[SIGNATURES ON THE NEXT PAGE]

Passed, approved and adopted this 13th day of October 2026.

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Vincent Tsoi  
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. 2199

### **Conditions of Approval**

#### Planning

1. The Map shall be developed and maintained by the Applicant/Property Owner in a manner that is consistent with the plans and materials conditionally approved for Multi-Family SB 330 26-01 and Tentative Parcel Map No. TPM 26-04 (85348) subject to the approval of the Development Services Director, or designee.

#### Engineering

2. Prior to approval of the Final Parcel Map, the Applicant/Property Owner shall perform or provide a security bond for the following off-site improvements:
  - a. Remove existing and construct new driveway approaches per City Standard. New driveway approaches shall also adhere to City Standard 801-1. There must be at least one foot separation from the driveway approach wing to the neighboring extended property line.
  - b. Remove, replace, and construct new sidewalk providing adequate path of travel in compliance with Americans with Disabilities Act (ADA) and Public Right-Of-Way Accessibility Guidelines (PROWAG).
  - c. Remove and replace curb and gutter with two-foot slot cut from property line to property line.
  - d. Remove existing bollards located in the alley.
  - e. Relocate the "No Parking" sign with the new location subject to determination by the City Engineer.
  - f. Remove and replace existing asphalt in the alley with new asphalt from property line to property line, up to the ribbon gutter

3. As part of the new development, all dry utilities shall be undergrounded. Existing overhead electrical service must be removed and replaced with underground electrical services. Electrical transformers, if needed, are to be installed on private property, outside of any public right-of-way.
4. Prior to issuance of a Certificate of Occupancy, the Applicant/Property Owner shall repair any damages caused by the development to the street and alley frontages from property line to property line including but not limited to trench cuts and construction traffic, per the direction of the City Engineer. If the street is under the City's pavement moratorium list, the repair may extend from curb to curb, per the direction of the City Engineer.

#### General

5. To the maximum extent permitted by law, Applicant/Property Owner must defend, indemnify, and hold the City, any departments, agencies, divisions, boards, and/or commissions of the City, and its elected officials, officers, contractors serving as City officials, agents, employees, and attorneys of the City ("Indemnitees") harmless from liability for damages and/or claims, actions, or proceedings for damages for personal injuries, including death, and claims for property damage, and with respect to all other actions and liabilities for damages caused or alleged to have been caused by reason of the Applicant's activities in connection with Tentative Parcel Map Application No. TPM 26-04 (85348) ("Map") on the Map site, and which may arise from the direct or indirect operations of the Applicant or those of the Applicant's contractors, agents, tenants, employees or any other persons acting on Applicant's behalf, which relate to the development and/or construction of the Map. This indemnity provision applies to all damages and claims, actions, or proceedings for damages, as described above, regardless of whether the City prepared, supplied, or approved the plans, specifications, or other documents for the Map.

In the event of any legal action challenging the validity, applicability, or interpretation of any provision of this approval, or any other supporting document relating to the Map, the City will notify the Applicant of the claim, action, or proceedings and will cooperate in the defense of the matter. The Applicant must indemnify, defend and hold harmless the Indemnitees, and each of them, with respect to all liability, costs and expenses incurred by, and/or awarded against, the City or any of the Indemnitees in relation to such action. Within 15 days' notice from the City of any such action, the Applicant shall provide to the

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

6. Approval of Tentative Parcel Map Application No. TPM 26-04 (85348) shall not be effective unless the Applicant and Property Owner have executed and filed the Acceptance Form with the City on or before 30 calendar days after the Planning Commission has adopted the Resolution. The executed Acceptance Form submitted to the Development Services Department is to indicate awareness and acceptance of the conditions of approval.

# # #

# Attachment No. 2

Aerial Map with Zoning Information

Site Address: **26 ALTA ST**

Property Owner(s): Property Owner



### Property Characteristics

|                                         |       |
|-----------------------------------------|-------|
| <b>Zoning:</b>                          | R-3   |
| <b>General Plan:</b>                    | HDR   |
| <b>Lot Area (sq ft):</b>                |       |
| <b>Main Structure / Unit (sq. ft.):</b> | 1,136 |
| <b>Year Built:</b>                      | 1920  |
| <b>Number of Units:</b>                 | 1     |

### Overlays

|                                      |     |
|--------------------------------------|-----|
| <b>Architectural Design Overlay:</b> | N/A |
| <b>Downtown Overlay:</b>             | N/A |
| <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>     | N/A |
| <b>Special Height Overlay:</b>       | N/A |

Selected parcel highlighted 



Parcel location within City of Arcadia 

# Attachment No. 3

Tentative Parcel Map 26-04 (85348)



# Attachment No. 4

## Preliminary Exemption Assessment



## PRELIMINARY EXEMPTION ASSESSMENT

|                                                                                                                                                                                         |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                                 |                                                                                         |     |      |  |                                                 |     |         |  |                                                                                         |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------|-----------------------------------------------------------------------------------------|-----|------|--|-------------------------------------------------|-----|---------|--|-----------------------------------------------------------------------------------------|
| 1. Name or description of project:                                                                                                                                                      | Tentative Parce Map Application No. TPM 26-04 (85348) - A tentative parcel map for a four-unit residential condominium development with a Categorical Exemption under the California Environmental Quality Act ("CEQA")                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                                 |                                                                                         |     |      |  |                                                 |     |         |  |                                                                                         |
| 2. Project Location – Identify street address and cross streets or attach a map showing project site (preferably a USGS 15' or 7 1/2' topographical map identified by quadrangle name): | 26 Alta Street, Arcadia, CA. Located on the south side of Alta Street, between S. Santa Anita Avenue and S. First Avenue.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                 |                                                                                         |     |      |  |                                                 |     |         |  |                                                                                         |
| 3. Entity or person undertaking project:                                                                                                                                                | <div style="border-bottom: 1px solid black; padding-bottom: 5px;">A.</div> <div style="border-bottom: 1px solid black; padding-bottom: 5px;">B. Other (Private)</div> <table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 10%; text-align: center;">(1)</td><td style="width: 20%; text-align: center;">Name</td><td style="width: 10%; border-left: 1px solid black; border-right: 1px solid black;"></td><td style="width: 60%;">Maggie Qiu / Eric Tsang (Eric Tsang Architects)</td></tr> <tr> <td style="text-align: center;">(2)</td><td style="text-align: center;">Address</td><td style="border-left: 1px solid black; border-right: 1px solid black;"></td><td>480 Las Tunas Dr. Arcadia, CA 91007<br/>440 E. Huntington Dr. Ste 323, Arcadia, CA 91007</td></tr> </table> |                                 |                                                                                         | (1) | Name |  | Maggie Qiu / Eric Tsang (Eric Tsang Architects) | (2) | Address |  | 480 Las Tunas Dr. Arcadia, CA 91007<br>440 E. Huntington Dr. Ste 323, Arcadia, CA 91007 |
| (1)                                                                                                                                                                                     | Name                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                                 | Maggie Qiu / Eric Tsang (Eric Tsang Architects)                                         |     |      |  |                                                 |     |         |  |                                                                                         |
| (2)                                                                                                                                                                                     | Address                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                                 | 480 Las Tunas Dr. Arcadia, CA 91007<br>440 E. Huntington Dr. Ste 323, Arcadia, CA 91007 |     |      |  |                                                 |     |         |  |                                                                                         |
| 4. Staff Determination:                                                                                                                                                                 | <p>The Lead Agency's Staff, having undertaken and completed a preliminary review of this project in accordance with the Lead Agency's "Local Guidelines for Implementing the California Environmental Quality Act (CEQA)" has concluded that this project does not require further environmental assessment because:</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                 |                                                                                         |     |      |  |                                                 |     |         |  |                                                                                         |
| a. <input type="checkbox"/>                                                                                                                                                             | The proposed action does not constitute a project under CEQA.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                                 |                                                                                         |     |      |  |                                                 |     |         |  |                                                                                         |
| b. <input type="checkbox"/>                                                                                                                                                             | The project is a Ministerial Project.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                                 |                                                                                         |     |      |  |                                                 |     |         |  |                                                                                         |
| c. <input type="checkbox"/>                                                                                                                                                             | The project is an Emergency Project.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                                 |                                                                                         |     |      |  |                                                 |     |         |  |                                                                                         |
| d. <input type="checkbox"/>                                                                                                                                                             | The project constitutes a feasibility or planning study.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                 |                                                                                         |     |      |  |                                                 |     |         |  |                                                                                         |
| e. <input checked="" type="checkbox"/>                                                                                                                                                  | The project is categorically exempt.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                                 |                                                                                         |     |      |  |                                                 |     |         |  |                                                                                         |
|                                                                                                                                                                                         | Applicable Exemption Class:                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | 15332 – Class 32 (Urban Infill) |                                                                                         |     |      |  |                                                 |     |         |  |                                                                                         |
| f. <input type="checkbox"/>                                                                                                                                                             | The project is statutorily exempt.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                                 |                                                                                         |     |      |  |                                                 |     |         |  |                                                                                         |
|                                                                                                                                                                                         | Applicable Exemption:                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                                 |                                                                                         |     |      |  |                                                 |     |         |  |                                                                                         |
| g. <input type="checkbox"/>                                                                                                                                                             | The project is otherwise exempt on the following basis:                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                                 |                                                                                         |     |      |  |                                                 |     |         |  |                                                                                         |
| h. <input type="checkbox"/>                                                                                                                                                             | The project involves another public agency which constitutes the Lead Agency.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                                 |                                                                                         |     |      |  |                                                 |     |         |  |                                                                                         |
|                                                                                                                                                                                         | Name of Lead Agency:                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                                 |                                                                                         |     |      |  |                                                 |     |         |  |                                                                                         |

Date: August 17, 2026

Staff: Gary Yesayan, Associate Planner



# CITY OF ARCADIA

## STAFF REPORT

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### DEVELOPMENT SERVICES DEPARTMENT

**DATE:** October 13, 2026

**TO:** Honorable Chairperson and Planning Commission

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

**SUBJECT:** RESOLUTION NO. 2200 – APPROVING AN AMENDMENT TO CONDITIONAL USE PERMIT NO. CUP 19-04 TO ALLOW FAMILY AND CHILDREN’S INDOOR ENTERTAINMENT USES WITHIN AN EXISTING ARCADE WITH EXTENDED HOURS OF OPERATION, A RESTAURANT AND BAR, AND KARAOKE AT 1020 S. BALDWIN AVENUE

**CEQA: Exempt**  
**Recommendation: Adopt**

#### **SUMMARY**

The Applicant, Eric Pan, on behalf of the property owner, Ankaa Live Plaza, LLC, is requesting approval of Conditional Use Permit No. CUP 26-03 to amend Conditional Use Permit No. CUP 19-04 to allow changes to the existing arcade (dba: Play Haus EXP) at 1020 S. Baldwin Avenue to include two (2) children’s play areas and three (3) event/party rooms, removal of the existing computer gaming room, and extended hours of operation, while retaining the existing 44 arcade machines/devices, a reconfigured restaurant and bar, and eight (8) private karaoke rooms.

It is recommended that the Planning Commission adopt Resolution No. 2200 (Attachment No. 1), find the Project Categorically Exempt under CEQA, and approve Conditional Use Permit No. CUP 26-03, subject to the conditions of approval listed in the staff report.

#### **BACKGROUND**

The subject site is a corner lot located at the northeast corner of S. Baldwin Avenue and Arcadia Avenue. The site is 58,790 square feet in size and is developed with a 36,107 square foot commercial building that includes a 2,900 square foot basement – refer to Attachment No. 2 for the Aerial Photo with Zoning Information and Photos of the Subject Property. The site is zoned C-G (General Commercial) and is located within one of the City’s major

commercial districts (Baldwin and Duarte Commercial District). The surrounding commercial properties along S. Baldwin Avenue are all zoned C-G (General Commercial). The site is also adjacent to R-3, High Density Residential zoned properties to the east.

The parking lot area has a total of 124 parking spaces, which extends over three separate legal lots at 1020 and 1010 S. Baldwin Avenue, and 652 Fairview Avenue. All the owners have rights over the 124 parking spaces and driveway access through a reciprocal parking and access easement established in 1961 – refer to Figure 1 to the right.

The subject site was previously occupied by a bowling alley for nearly 60 years before it closed in 2019. On August 27, 2019, the Planning Commission approved Conditional Use Permit No. CUP 19-04 (Resolution No. 2036) to allow the conversion of the former bowling alley into an arcade - previously known as EXP Barcadia – which included arcade machines, a computer gaming room, a restaurant/bar, and eight (8) private karaoke rooms.



The business began operating in 2020. Around mid-2024, the main arcade operations on the ground floor ceased, although the karaoke rooms within a small portion of the ground floor and the basement continued to operate. The Applicant subsequently undertook extensive interior demolition with the intention of renovating and reopening the arcade under the provisions of the existing Conditional Use Permit. However, the Applicant later revised the business concept to incorporate additional family-oriented entertainment uses, resulting in the current request to amend the existing Conditional Use Permit. The business is now known as Play Haus EXP.

## **PROPOSAL**

The Applicant is proposing to renovate and reopen the main arcade and entertainment area on the ground floor with a greater emphasis on family-oriented entertainment (“family entertainment center”). The business will continue to offer a variety of arcade games, while

introducing new children's play areas and private event/party rooms. The existing restaurant will be retained, along with a reconfigured bar area, and the computer game room will be removed, while the karaoke use will remain unchanged. Although all uses occur within the same building and operate in accordance with and under a single approval, the karaoke use is effectively separate.

Two (2) children's play areas are proposed, consisting of a large indoor playground with multi-level play structures, slides, climbing features, and ball pits, and a smaller play area for younger children. The existing computer gaming room will be removed, while up to 44 arcade machines/devices will be retained within an arcade room. The interior layout will be reconfigured to accommodate the new activities, circulation areas, dining facilities, and a smaller, enclosed bar area. Refer to Figure 2, below, for the proposed floor plan and Figure 3 for a rendering of the main indoor play structure.

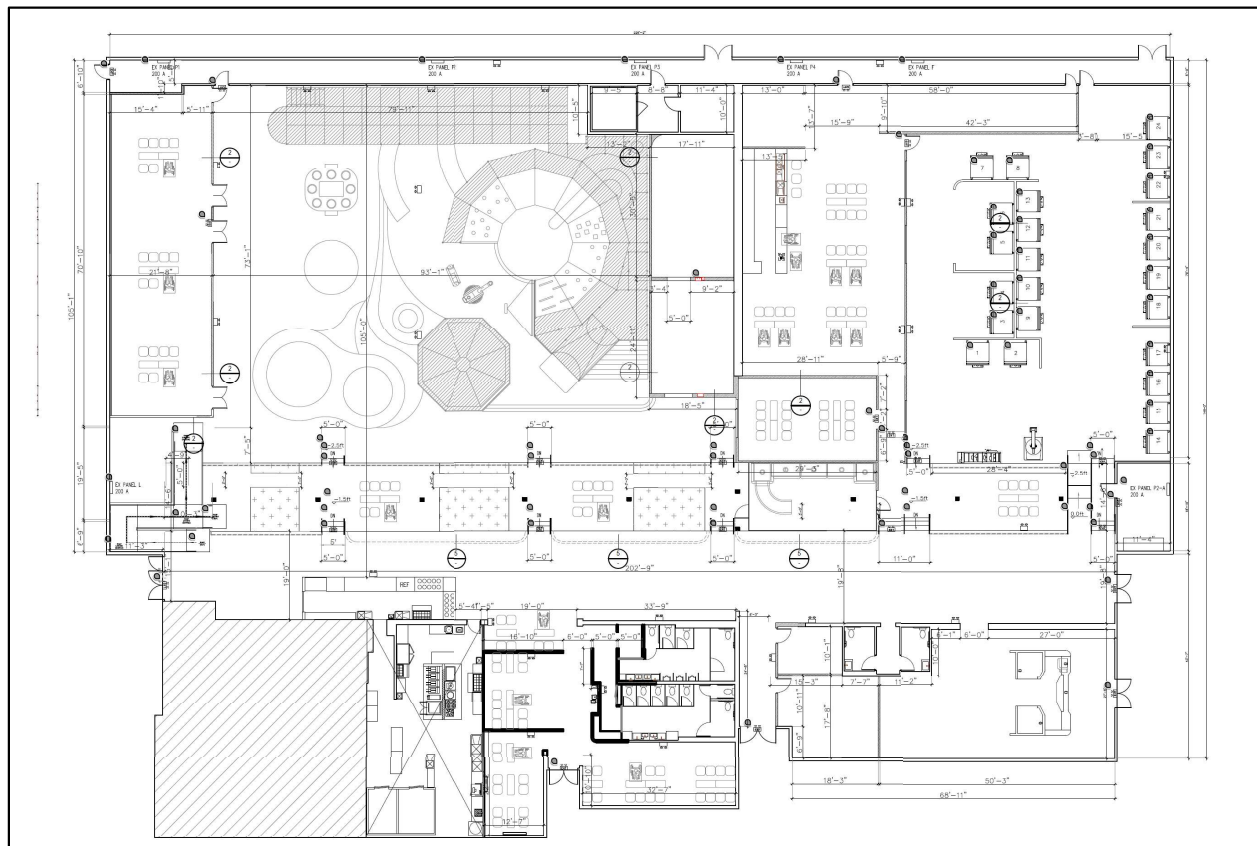


**Figure 2 – proposed floor plan**

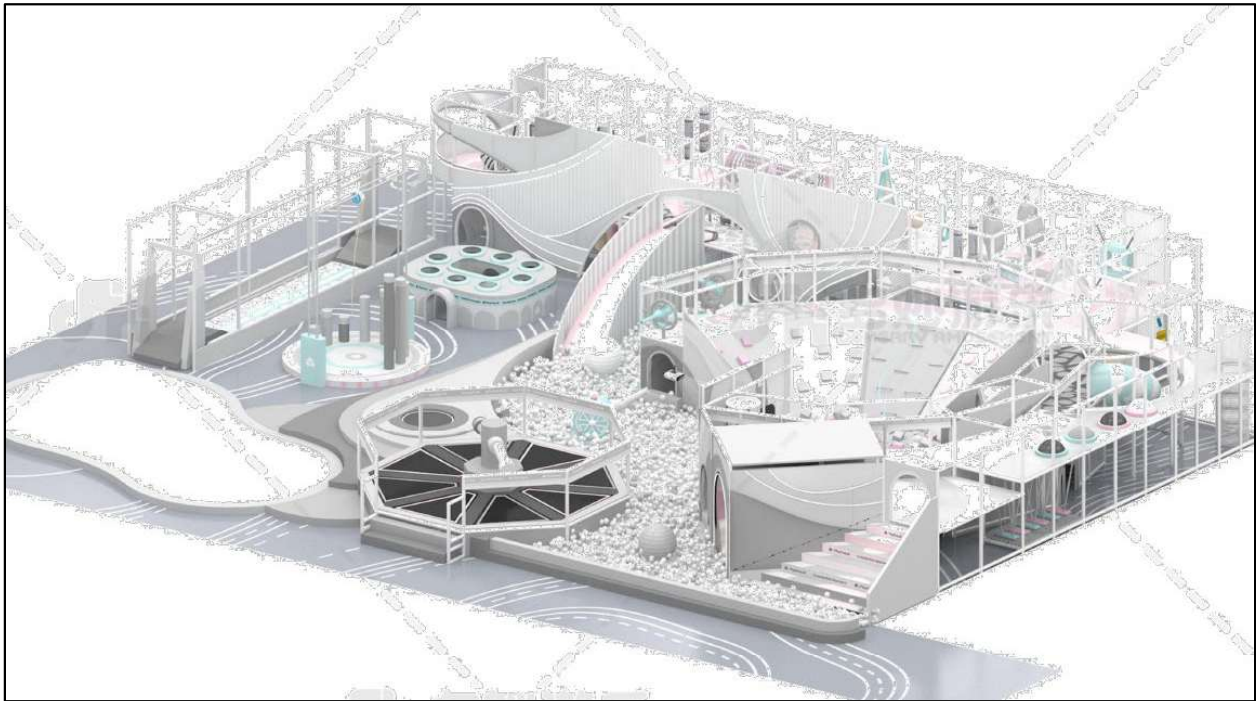


**Figure 3** – the proposed main indoor play structure

The facility will operate under a combination of daily admissions and long-term memberships. Daily admission guests will be permitted to use the facility for sessions of up to two hours, while long-term members will have unrestricted access during normal business hours. Admission and access will be managed through a ticketing and wristband system, with staff monitoring occupancy and circulation throughout the facility. The three (3) party rooms will be available for birthday parties and other private events and may be combined to accommodate larger gatherings. Party and private event guests will have access to the shared entertainment and dining areas during the reservation time. The Applicant may also accommodate occasional private events involving the entire facility, subject to the approved hours of operation and occupancy limitations.

The restaurant will continue to provide food and beverage service to all customers, including alcoholic beverages under the existing Type 47 Alcoholic Beverage Control (ABC) license. The proposed member-only bar will provide an additional dining and seating area exclusively for members and their accompanying children. Access to the bar will be controlled through electronic wristbands and monitored by staff.

The family entertainment center is proposed to operate from 10:00 a.m. to 10:00 p.m., seven days a week, while the karaoke operation will retain its previously approved hours of 2:30 p.m. to 12:00 a.m., Sundays through Thursdays and 2:30 p.m. to 2:00 a.m. for hours of operation commencing on Fridays and Saturdays.

The Applicant proposes to provide staff throughout the facility to supervise the children's play areas, assist customers, manage admission and membership access, and oversee food and beverage service.

In terms of parking, the original Conditional Use Permit established a parking requirement of 96 spaces for the arcade based on approximately 20,089 square feet of active space and a parking ratio of 4.75 spaces per 1,000 square feet. Combined with the adjacent commercial uses, the site required 139 parking spaces, while the shared parking lots provide 124 spaces. As part of the original approval, the Planning Commission approved a parking adjustment allowing a deficiency of 15 parking spaces. The proposed changes will not expand the existing building or substantially change the indoor entertainment use, and therefore are not anticipated to result in an increase in the parking requirement. The existing three parking lots will continue to serve the businesses, and the varying operating hours of the commercial uses will help accommodate parking demand throughout the day.

The proposed changes will be contained entirely within the existing building, with no expansion of the building or exterior changes proposed. Refer to Attachment No. 3 for the Proposed Floor Plans.

### **ANALYSIS**

A Conditional Use Permit amendment is required for the proposed changes to the existing arcade, which is expanding to become an indoor entertainment facility. The proposed operation will continue to comply with the City's applicable regulations and standards and the previously established conditions of approval have largely been incorporated into Resolution No. 2200 to minimize potential impacts to surrounding commercial and residential properties.

These conditions include a requirement for two (2) security guards to be onsite during all hours of operation, surveillance cameras to be installed throughout the facility, and a requirement that minors under the age of 18 be accompanied by an adult after 8:00 p.m. Furthermore, adults of drinking age (21 years and over) will continue to be required to wear wristbands for identification purposes.

The existing karaoke operation will remain unchanged and will continue to operate as an accessory use to the family entertainment center. The eight (8) private karaoke rooms will remain subject to the existing conditions of approval, including requirements for clear glass doors and/or windows to allow observation from the hallway and surveillance cameras within each room. These measures will continue to provide oversight of the karaoke operation and help ensure compatibility with the surrounding uses.

Extended hours of operation are considered anytime a business is open between midnight and 6:00 a.m. The existing Conditional Use Permit allows the business to operate from 2:30 p.m. until 2:00 a.m. on Fridays and Saturdays. The proposed operating hours would expand with the family entertainment center opening at 10:00 a.m., seven days a week, however the extended hours would remain unchanged and apply only to the karaoke part of the business. Given the proximity of residential properties to the east, the existing security measures and conditions of approval will continue to be important in minimizing potential noise, loitering, and other impacts associated with late-night operations.

The proposed project will reactivate the main entertainment areas of the building and provide a wider range of entertainment options for families and visitors to the Baldwin Avenue commercial district. Overall, the project will continue the established indoor entertainment use at the site while providing additional family-oriented activities that will contribute to the vitality of the commercial district.

## **FINDINGS**

### **Conditional Use Permit**

Section 9107.09.050(B) of the Development Code states that the Planning Commission may approve a Conditional Use Permit if all of the required findings can be made.

- 1. The proposed use is consistent with the General Plan and any applicable specific plan; and is allowed within the applicable zone, subject to the granting of a Conditional Use Permit, and complies with all other applicable provisions of the Development Code and the Municipal Code.**

**Facts to Support This Finding:** The proposed Project is consistent with the existing uses that are typically found in the Commercial Land Use Designation of the site. The Commercial designation is intended to permit a wide range of commercial uses, which serve both neighborhood and citywide markets. The proposed Project will alter the indoor entertainment uses offered within the existing arcade and expand the hours of operation, while offering many of the same entertainment services. The proposed Project will also help reactivate the site and bring some family entertainment uses to the Baldwin corridor.

The zoning of the site is C-G, Commercial-General and allows for this use through a Conditional Use Permit, as long as the use is an appropriate use for this site and the surrounding uses. The proposed Project is an appropriate use for this site because it is compatible with the surrounding commercial businesses. The proposed Project will include security measures, and the business will be required to abide by several conditions of approval that will help ensure that the additional business operations will

not negatively impact the neighboring commercial and residential properties. There is sufficient parking available for the existing uses and the proposed Project. The proposed Project was reviewed by various City departments, and it will comply with all the applicable requirements of the Building and Fire Code, the Municipal Code, and the Development Code.

The proposed Project will comply with the following General Plan Land Use and Community Design Element goals and policies:

- Policy LU-6.7: Encourage a balanced distribution of commercial development throughout the City, ensuring that neighborhoods and districts have adequate access to local-serving commercial uses.
- Policy LU-6.8: Encourage the intensification of commercial uses on underutilized commercial properties and the transitioning of non-commercial uses on commercial properties in accordance with the Land Use Policy Map and all applicable regulations.
- Goal LU-14: Maintain the economic success of Baldwin Avenue while enhancing the design.

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

**Facts to Support This Finding:** The proposed Project will continue to occupy an existing commercial building that was previously occupied by a bowling alley that offered recreational/entertainment uses for 59 years, and which has been occupied by EXP Barcadia and Play Haus EXP since 2020. The changes in operation will be relatively minor and the use will remain substantially the same – offering a range of indoor entertainment uses while expanding the customers to include young families. No exterior changes to the building are proposed. No changes to the required onsite parking demand will occur as a result of the changed operations. It has been determined that the existing three parking lots that serve nearby businesses and the proposed Project can accommodate the demand for parking, including the proposed Project. The proposed Project will be compatible with the surrounding commercial uses along this commercial corridor. The proposed Project will include security measures and will comply with conditions of approval that will help ensure that the new business will not impact the surrounding businesses and/or residential neighbors to the east. Therefore, the site is suitable for the proposed Project and the use will be compatible with future land uses in the vicinity.

**3. The site is physically suitable in terms of:**

**a. Its design, location, shape, size, and operating characteristics of the proposed use in order to accommodate the use, site improvements, loading, and parking.**

**Facts to Support This Finding:** The proposed changes to the existing arcade will be contained entirely within an existing commercial building. The subject property is

improved with surface parking, landscaping, and other features typical of commercial developments. Although the existing use does not meet the minimum parking requirement per Code, the proposed operational changes will not alter the primary indoor entertainment use and the parking requirements are therefore not changing. The existing parking lots with 124 parking spaces can accommodate the demand that would be generated by the changed business operations and the adjacent uses, since the business hours vary across all the commercial uses. The site was able to accommodate the original indoor entertainment use that had a similar demand. Therefore, the site will be suitable for the proposed Project.

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

**Facts to Support This Finding:** The subject property is a developed site located on Baldwin Avenue, and has access at the rear of the lot from either Arcadia Avenue or Fairview Avenue. These streets are adequate in width and pavement type to carry the traffic generated by the proposed Project, the adjoining commercial properties, and any emergency services that may need to access the site. Therefore, the proposed Project will not impact any of the rights-of-way.

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

**Facts to Support This Finding:** Any improvements to the building will have to comply with all the current Building and Fire Code requirements. The Applicant will continue the required security measures for the existing indoor entertainment use to ensure the security of the site and protection of the patrons of the business and the surrounding properties such as providing two (2) security guards during all hours of operation and surveillance cameras throughout the building. The business owner is also requiring that all adults of drinking age (21 years and over) wear a wristband to be easily identified.

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

**Facts to Support This Finding:** The subject property is developed with an existing commercial building. All interior renovations will not result in an increase to the demand of the existing infrastructure, nor will the proposed Project require upgrades to the existing utility facilities. Therefore, there will be no impacts upon the provisions of utilities or the City's infrastructure by the proposed Project.

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

**Facts to Support This Finding:** Numerous measures have been incorporated into the business plan. In addition, conditions of approval help minimize and mitigate any potential impacts to the surrounding properties. This includes prohibiting excessive loitering, providing two (2) security guards during all hours of operation, and requiring that after 8:00 p.m. all individuals under the age of 18 must be accompanied by an adult and all adults of drinking age must wear a wrist band to be easily identified. Karaoke will continue as an accessory use and will only be offered within private karaoke rooms. Each private karaoke room will have a security camera and windows will be maintained in the walls and doors of each room to allow for observation from the outside. The proposed Project will be required to be in compliance with the California Department of Alcoholic Beverage Control ("ABC") regulations. In addition, the City has the ability to adjust the provisions of the Conditional Use Permit to address any adverse impacts that may arise. Therefore, the site is suitable for the type of use and the proposed Project will not adversely affect the general public welfare.

### **ENVIRONMENTAL IMPACT**

It has been determined that the project qualifies as a Class 1 Categorical Exemption per the provisions of the California Environmental Quality Act (CEQA) pursuant to Section 15301 of the CEQA Guidelines for the use of an existing facility (refer to Attachment No. 4).

### **PUBLIC COMMENTS/NOTICE**

A public hearing notice for this item was posted at the City Clerk's Office, City Council Chambers, at the Arcadia Library, and on the City's website on October 1, 2026. It was also mailed to the property owners located within 300 feet of the subject property. As of October 9, 2026, no comments were received regarding this project.

### **RECOMMENDATION**

It is recommended that the Planning Commission adopt Resolution No. 2200 approving Conditional Use Permit No. CUP 26-03 to amend Conditional Use Permit No. CUP 19-04 to allow additional family and children's indoor entertainment uses, including children's play areas and event/party rooms, with extended hours of operation, while retaining the existing arcade, restaurant and bar, and karaoke, and find that the project is Categorical Exempt under the California Environmental Quality Act (CEQA), subject to the following conditions of approval:

1. CUP 26-03 is limited to an indoor Family Entertainment Center with 44 arcade machines/devices, three (3) party rooms, a bar, a restaurant area, two (2) children's play areas, and eight (8) private karaoke rooms with extended hours of operation. The proposed business shall be operated and maintained in a manner

- that is consistent with the proposal and plans submitted and approved under CUP 26-03, and it shall be subject to periodic inspections, after which the provisions of this Conditional Use Permit may be adjusted after due notice to address any adverse impacts to the adjacent streets, rights-of-way, the neighboring businesses, and/or adjacent properties. An increase in the number of machines/devices shall be subject to review and approval by the Development Services Director, or designee.
2. The hours of operation for the property are limited to 10:00 a.m. to 12:00 a.m., Sundays through Thursdays, and 10:00 a.m. to 2:00 a.m. for hours of operation commencing on Fridays and Saturdays. Only the Karaoke portion of the business may operate past 10:00 p.m.
  3. Two (2) security officers shall be present onsite at all times during business hours of operation. Any modification to this requirement shall be subject to review and approval by the Development Services Director, or designee.
  4. Prior to the issuance of a Certificate of Occupancy by Building Services, the Applicant shall comply with the following requirements:
    - a. A clear glass door or window shall be installed and maintained to each private karaoke room.
    - b. Surveillance cameras shall be provided throughout the business, including the entrances, each private karaoke room, bar, hallways, and main area. A plan with the location of the cameras shall be subject to review and approval by the Police Chief, or designee.
    - c. A metal detection device shall be placed at all entrances to the karaoke portion of the business.
    - d. Activation of the fire alarm system shall shut down all arcade devices and/or music equipment.
    - e. A Knox box shall be provided and maintained adjacent to the entry door on S. Baldwin Avenue.
  5. After 8:00 p.m. every day, all individuals under the age of 18 must be accompanied by an adult.
  6. During all hours of operation, adults of drinking age (21 years and over) must wear a wristband in order to be easily identified.
  7. The Applicant/Property Owner shall not allow excessive loitering in the parking lot areas. Loitering beyond 30 minutes shall be considered excessive.

8. All the employees shall be required to park on the northerly side of the parking lot off of 652 Fairview Avenue.
9. All City requirements regarding disabled access and facilities, occupancy limits, building safety, health code compliance, emergency equipment, environmental regulation compliance, and parking and site design shall be complied with by the property owner/applicant to the satisfaction of the Building Official, City Engineer, Planning & Community Development Administrator, Fire Marshal, and Public Works Services Director, or their respective designees. The changes to the existing facility may be subject to building permits after having fully detailed plans submitted for plan check review and approval by the aforementioned City officials.
10. Noncompliance with the plans, provisions and conditions of approval for CUP 26-03 shall be grounds for immediate suspension or revocation of any approvals, which could result in the closing of the arcade.
11. 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 CUP 26-03 ("Project") on the Project site, and which may arise from the direct or indirect operations of the Applicant or those of the Applicant's contractors, agents, tenants, employees or any other persons acting on Applicant's behalf, which relate to the development and/or construction of the Project. This indemnity provision applies to all damages and claims, actions, or proceedings for damages, as described above, regardless of whether the City prepared, supplied, or approved the plans, specifications, or other documents for the Project.

In the event of any legal action challenging the validity, applicability, or interpretation of any provision of this approval, or any other supporting document relating to the Project, the City will notify the Applicant of the claim, action, or proceedings and will cooperate in the defense of the matter. The Applicant must indemnify, defend and hold harmless the Indemnitees, and each of them, with respect to all liability, costs and expenses incurred by, and/or awarded against, the City or any of the Indemnitees in relation to such action. Within 15 days' notice from the City of any such action, the Applicant shall provide to the City a cash deposit to cover legal fees, costs, and expenses incurred by City in connection with defense of any legal action in an initial amount to be

- reasonably determined by the City Attorney. The City may draw funds from the deposit for such fees, costs, and expenses. Within 5 business days of each and every notice from City that the deposit has fallen below the initial amount, Applicant shall replenish the deposit each and every time in order for City's legal team to continue working on the matter. The City shall only refund to the Developer any unexpended funds from the deposit within 30 days of: (i) a final, non-appealable decision by a court of competent jurisdiction resolving the legal action; or (ii) full and complete settlement of legal action. The City shall have the right to select legal counsel of its choice. The parties hereby agree to cooperate in defending such action. The City will not voluntarily assist in any such third-party challenge(s). In consideration for approval of the Project, this condition shall remain in effect if the entitlement(s) related to this Project is rescinded or revoked, at the request of the Applicant or not.
12. Approval of CUP 26-03 shall not take effect until the Applicant and Property Owner have executed and filed with the City on or before 30 calendar days after the Planning Commission adopts the Resolution, an Acceptance Form to the Development Services Department to indicate awareness and acceptance of the conditions of approval.

### **PLANNING COMMISSION ACTION**

#### **Approval**

If the Planning Commission intends to approve this proposal, the Commission should approve a motion to approve Conditional Use Permit No. CUP 26-03 to amend Conditional Use Permit No. CUP 19-04, stating that the proposal satisfies the requisite findings, and adopting the attached Resolution No. 2200 that incorporates the requisite environmental and Conditional Use Permit findings and the conditions of approval as presented in this staff report, or as modified by the Commission.

#### **Denial**

If the Planning Commission intends to deny this proposal, the Commission should approve a motion to deny Conditional Use Permit No. CUP 26-03 to amend Conditional Use Permit No. CUP 19-04, stating which requisite finding(s) cannot be made and the reasons based on the record, and direct staff to prepare a resolution for adoption at the next meeting that incorporates the Commission's decision and specific findings.

If any Planning Commissioner or other interested party has any questions or comments regarding this matter prior to the October 13, 2026 hearing, please contact Planning Services Manager, Fiona Graham, at 626-574-5442, or by email at [fgraham@ArcadiaCA.gov](mailto:fgraham@ArcadiaCA.gov).

Approved:

A handwritten signature in blue ink, appearing to read "Lisa L. Flores".

*for*

Lisa L. Flores  
Development Services Director

- Attachment No. 1: Resolution No. 2200
- Attachment No. 2: Aerial Photo with Zoning Information and site photos
- Attachment No. 3: Site Plan and Floor Plans
- Attachment No. 4: Preliminary Exemption Assessment

# Attachment No. 1

Resolution No. 2200

## RESOLUTION NO. 2200

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ARCADIA, CALIFORNIA, APPROVING AN AMENDMENT TO CONDITIONAL USE PERMIT NO. CUP 19-04 TO ALLOW FAMILY AND CHILDREN'S INDOOR ENTERTAINMENT USES WITHIN AN EXISTING ARCADE WITH EXTENDED HOURS OF OPERATION, A RESTAURANT/BAR, AND KARAOKE AT 1020 S. BALDWIN AVENUE

WHEREAS, on May 7, 2026, an application for Conditional Use Permit No. CUP 26-03 was filed by Eric Pan, on behalf of the property owner, Ankaa Live Plaza, LLC ("Applicant"), to amend Conditional Use Permit No. CUP 19-04, to include children's play zones and event/party rooms, remove the existing computer gaming room, and extend the hours of operation, while retaining the existing 44 arcade machines, restaurant/bar, and eight (8) private karaoke rooms at an existing arcade (dba: Play Haus EXP) located at 1020 S. Baldwin Avenue (the "Project"); and

WHEREAS, on August 27, 2019, the Planning Commission approved Resolution No. 2036 and Conditional Use Permit No. CUP 19-04 to allow a new arcade (dba: EXP Barcadia) with extended hours of operation with 54 arcades (machine/devices and internet computer games), a restaurant/bar, and eight (8) private karaoke rooms; and

WHEREAS, on August 24, 2026, 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 1 Categorical Exemption under CEQA pursuant to Section 15301(a) of the CEQA Guidelines as the use of an existing facility; and

WHEREAS, on October 13, 2026, a duly noticed public hearing was held before the Planning Commission on said application, at which time all interested persons were given full opportunity to be heard and to present evidence.

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

SECTION 1. The factual data submitted by the Community Development Division in the staff report dated October 13, 2026 are true and correct.

SECTION 2. This Commission finds that based upon the entire record, pursuant to Section 9107.09.050 of the Arcadia Development Code, all of the following findings can be made.

1. The proposed use is consistent with the General Plan and any applicable specific plan.

FACT: The proposed Project is consistent with the existing uses that are typically found in the Commercial Land Use Designation of the site. The Commercial designation is intended to permit a wide range of commercial uses, which serve both neighborhood and citywide markets. The proposed Project will alter the indoor entertainment uses offered within the existing arcade and expand the hours of

operation, while offering many of the same entertainment services. The proposed Project will also help reactivate the site and bring some family entertainment uses to the Baldwin corridor. The proposed Project will comply with the following General Plan Land Use and Community Design Element goals and policies:

- Policy LU-6.7: Encourage a balanced distribution of commercial development throughout the City, ensuring that neighborhoods and districts have adequate access to local-serving commercial uses.
- Policy LU-6.8: Encourage the intensification of commercial uses on underutilized commercial properties and the transitioning of non-commercial uses on commercial properties in accordance with the Land Use Policy Map and all applicable regulations.
- Goal LU-14: Maintain the economic success of Baldwin Avenue while enhancing the design.

2. The proposed uses are allowed within the applicable zone, subject to the granting of a Conditional Use Permit, and comply with all other applicable provisions of the Development Code and the Municipal Code.

FACT: The zoning of the site is C-G, Commercial-General and allows for this use through a Conditional Use Permit, as long as the use is an appropriate use for this site

and the surrounding uses. The proposed Project is an appropriate use for this site because it is compatible with the surrounding commercial businesses. The proposed Project will include security measures, and the business will be required to abide by several conditions of approval that will help ensure that the additional business operations will not negatively impact the neighboring commercial and residential properties. There is sufficient parking available for the existing uses and the proposed Project. The proposed Project was reviewed by various City departments, and it will comply with all the applicable requirements of the Building and Fire Code, the Municipal Code, and the Development Code.

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

FACT: The proposed Project will continue to occupy an existing commercial building that was previously occupied by a bowling alley that offered recreational/entertainment uses for 59 years, and which has been occupied by EXP Barcadia and Play Haus EXP since 2020. The changes in operation will be relatively minor and the use will remain substantially the same – offering a range of indoor entertainment uses while expanding the customers to include young families. No exterior changes to the building are proposed. No changes to the required onsite parking demand will occur as a result of the changed operations. It has been

determined that the existing three parking lots that serve nearby businesses and the proposed Project can accommodate the demand for parking, including the proposed Project. The proposed Project will be compatible with the surrounding commercial uses along this commercial corridor. The proposed Project will include security measures and will comply with conditions of approval that will help ensure that the new business will not impact the surrounding businesses and/or residential neighbors to the east. Therefore, the site is suitable for the proposed Project and the use will be compatible with future land uses in the vicinity.

4. The site is physically suitable in terms of:

A. Its design, location, shape, size, and operating characteristics of the proposed use in order to accommodate the use, and all fences, landscaping, loading, parking, spaces, walls, yards, and other features required to adjust the use with the land and uses in the neighborhood;

FACT: The proposed changes to the existing arcade will be contained entirely within an existing commercial building. The subject property is improved with surface parking, landscaping, and other features typical of commercial developments. Although the existing use does not meet the minimum parking requirement per Code, the proposed operational changes will not alter the primary indoor entertainment use and the parking requirements are therefore not changing. The existing parking

lots with 124 parking spaces can accommodate the demand that would be generated by the changed business operations and the adjacent uses, since the business hours vary across all the commercial uses. The site was able to accommodate the original indoor entertainment use that had a similar demand. Therefore, the site will be suitable for the proposed Project.

B. Streets and highways adequate in width and pavement type to accommodate public and emergency vehicle (e.g., fire and medical) access;

FACT: The subject property is a developed site located on Baldwin Avenue, and has access at the rear of the lot from either Arcadia Avenue or Fairview Avenue. These streets are adequate in width and pavement type to carry the traffic generated by the proposed Project, the adjoining commercial properties, and any emergency services that may need to access the site. Therefore, the proposed Project will not impact any of the rights-of-way.

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

FACT: Any improvements to the building will have to comply with all the current Building and Fire Code requirements. The Applicant will continue the required security measures for the existing indoor entertainment use to ensure the security of the site and protection of the patrons of the business and the surrounding properties such as providing two (2) security guards during all hours of operation and

surveillance cameras throughout the building. The business owner is also requiring that all adults of drinking age (21 years and over) wear a wristband to be easily identified.

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

FACT: The subject property is developed with an existing commercial building. All interior renovations will not result in an increase to the demand of the existing infrastructure, nor will the proposed Project require upgrades to the existing utility facilities. Therefore, there will be no impacts upon the provisions of utilities or the City's infrastructure by the proposed Project.

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

FACT: Numerous measures have been incorporated into the business plan. In addition, conditions of approval help minimize and mitigate any potential impacts to the surrounding properties. This includes prohibiting excessive loitering, providing

two (2) security guards during all hours of operation, and requiring that after 8:00 p.m. all individuals under the age of 18 must be accompanied by an adult and all adults of drinking age must wear a wrist band to be easily identified. Karaoke will continue as an accessory use and will only be offered within private karaoke rooms. Each private karaoke room will have a security camera and windows will be maintained in the walls and doors of each room to allow for observation from the outside. The proposed Project will be required to be in compliance with the California Department of Alcoholic Beverage Control ("ABC") regulations. In addition, the City has the ability to adjust the provisions of the Conditional Use Permit to address any adverse impacts that may arise. Therefore, the site is suitable for the type of use and the proposed Project will not adversely affect the general public welfare.

SECTION 3. Pursuant to the provisions of the California Environmental Quality Act ("CEQA"), the Project is subject to a Class 1 Categorical Exemption for the use of an existing facility per Section 15301 of the CEQA Guidelines.

SECTION 4. For the foregoing reasons, the Planning Commission approves Conditional Use Permit No. CUP 26-03 amending Conditional Use Permit No. CUP 19-04 to include children's play zones and event/party rooms, remove the existing computer gaming room, and extend the hours of operation, while retaining the existing 44 arcade machines, restaurant/bar, and eight (8) private karaoke rooms at

an existing arcade (dba: Play Haus EXP) located at 1020 S. Baldwin Avenue, 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 13<sup>th</sup> day of October 2026.

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Vincent Tsoi  
Chairman, Planning Commission

ATTEST:

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Lisa L. Flores  
Secretary

APPROVED AS TO FORM:

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Michael L. Maurer  
City Attorney

RESOLUTION NO. 2200

**Conditions of Approval**

1. CUP 26-03 is limited to an indoor Family Entertainment Center with 44 arcade machines/devices, three (3) party rooms, a bar, a restaurant area, two (2) children's play areas, and eight (8) private karaoke rooms with extended hours of operation. The proposed business shall be operated and maintained in a manner that is consistent with the proposal and plans submitted and approved under CUP 26-03, and it shall be subject to periodic inspections, after which the provisions of this Conditional Use Permit may be adjusted after due notice to address any adverse impacts to the adjacent streets, rights-of-way, the neighboring businesses, and/or adjacent properties. An increase in the number of machines/devices shall be subject to review and approval by the Development Services Director, or designee.
2. The hours of operation for the property are limited to 10:00 a.m. to 12:00 a.m., Sundays through Thursdays, and 10:00 a.m. to 2:00 a.m. for hours of operation commencing on Fridays and Saturdays. Only the Karaoke portion of the business may operate past 10:00 p.m.
3. Two (2) security officers shall be present onsite at all times during business hours of operation. Any modification to this requirement shall be subject to review and approval by the Development Services Director, or designee.
4. Prior to the issuance of a Certificate of Occupancy by Building Services, the Applicant shall comply with the following requirements:
  - a. A clear glass door or window shall be installed and maintained to each private karaoke room.
  - b. Surveillance cameras shall be provided throughout the business, including the entrances, each private karaoke room, bar, hallways, and main area. A plan with the location of the cameras shall be subject to review and approval by the Police Chief, or designee.
  - c. A metal detection device shall be placed at all entrances to the karaoke portion of the business.

- d. Activation of the fire alarm system shall shut down all arcade devices and/or music equipment.
  - e. A Knox box shall be provided and maintained adjacent to the entry door on S. Baldwin Avenue.
5. After 8:00 p.m. every day, all individuals under the age of 18 must be accompanied by an adult.
  6. During all hours of operation, adults of drinking age (21 years and over) must wear a wristband in order to be easily identified.
  7. The Applicant/Property Owner shall not allow excessive loitering in the parking lot areas. Loitering beyond 30 minutes shall be considered excessive.
  8. All the employees shall be required to park on the northerly side of the parking lot off of 652 Fairview Avenue.
  9. All City requirements regarding disabled access and facilities, occupancy limits, building safety, health code compliance, emergency equipment, environmental regulation compliance, and parking and site design shall be complied with by the property owner/applicant to the satisfaction of the Building Official, City Engineer, Planning & Community Development Administrator, Fire Marshal, and Public Works Services Director, or their respective designees. The changes to the existing facility may be subject to building permits after having fully detailed plans submitted for plan check review and approval by the aforementioned City officials.
  10. Noncompliance with the plans, provisions and conditions of approval for CUP 26-03 shall be grounds for immediate suspension or revocation of any approvals, which could result in the closing of the arcade.
  11. 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 CUP 26-03 ("Project") on the Project site, and which may arise from the direct or indirect operations of the Applicant or those of the Applicant's contractors, agents, tenants, employees or any other persons acting on Applicant's behalf, which relate to the development and/or construction of the Project. This indemnity provision applies to all damages and claims, actions, or proceedings for damages, as described above, regardless of whether the City prepared, supplied, or approved the plans, specifications, or other documents for the Project.

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

12. Approval of CUP 26-03 shall not take effect until the Applicant and Property Owner have executed and filed with the City on or before 30 calendar days

after the Planning Commission adopts the Resolution, an Acceptance Form to the Development Services Department to indicate awareness and acceptance of the conditions of approval.

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# Attachment No. 2

Aerial Photo with Zoning Information and  
Site Photos

**Site Address:** **1020 S BALDWIN AVE**

**Property Owner(s):** ANKAA LIVE PLAZA LLC



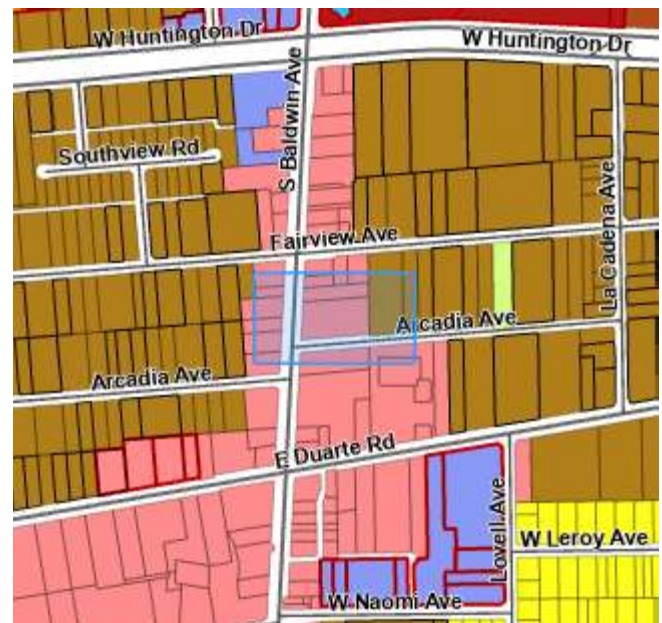
#### Property Characteristics

|                                         |        |
|-----------------------------------------|--------|
| <b>Zoning:</b>                          | C-G    |
| <b>General Plan:</b>                    | C      |
| <b>Lot Area (sq ft):</b>                | 58,957 |
| <b>Main Structure / Unit (sq. ft.):</b> | 36,107 |
| <b>Year Built:</b>                      | 1960   |
| <b>Number of Units:</b>                 | 0      |

#### Overlays

|                                      |     |
|--------------------------------------|-----|
| <b>Architectural Design Overlay:</b> | N/A |
| <b>Downtown Overlay:</b>             | N/A |
| <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



Selected parcel location within City of Arcadia



Rear of the building as seen from Arcadia Avenue.



Front of the building, facing S. Baldwin Avenue.



Shared parking lot as seen from Fairview Avenue.

# Attachment No. 3

## Site Plan and Floor Plans

1020 S BALDWIN AVE, ARCADIA, CA 91007

ALL WORK SHALL CONFORM TO THE BUILDING CODES LISTED IN THESE DOCUMENTS AND ALL CURRENT REVISIONS AND REGULATIONS AS INSTITUTED BY THE LOCAL BUILDING AUTHORITY.

THE CONTRACTOR AND EACH SUBCONTRACTOR SHALL THOROUGHLY FAMILIARIZE HIMSELF OR HERSELF WITH ALL THE REQUIREMENTS, SYSTEMS, SITE CONDITIONS AND ADVANCES, ALL DISCREPANCIES OR CONFLICTS WITHIN THE DOCUMENTS AND THE SITE SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT IMMEDIATELY UPON DISCOVERY. THE CONTRACTOR SHALL BE RESPONSIBLE TO BEGINNING OF THE WORK SHALL CONSTITUTE ACCEPTANCE OF THE CONTRACT DOCUMENTS AND THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE WORK AS DEFINED IN THE DOCUMENTS WITHOUT ADDITIONAL COST OR TIME DUE TO THE CONTRACTOR'S NEGLIGENCE OR FAILURE TO READ THE DOCUMENTS CAREFULLY.

THE CONTRACTOR SHALL SUPERVISE AND DIRECT THE WORK AND HE SHALL BE SOLELY RESPONSIBLE FOR ALL CONSTRUCTION METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE SELECTION OF ALL MATERIALS. THE CONTRACTOR SHALL NOT INCLUDE METHODS, TECHNIQUES, SEQUENCES, OR PROCEDURES REQUIRED, BUT NOT SPECIFIED, IN THE CONTRACT DOCUMENTS.

THE CONTRACTOR AND EACH SUBCONTRACTOR SHALL MAKE FIELD MEASUREMENTS NECESSARY FOR THIS WORK, AND BE RESPONSIBLE FOR THEIR ACCURACY. VERIFY ALL DIMENSIONS AND LOCATIONS OF ALL WORK PRIOR TO CONSTRUCTION.

REFERENCE TO ANY PARTICULAR DETAIL OR DRAWING IS FOR CONVENIENCE ONLY AND DOES NOT LIMIT THE APPLICATION OF SUCH DETAIL OR DRAWING, NOTES AND DETAILS SHALL APPLY TO ALL WORK UNLESS OTHERWISE SPECIFIED.

DAMAGE TO EXISTING CONSTRUCTION DAMAGED DURING THE PERFORMANCE OF THIS WORK SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE.

THE CONTRACTOR SHALL MAINTAIN THE SITE, BUILDINGS AND ADJACENT STRIPS CLEAN AND FREE FROM DEBRIS AND EXCESS MATERIALS AT ALL TIMES.

1. SIGN PERMIT UNDER DEFERRED SUBMITTAL  
2. FIRE ALARM, KITCHEN FIRE SUPPRESSION SYSTEM, AND FIRE  
SPRINKLER SYSTEM UNDER DEFERRED SUBMITTAL

1. INTERIOR TENANT IMPROVEMENT  
THE APPLICANT PROPOSES A MINOR AMENDMENT TO THE APPROVED CONDITIONAL  
USE PERMIT (CUP) TO RECONFIGURE THE EXISTING INDOOR ENTERTAINMENT

1-2022 CALIFORNIA BUILDING CODE-TITLE 24, PART 2  
2-2022 CALIFORNIA ELECTRICAL CODE-TITLE 24, PART 3  
3-2022 CALIFORNIA MECHANICAL CODE-TITLE 24, PART 4  
4-2022 CALIFORNIA PLUMBING CODE-TITLE 24, PART 5  
5-2022 CALIFORNIA ENERGY CODE-TITLE 24, PART 6  
6-2022 CALIFORNIA GREEN BUILDING STANDARDS CODE-TITLE 24, PART 11  
7-2022 CALIFORNIA FIRE CODE-TITLE 24, PART 9  
8-ARCADIA MUNICIPAL CODE

|       |                          |     |                          |
|-------|--------------------------|-----|--------------------------|
| T-0   | PROJECT INFORMATION      | E-0 | ELECTRICAL GENERAL NOTES |
| T-1   | EXISTING SITE PLAN       | E-1 | POWER PLAN               |
| N-1   | CALGREN REQUIREMENTS     | E-2 | REFLECTED CEILING PLAN   |
| N-2   | CALGREN REQUIREMENTS     | E-3 | SINGLE LINE DIAGRAM      |
| N-3   | CALGREN REQUIREMENTS     |     | SCHEDULE                 |
| A-1.1 | EXISTING FLOOR PLAN      | E-4 | T-24                     |
| A-1.2 | PROPOSED FLOOR PLAN      | P-0 | PLUMBING GENERAL NOTES   |
| A-1.3 | DIMENSIONS PLAN          | P-1 | COLD AND HOT WATER PLAN  |
| A-1.4 | REFLECTED ELEVATION PLAN | P-2 | WASTE AND VENT PLAN      |
| A-4.1 | RESTROOM GELINGS         | M-0 | MECH GENERAL NOTED       |
| A-5.1 | ADA DETAILS              | M-1 | MECH PLAN                |
| A-5.2 | WHEELCHAIR LIFTER DETAIL |     |                          |
| A-6.1 | ADA DETAILS              | S1  | GENERAL NOTES SHEET      |
| A-6.2 | ADA DETAILS              | S2  | FOUNDATION PLAN          |
| A-7.0 | FINISH SCHEDULE          | S3  | SECTIONAL VIEW           |
|       |                          | S01 | STRUCTURAL DETAILS       |

OWNER  
-  
1020 S BALDWIN AVE,  
ARCADIA, CA 91007  
TEL: -  
EMAIL: -

ARCHITECT  
YUBIN XIE  
KX + ARCHITECTS  
285 N. HILL AVE #100,  
PASADENA, CA 91106  
TEL: (626)863-3813  
EMAIL: KETH@KXARCHITECTS.COM

|      |                          |      |                            |
|------|--------------------------|------|----------------------------|
| J    | POUND OR NUMBER          | FO   | FACE OF                    |
| K    | AND                      |      |                            |
| L    | AT                       | GA   | GAUGE                      |
| ACT  | ACOUSTIC CEILING TILE    | GA   | GALV GALVANIZED            |
| AF   | ABOVE FINISHED FLOOR     | GA   | GROSS FLOOR AREA           |
| ALUM | ALUMINUM                 | HR   | HOUR                       |
| BD   | BOTTOM                   | INS  | INSULATED OR INSULATION    |
| CJ   | CONTROL JOINT            |      |                            |
| CL   | CEILING                  | MAX  | MAXIMUM                    |
| CLR  | CLEAR                    | MIN  | MINIMUM                    |
| CC   | CONCRETE MASONRY UNIT    | (N)  | NEW                        |
| CL   | COLOR                    | N    | NUMBER                     |
| CONC | CONCRETE                 |      |                            |
| CONT | CONTINUOUS               | OC   | ON CENTER                  |
|      |                          | Q    | QUANCE                     |
| DBL  | DOUBLE                   |      |                            |
| DEM  | DEMOLITION OR DEMOLITION | REQD | REQUIRED                   |
| DA   | DIAMETER                 |      |                            |
| DM   | DIMENSION                |      |                            |
| DN   | DOWN                     | SM   | SMALLER                    |
| DR   | DRIVE                    | SP   | SPECIFIED OR SPECIFICATION |
| DWG  | DRAWING                  | STL  | STEEL                      |
| EAC  | EACH                     |      |                            |
| EL   | ELEVATION                |      |                            |
| ELEC | ELECTRICAL               |      |                            |
| ELV  | ELEVATION OR ELEVATION   |      |                            |
| EX   | EXISTING                 | UNF  | UNLESS NOTED OTHERWISE     |
| EX   | EXISTING                 |      |                            |
|      |                          | VF   | VERTY IN FIELD             |
|      |                          | VF   | VEIN PATTERN               |
| FD   | FLOOR DRAIN OR           |      |                            |
| FE   | FIRE DEPARTMENT          | W/   | WITH                       |
| FL   | FLOOR                    | WO   | WOOD                       |

|                                                                                                     |              |
|-----------------------------------------------------------------------------------------------------|--------------|
| LOT INFORMATION                                                                                     |              |
| APN                                                                                                 | 5778-006-010 |
| LOT SIZE                                                                                            | 58,743 SF    |
| ZONING                                                                                              | R-3          |
| LEGAL DESCRIPTION:<br>34.50' 2.89 FT MEASURED ON W LINE EX OF ST OF LOT 36 AND<br>EX OF STS LOT 37. |              |

| COMMERCIAL     |                              |                              |       |
|----------------|------------------------------|------------------------------|-------|
|                | EXISTING                     | PROPOSED                     | NOTES |
| USE            | REGISTRATION/<br>RETIERSMENT | REGISTRATION/<br>RETIERSMENT |       |
| OCCUPANCY      | A-2                          | A-2                          |       |
| CONSTRUCTION   | II-B                         | II-B                         |       |
| SPRINKLER      | YES                          | YES                          |       |
| FLOOR AREA     | 35,585 SF                    | 35,585 SF                    |       |
| NO. OF STORY   | 1                            | 1                            |       |
| OCCUPANCY LOAD | 863.68                       | 642                          |       |

[illegible]

2

**CONTACT TITLE / ADDRESS**  
**ANKAA LIVE PLAZA**  
**1020 S Baldwin Ave**  
**Arcadia, CA 91007**

DRAWING TITLE:

COVER SHEET



## REVISIONS

|      |          |
|------|----------|
| DATE | NO.      |
|      | $\Delta$ |

DATE: \_\_\_\_\_

DRAWN BY: S.C.

SCALE: AS NOTED

SHEET NO.

T-0

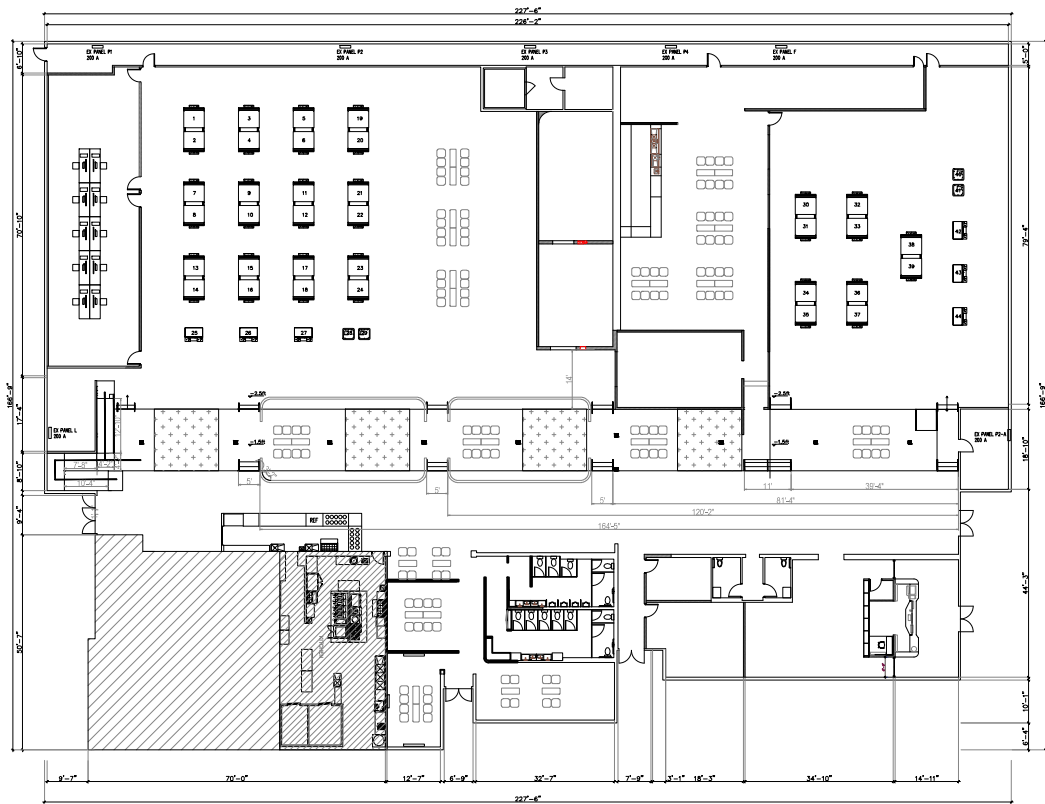
**T-0**



LEGEND

EXISTING WALL

DEMO EXISTING LOW PARTITION WALL



EXISTING FLOOR PLAN 1

SCALE: 1/8"=1'-0"



TOP-ARC GROUP  
ARCHITECTURAL DESIGN FIRM  
PHONE (820) 225-3838  
EMAIL: YAGLONSKI022@YAGOD.COM

PROJECT TITLE / ADDRESS  
PLAYHAUS  
1020 S Balboa Ave  
Arcadia, CA 91007

DRAWING TITLE

EXISTING FLOOR PLAN



REVISIONS

DATE NO.

DATE

DRAWN BY: S.C.

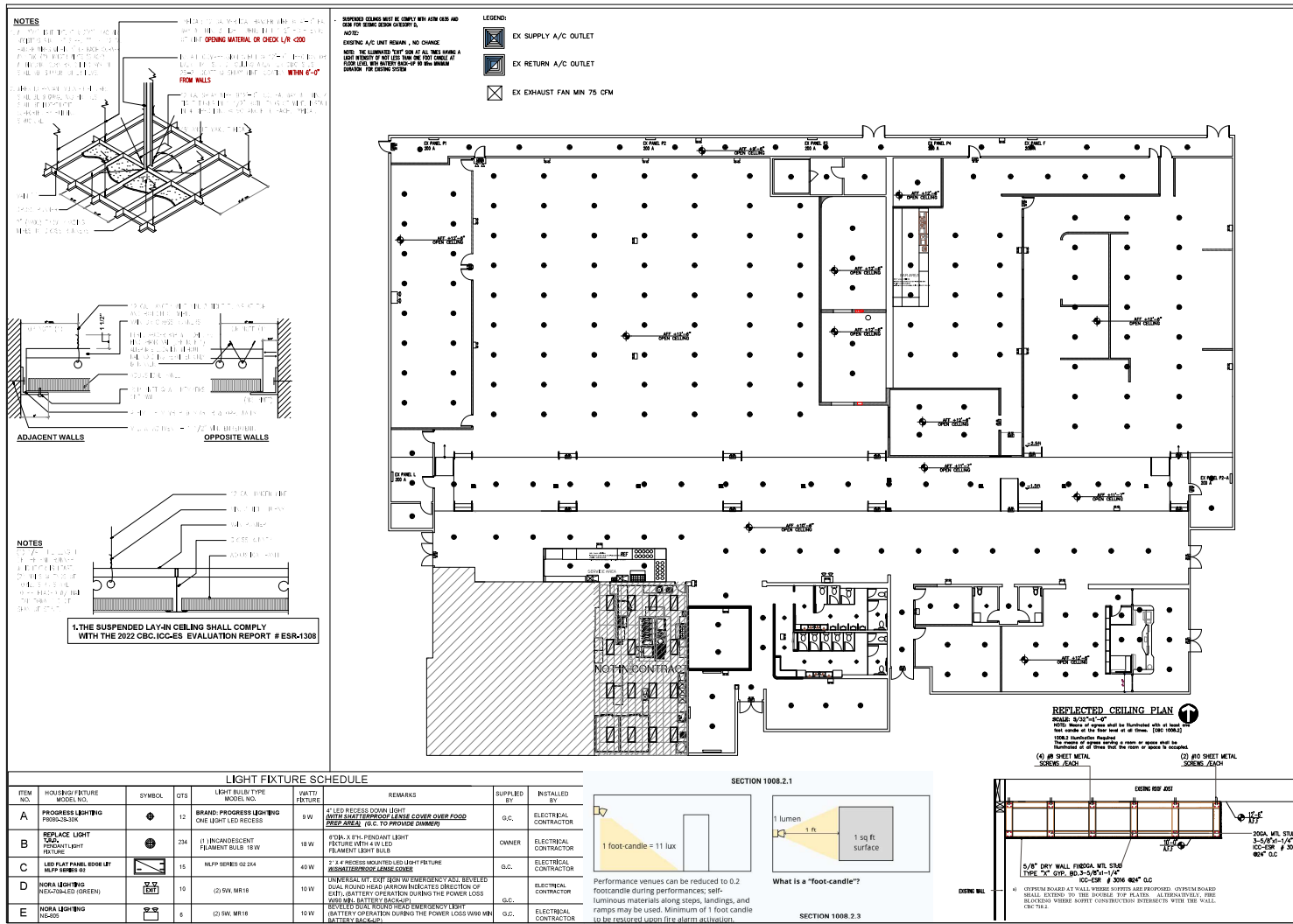
SCALE: AS NOTED

SHEET NO.

A-1.1







TOP-ARC GROUP

ARCHITECTURAL DESIGN FIRM

PHONE (800) 228-3838

EMAIL: YALON@TOP-ARC.COM

PROJECT TITLE / ADDRESS

PLAYA VISTA  
1020 S Baldwin Ave  
Arcadia, CA 91007

DRAWING TITLE

REFLECTED CEILING PLAN

REVISIONS

DATE NO.

DATE NO.

DATE NO.

DATE NO.

DATE NO.

DRAWN BY

S.C.

SCALE

AS NOTED

SHEET NO.

A-1.4

72



|    |        |    |        |    |        |
|----|--------|----|--------|----|--------|
| 1  | 85 FT  | 11 | 96 FT  | 21 | 123 FT |
| 2  | 57 FT  | 12 | 67 FT  | 22 | 135 FT |
| 3  | 51 FT  | 13 | 134 FT | 23 | 132 FT |
| 4  | 57 FT  | 14 | 39 FT  | 24 | 68 FT  |
| 5  | 74 FT  | 15 | 22 FT  | 25 | 34 FT  |
| 6  | 182 FT | 16 | 47 FT  | 26 | 121 FT |
| 7  | 128 FT | 17 | 59 FT  | 27 | 145 FT |
| 8  | 79 FT  | 18 | 41 FT  | 28 | 103 FT |
| 9  | 118 FT | 19 | 79 FT  | 29 | 55 FT  |
| 10 | 93 FT  | 20 | 84 FT  |    |        |



**EXIT**

ADA to Exit Signs  
 ADA Compliant To Exit Signs with Tactile Text and Grade 2 Braille - *Sell These Made-in-America ADA Braille signs are high-quality and professionally manufactured. Our signs meet ADA regulations and will pass official ADA building inspections.*  
 ADA Compliant To Exit Signs are made in raised letters with tactile contents  
 ADA Compliant To Exit Signs are 18" thick  
 ADA Compliant To Exit Signs have 1/32" raised text  
 ADA Compliant To Exit Signs use 1" letter height text  
 ADA Compliant To Exit Signs have CA Grade 2 domed Braille  
 Form, printing fees included

ADA/Braill Sign Mounting Location and Height - Where permanent identification signs are provided for rooms and spaces, signs shall be installed on the wall adjacent to the latch side of the door. Where there is no wall space on the latch side, including at double leaf doors, signs shall be placed on the nearest adjacent wall, preferably on the right. Mounting height - Wall signs shall be mounted 48 inches minimum above the finish floor or ground surface, measured from the baseline of the lowest Braille cells; and 60 inches maximum above the finish floor or ground surface, measured from the baseline of the lowest Braille cells. Mounting location shall be determined so that a person may approach within 3 inches of signage without encountering protruding objects or standing within the Swing of a door. <sup>1</sup>California regulation, <sup>2</sup>Federal regulation 48" minimum to baseline of the lowest tactile characters.

SPACING FOR THE EXITS FOR A SPRINKLERED BUILDING IS 1/3 OF THE MAXIMUM OVERALL DIMENSION.

TRADE-LEVEL EXTERIOR EXIT DOOR THAT IS REQUIRED TO COMPLY WITH SECTION 1013.1, SHALL BE IDENTIFIED BY A TACTILE SIGN WITH THE WORD "EXIT"

5 OF A STAIRWAY OR RAMP SHALL BE IDENTIFIED BY A  
6 EXIT SIGN WITH THE FOLLOWING WORDS AS APPROPRIATE:

3. EACH EXIT DOOR THAT IS

GRADE-LEVEL EXTERIOR EXIT BY MEANS OF AN EXIT ENCLOSURE OR AN EXIT PASSAGEWAY SHALL

4. EACH EXIT ACCESS DOOR FROM AN INTERIOR ROOM OR AREA TO

IDENTIFIED BY A TACTILE EXIT  
SIGN WITH THE WORDS 'EXIT  
ROUTE'

5.2.1 2022 CBC)

|     |                  |                  |
|-----|------------------|------------------|
| ITS | REQUIRED 1 EXITS | REQUIRED 1 EXITS |
| S   | PROVIDE 1 EXITS  | PROVIDE 4 EXITS  |
|     | MAY COMMON       | MAY COMMON       |

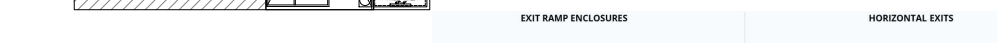
|           |              |                       |
|-----------|--------------|-----------------------|
| SEAT AREA | GAME AREA 42 | CONCOURSE# 1A, 42 & 4 |
|-----------|--------------|-----------------------|

|    |                 |                 |
|----|-----------------|-----------------|
| S  | PROVIDE 3 EXITS | PROVIDE 4 EXITS |
|    | MAX. COMMON     | MAX. COMMON     |
| CL | PATH OF TRAVEL  | PATH OF TRAVEL  |

|  |  |  |
|--|--|--|
|  |  |  |
|  |  |  |
|  |  |  |

[illegible]

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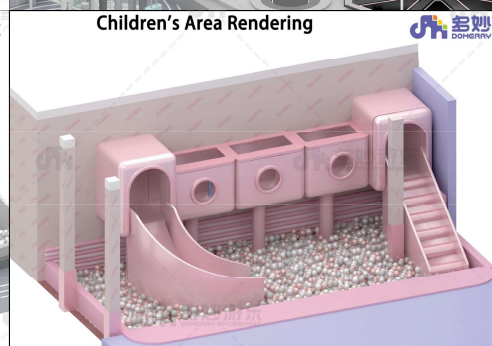
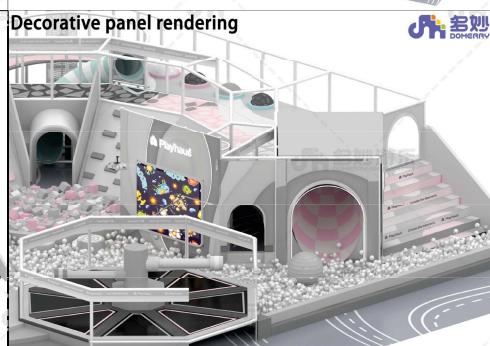
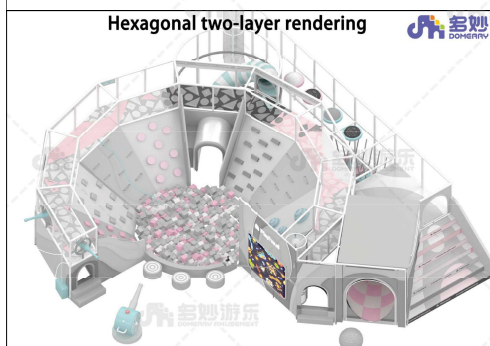
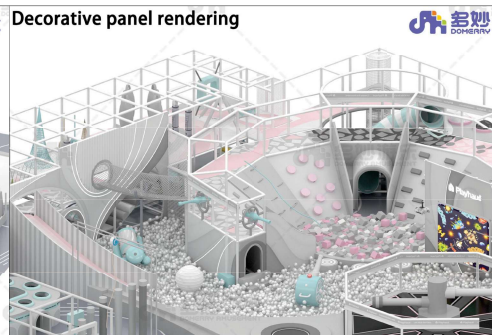
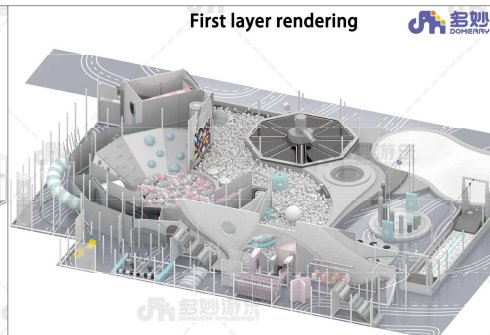
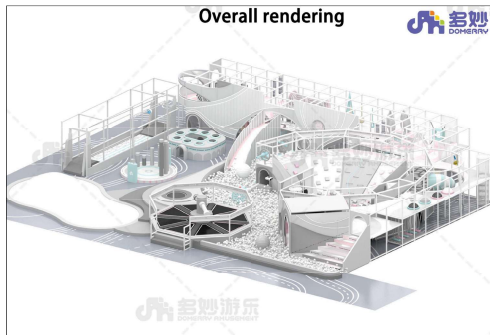


$1/4'' = 1'-0''$

#### LIGHT FIXTURE SCHEDULE

|   |                        |                                                                                     |              |      |                                                                                        |            |
|---|------------------------|-------------------------------------------------------------------------------------|--------------|------|----------------------------------------------------------------------------------------|------------|
| A | NEX-70S-LED<br>(GREEN) |  | (2) 0Vx MR16 | 10 W | DIRECTION OF EXIT). (BATTERY OPERATION DURING THE POWER LOSS W80 MIN. BATTERY BACK-UP) | CONTRACTOR |
|---|------------------------|-------------------------------------------------------------------------------------|--------------|------|----------------------------------------------------------------------------------------|------------|





**TAG**

**TOP-ARC GROUP**  
ARCHITECTURAL DESIGN FIRM  
PHONE: (626) 236-2939  
EMAIL: YACLONG0271@YACOG.COM

PROJECT TITLE / ADDRESS  
PLAYHAUS  
1020 S Baldwin Ave  
Arcadia, CA 91007

DRAWING TITLE  
**JUNGLE GYM 1  
RENDERING**

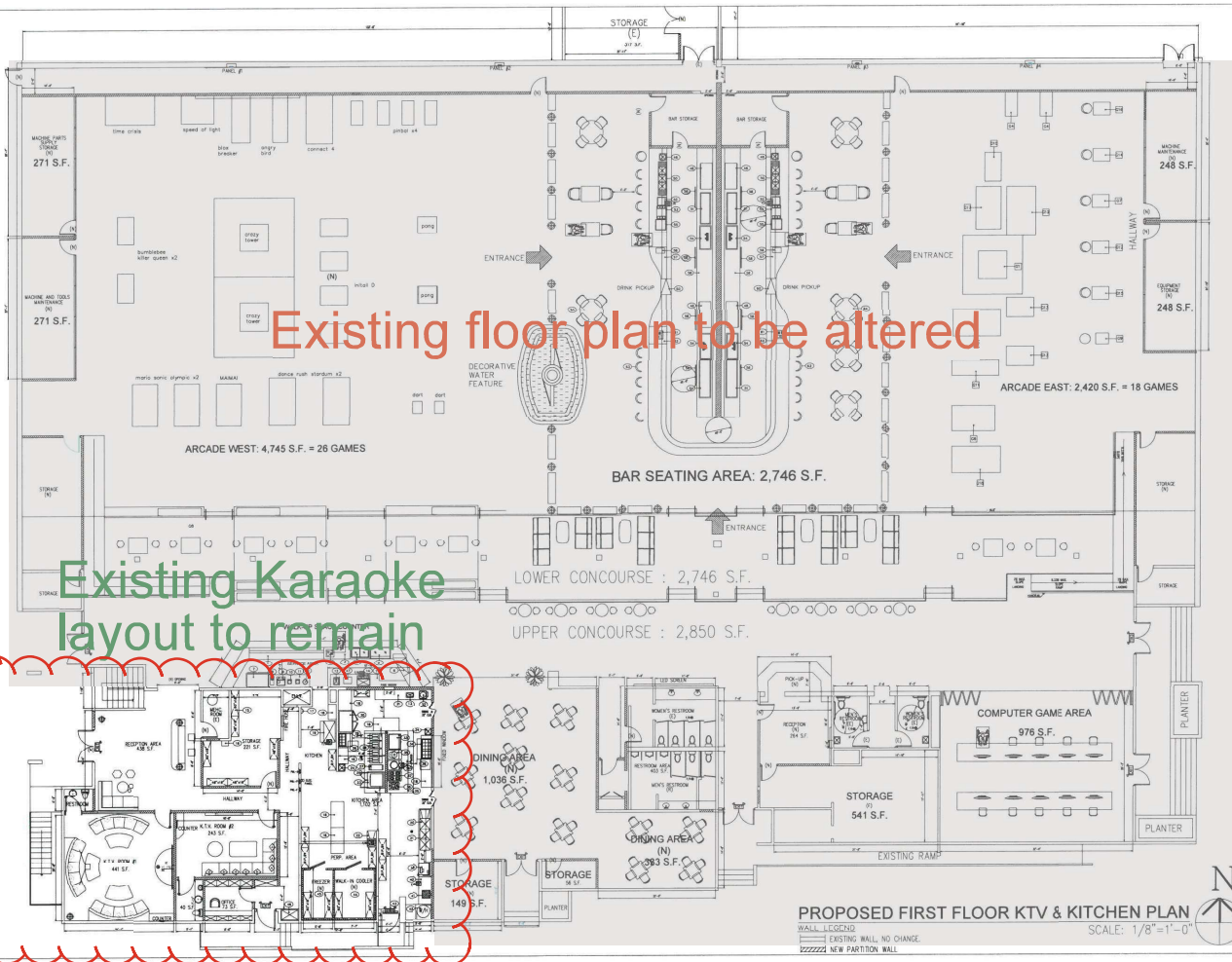
| REVISIONS |     |
|-----------|-----|
| DATE      | NO. |
|           | 1   |
|           |     |
|           |     |
|           |     |

DATE: \_\_\_\_\_

DRAWN BY: S.G.

SCALE: AS NOTED

SHEET NO.  
**A-1.8**



JULY 15 2019  
 AUG 12 2019

**McClellan Badiyi & Associates**  
**ARCHITECTS**

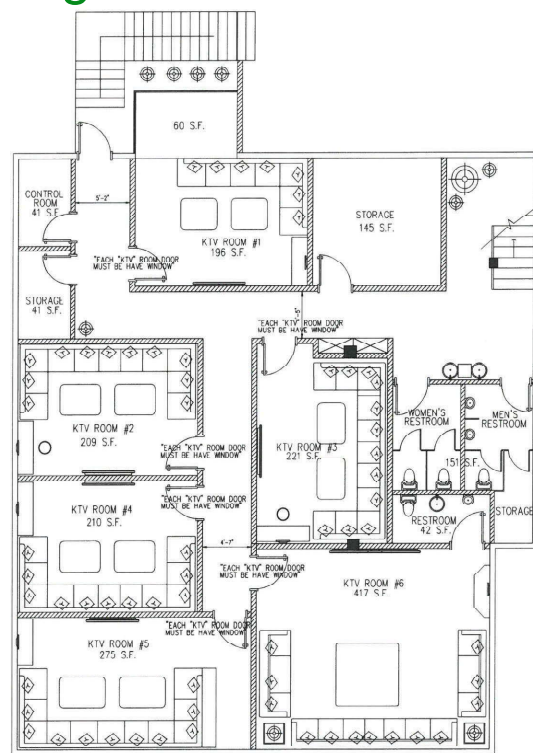
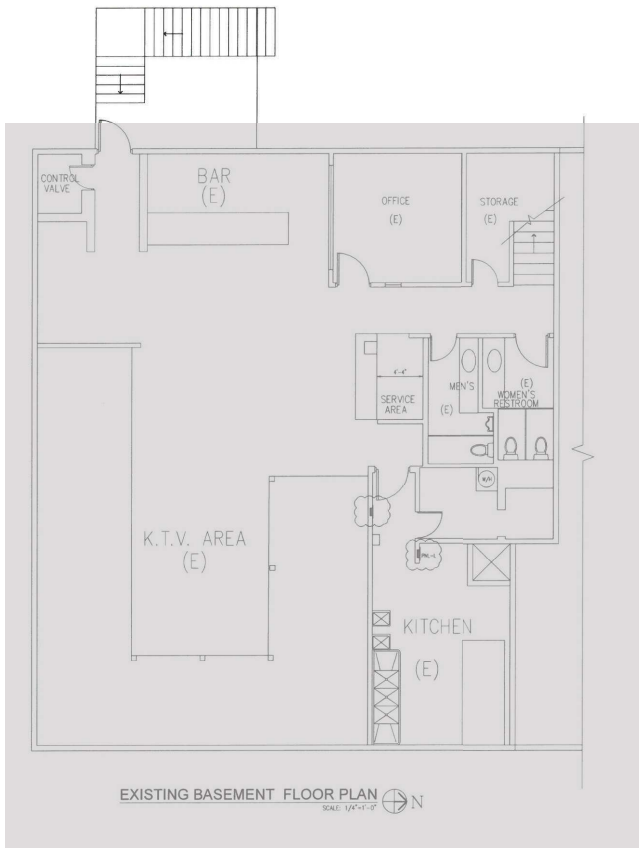
**Design Inc.**  
 815 LAS TUNAS DR. #205  
 ARCADIA, CA 91701  
 TEL: (916) 764-1111  
 FAX: (916) 764-1112  
 WWW.DESIGNINC.COM

CONDITIONAL USE PERMIT FOR PROPOSED NEW ARCADE  
**ANKAA LIVE PLAZA**  
 1020 S. BALDWIN AVENUE  
 ARCADIA, CA 91707

DATE: 07-30-19  
 SCALE: 1/8" = 1'-0"  
 SHEET: PROPOSED 1st FLOOR PLAN

Sheet  
**A-1**  
 OF Sheets

# Existing basement Karaoke



## PROPOSED BASEMENT FLOOR PLAN

### WALL LEGEND

- EXISTING WALL, NO CHANGE
- NEW PARTITION WALL
- EXISTING POST

| REVISION                                       |                     |
|------------------------------------------------|---------------------|
| AUG 16, 2018                                   |                     |
| McClellan Badiyi & Associates                  |                     |
| ARCHITECTS                                     |                     |
| Dependable Design Inc.                         |                     |
| CONDITIONAL USE PERMIT FOR PROPOSED NEW ARCADE |                     |
| ANKAA LIVE PLAZA                               |                     |
| 102C S. BALDWIN AVENUE                         |                     |
| ARCADIA, CA 91007                              |                     |
| DATE: 04-23-19                                 | SCALE: 1/4"=1'-0"   |
| SHEET: 10                                      | BASEMENT FLOOR PLAN |
| A-2                                            |                     |
| OF 10                                          |                     |

# Attachment No. 4

## Preliminary Exemption Assessment



## PRELIMINARY EXEMPTION ASSESSMENT

|                                                                                                                                                                                         |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                                                               |    |                          |                                                               |    |                          |                                       |             |                                             |                                      |    |                          |                                                          |    |                                     |                                      |  |  |                                                                           |    |                          |                                    |  |  |                       |    |                          |                                                         |    |                          |                                                                               |  |  |                      |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------|----|--------------------------|---------------------------------------------------------------|----|--------------------------|---------------------------------------|-------------|---------------------------------------------|--------------------------------------|----|--------------------------|----------------------------------------------------------|----|-------------------------------------|--------------------------------------|--|--|---------------------------------------------------------------------------|----|--------------------------|------------------------------------|--|--|-----------------------|----|--------------------------|---------------------------------------------------------|----|--------------------------|-------------------------------------------------------------------------------|--|--|----------------------|
| 1. Name or description of project:                                                                                                                                                      | Conditional Use Permit No. CUP 26-03 to amend Conditional Use Permit No. CUP 19-04 to allow changes to the existing arcade (dba: EXP Barcadia) at 1020 S. Baldwin Avenue to include two (2) children's play areas and three (3) event/party rooms, removal of the existing computer gaming room, and extended hours of operation, while retaining the existing 44 arcade machines/devices, a reconfigured restaurant and bar, and eight (8) private karaoke rooms.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                                                               |    |                          |                                                               |    |                          |                                       |             |                                             |                                      |    |                          |                                                          |    |                                     |                                      |  |  |                                                                           |    |                          |                                    |  |  |                       |    |                          |                                                         |    |                          |                                                                               |  |  |                      |
| 2. Project Location – Identify street address and cross streets or attach a map showing project site (preferably a USGS 15' or 7 1/2' topographical map identified by quadrangle name): | 1020 S. Baldwin Avenue                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                                                                               |    |                          |                                                               |    |                          |                                       |             |                                             |                                      |    |                          |                                                          |    |                                     |                                      |  |  |                                                                           |    |                          |                                    |  |  |                       |    |                          |                                                         |    |                          |                                                                               |  |  |                      |
| 3. Entity or person undertaking project:                                                                                                                                                | <table border="1"> <tr> <td colspan="2">A.</td> </tr> <tr> <td colspan="2">B. Other (Private)</td> </tr> <tr> <td>(1) Name</td> <td>Eric Pan (Ankaa Live Plaza, LLC)</td> </tr> <tr> <td>(2) Address</td> <td>1020 S. Baldwin Avenue<br/>Arcadia, CA 91007</td> </tr> </table>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                                                               | A. |                          | B. Other (Private)                                            |    | (1) Name                 | Eric Pan (Ankaa Live Plaza, LLC)      | (2) Address | 1020 S. Baldwin Avenue<br>Arcadia, CA 91007 |                                      |    |                          |                                                          |    |                                     |                                      |  |  |                                                                           |    |                          |                                    |  |  |                       |    |                          |                                                         |    |                          |                                                                               |  |  |                      |
| A.                                                                                                                                                                                      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                                                               |    |                          |                                                               |    |                          |                                       |             |                                             |                                      |    |                          |                                                          |    |                                     |                                      |  |  |                                                                           |    |                          |                                    |  |  |                       |    |                          |                                                         |    |                          |                                                                               |  |  |                      |
| B. Other (Private)                                                                                                                                                                      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                                                               |    |                          |                                                               |    |                          |                                       |             |                                             |                                      |    |                          |                                                          |    |                                     |                                      |  |  |                                                                           |    |                          |                                    |  |  |                       |    |                          |                                                         |    |                          |                                                                               |  |  |                      |
| (1) Name                                                                                                                                                                                | Eric Pan (Ankaa Live Plaza, LLC)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                                                                               |    |                          |                                                               |    |                          |                                       |             |                                             |                                      |    |                          |                                                          |    |                                     |                                      |  |  |                                                                           |    |                          |                                    |  |  |                       |    |                          |                                                         |    |                          |                                                                               |  |  |                      |
| (2) Address                                                                                                                                                                             | 1020 S. Baldwin Avenue<br>Arcadia, CA 91007                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                                                                               |    |                          |                                                               |    |                          |                                       |             |                                             |                                      |    |                          |                                                          |    |                                     |                                      |  |  |                                                                           |    |                          |                                    |  |  |                       |    |                          |                                                         |    |                          |                                                                               |  |  |                      |
| 4. Staff Determination:                                                                                                                                                                 | <p>The Lead Agency's Staff, having undertaken and completed a preliminary review of this project in accordance with the Lead Agency's "Local Guidelines for Implementing the California Environmental Quality Act (CEQA)" has concluded that this project does not require further environmental assessment because:</p> <table border="1"> <tr> <td>a.</td> <td><input type="checkbox"/></td> <td>The proposed action does not constitute a project under CEQA.</td> </tr> <tr> <td>b.</td> <td><input type="checkbox"/></td> <td>The project is a Ministerial Project.</td> </tr> <tr> <td>c.</td> <td><input type="checkbox"/></td> <td>The project is an Emergency Project.</td> </tr> <tr> <td>d.</td> <td><input type="checkbox"/></td> <td>The project constitutes a feasibility or planning study.</td> </tr> <tr> <td>e.</td> <td><input checked="" type="checkbox"/></td> <td>The project is categorically exempt.</td> </tr> <tr> <td colspan="2"></td> <td>Applicable Exemption Class: 15301 – Class 1 (use of an existing facility)</td> </tr> <tr> <td>f.</td> <td><input type="checkbox"/></td> <td>The project is statutorily exempt.</td> </tr> <tr> <td colspan="2"></td> <td>Applicable Exemption:</td> </tr> <tr> <td>g.</td> <td><input type="checkbox"/></td> <td>The project is otherwise exempt on the following basis:</td> </tr> <tr> <td>h.</td> <td><input type="checkbox"/></td> <td>The project involves another public agency which constitutes the Lead Agency.</td> </tr> <tr> <td colspan="2"></td> <td>Name of Lead Agency:</td> </tr> </table> |                                                                               | a. | <input type="checkbox"/> | The proposed action does not constitute a project under CEQA. | b. | <input type="checkbox"/> | The project is a Ministerial Project. | c.          | <input type="checkbox"/>                    | The project is an Emergency Project. | d. | <input type="checkbox"/> | The project constitutes a feasibility or planning study. | e. | <input checked="" type="checkbox"/> | The project is categorically exempt. |  |  | Applicable Exemption Class: 15301 – Class 1 (use of an existing facility) | f. | <input type="checkbox"/> | The project is statutorily exempt. |  |  | Applicable Exemption: | g. | <input type="checkbox"/> | The project is otherwise exempt on the following basis: | h. | <input type="checkbox"/> | The project involves another public agency which constitutes the Lead Agency. |  |  | Name of Lead Agency: |
| a.                                                                                                                                                                                      | <input type="checkbox"/>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | The proposed action does not constitute a project under CEQA.                 |    |                          |                                                               |    |                          |                                       |             |                                             |                                      |    |                          |                                                          |    |                                     |                                      |  |  |                                                                           |    |                          |                                    |  |  |                       |    |                          |                                                         |    |                          |                                                                               |  |  |                      |
| b.                                                                                                                                                                                      | <input type="checkbox"/>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | The project is a Ministerial Project.                                         |    |                          |                                                               |    |                          |                                       |             |                                             |                                      |    |                          |                                                          |    |                                     |                                      |  |  |                                                                           |    |                          |                                    |  |  |                       |    |                          |                                                         |    |                          |                                                                               |  |  |                      |
| c.                                                                                                                                                                                      | <input type="checkbox"/>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | The project is an Emergency Project.                                          |    |                          |                                                               |    |                          |                                       |             |                                             |                                      |    |                          |                                                          |    |                                     |                                      |  |  |                                                                           |    |                          |                                    |  |  |                       |    |                          |                                                         |    |                          |                                                                               |  |  |                      |
| d.                                                                                                                                                                                      | <input type="checkbox"/>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | The project constitutes a feasibility or planning study.                      |    |                          |                                                               |    |                          |                                       |             |                                             |                                      |    |                          |                                                          |    |                                     |                                      |  |  |                                                                           |    |                          |                                    |  |  |                       |    |                          |                                                         |    |                          |                                                                               |  |  |                      |
| e.                                                                                                                                                                                      | <input checked="" type="checkbox"/>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | The project is categorically exempt.                                          |    |                          |                                                               |    |                          |                                       |             |                                             |                                      |    |                          |                                                          |    |                                     |                                      |  |  |                                                                           |    |                          |                                    |  |  |                       |    |                          |                                                         |    |                          |                                                                               |  |  |                      |
|                                                                                                                                                                                         |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | Applicable Exemption Class: 15301 – Class 1 (use of an existing facility)     |    |                          |                                                               |    |                          |                                       |             |                                             |                                      |    |                          |                                                          |    |                                     |                                      |  |  |                                                                           |    |                          |                                    |  |  |                       |    |                          |                                                         |    |                          |                                                                               |  |  |                      |
| f.                                                                                                                                                                                      | <input type="checkbox"/>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | The project is statutorily exempt.                                            |    |                          |                                                               |    |                          |                                       |             |                                             |                                      |    |                          |                                                          |    |                                     |                                      |  |  |                                                                           |    |                          |                                    |  |  |                       |    |                          |                                                         |    |                          |                                                                               |  |  |                      |
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| g.                                                                                                                                                                                      | <input type="checkbox"/>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | The project is otherwise exempt on the following basis:                       |    |                          |                                                               |    |                          |                                       |             |                                             |                                      |    |                          |                                                          |    |                                     |                                      |  |  |                                                                           |    |                          |                                    |  |  |                       |    |                          |                                                         |    |                          |                                                                               |  |  |                      |
| h.                                                                                                                                                                                      | <input type="checkbox"/>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | The project involves another public agency which constitutes the Lead Agency. |    |                          |                                                               |    |                          |                                       |             |                                             |                                      |    |                          |                                                          |    |                                     |                                      |  |  |                                                                           |    |                          |                                    |  |  |                       |    |                          |                                                         |    |                          |                                                                               |  |  |                      |
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Date: August 24, 2026

Staff: Fiona Graham, Planning Services Manager



**ARCADIA PLANNING COMMISSION  
REGULAR MEETING MINUTES  
TUESDAY, SEPTEMBER 8, 2026**

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**CALL TO ORDER** Chair Tsoi called the meeting to order at 6:30 p.m.

**ROLL CALL**

PRESENT: Chair Tsoi, Vice Chair Hui (arrived 6:32 p.m.), Commissioners Arvizu, Lau, and Lee

ABSENT: None

**SUPPLEMENTAL INFORMATION FROM STAFF REGARDING AGENDA ITEMS**

Planning Services Manager Fiona Graham informed the Commission that Resolution No. 2198 was revised to fix minor typographical errors and a hard copy was provided to all on the dais.

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

Judy Hermann, a resident of Arcadia, spoke in opposition to Protected Tree Healthy Removal Permit No. TRH 26-11 and Protected Tree Encroachment Permit No. TRE 26- 09, proposing the removal of various protected trees at Santa Anita Park for the Los Angeles Olympics LA28.

Bob Hermann, a resident of Arcadia, also spoke in opposition to the project proposing the removal of the various protected trees at Santa Anita Park.

**PUBLIC HEARING**

1. **Resolution No. 2198** – Approving table and full body massage services at an existing massage establishment at The Shops at Santa Anita Mall located at 400 S. Baldwin Avenue

**CEQA:** Exempt

**Recommendation:** Adopt

**Applicant:** Lijiang Yang

**MOTION - PUBLIC HEARING**

Chair Tsoi introduced the item, and Planning Services Manager, Fiona Graham, presented the staff report.

Commissioner Lee asked if the police department is involved in the City's review process of massage establishments.

Ms. Graham stated they are not involved but explained that all massage therapists are required to have a State license and City business license and are required to get a background check as part of the City business license process.

Commissioner Lee asked if a permit for a massage business is issued by the police department.

Ms. Graham stated that a police permit is not issued but the use is reviewed by the police department through the business license process.

Commissioner Lau asked if this business has received any code violations or customer complaints.

Ms. Graham stated that none that she is aware of.

Commissioner Arvizu asked when the violation was discovered.

Ms. Graham stated that an inspection was conducted in April or May of this year.

Commissioner Arvizu asked how long they had been in violation of the Development Code.

Ms. Graham was unsure about the period it was in violation.

Commissioner Arvizu asked about the proposed floor plan and if the massage chairs and tables will be visible from the window.

Ms. Graham confirmed the interior of the unit is visible through the storefront windows.

Vice Chair Hui asked if full body massage services will be conducted in private rooms or in an open space.

Ms. Graham stated that there are no private rooms and all massage services will take place in the open space within the unit.

Commissioner Arvizu referred to the floor plan and asked what is in the room labeled "employee only".

Ms. Graham stated that it is a staff room and only to be used by employees. She did note that during the inspection, a massage table was found in the room and it was possible it was being used for massage services.

Commissioner Arvizu asked if it were chair or table massages being performed there.

Ms. Graham stated that she was not present at the time of the inspection and cannot verify, however the violation was corrected and the conditions of approval limit massage services to the open space of the unit.

The public hearing was opened.

With the assistance of a translator, the applicant and business owner, Lijiang Yang, introduced himself and was available to answer questions.

Vice Chair Hui asked if full body massage was a popular service and if that was the reason they decided to offer it. She was unclear why chair massage was not enough and asked for clarification.

Mr. Yang stated that full body massage has always been a highly requested service from their customers. Furthermore, chair massage can be limiting when the target areas are lower back and legs.

Commissioner Lau asked what their current floor plan was.

Mr. Yang stated that there are currently five (5) massage tables and three (3) massage chairs but that they are proposing to add three (3) additional massage chairs.

Commissioner Lau asked if they plan to hire additional licensed massage therapists.

Mr. Yang explained they will keep the current number of massage therapists.

Commissioner Arvizu asked when they opened for business at the mall.

Mr. Yang confirmed they opened in 2014.

Commissioner Arvizu asked when they began offering table massage services.

Mr. Yang stated that they began offering those services around 2018 or 2019.

Commissioner Arvizu asked if they were aware of the violation.

Mr. Yang stated that he was not aware about the violation or that they needed permission to offer full body massage services.

Commissioner Arvizu expressed concern about the employee room and the potential for its use as a massage room as previously reported by City staff after the inspection.

Mr. Yang stated there was a massage table in that room, but massage services were not being conducted in there and it is being used primarily by employees as storage. He confirmed that the room will be used by employees only.

Commissioner Arvizu wanted to make it clear to the Applicant that the room was not to be used for massage services and nor should a massage table be stored in the room.

Commissioner Lee asked if they received a citation at the time of the inspection.

Mr. Yang stated they did not receive a citation.

There were no public comments for this item.

Commissioner Lee made a motion to close the public hearing.

Commissioner Arvizu seconded the motion.

Without objection, the motion was approved.

## **DISCUSSION**

Commissioner Lee recognized that the Applicant may not have meant ill-intent and was not aware of the violation but commended him for correcting their mistake. With that said, he suggested additional security measures should be considered when approving massage establishments. Commissioner Lee asked staff for clarification about citations and whether one was issued to the Applicant at the time of inspection.

Ms. Graham explained the inspections were conducted by a team of City staff including the Arcadia Police Department, the Business License Division, and the Code Enforcement Division. A citation was not issued at the time of inspection because this was the first violation and the City had a goal of being business friendly and focusing on bringing the business into compliance. The business was given a notice of violation and was told to either cease offering table massage services, or apply for the Conditional Use Permit to legalize full body massage.

Commissioner Lau agreed with Commissioner Lee and suggested that inspections be conducted on a regular basis to minimize the number of code violations.

Vice Chair Hui asked if a window can be installed in the employee room so that it is visible inside.

Chair Tsoi suggested that if there is a door to the employee room, that a window be installed on the door.

Commissioner Arvizu was concerned that this business was in violation for many years but trusted that the violation was not intentional and the Applicant was not aware about the terms of their business license. Furthermore, he agreed that a door with a window should be installed in the employee room and more inspections of massage establishments be conducted.

Chair Tsoi agreed with Commissioner Arvizu. He asked if the City has a designated code enforcement officer for the inspection of businesses.

Ms. Graham stated that there is not, however, in this case, the inspection was conducted under an initiative to inspect all massage businesses in the City. That initiative was undertaken by the police department, Code Enforcement, and Business License.

## **MOTION**

It was moved by Commissioner Arvizu, seconded by Commissioner Lau to approve table and full body massage at an existing massage establishment at The Shops at Santa Anita Mall located at 400 S. Baldwin Avenue with the addition of condition no. 10 stating that the doorway to the employee break room have no door or have a door with a transparent glass window. It is exempt from CEQA and all findings were made.

## **ROLL CALL**

|         |                                                  |
|---------|--------------------------------------------------|
| AYES:   | Chair Tsoi, Vice Chair Hui, Arvizu, Lau, and Lee |
| NOES:   | None                                             |
| ABSENT: | None                                             |

The motion was approved.

*There is a ten (10) day appeal period. Appeals are to be filed by 5:30 p.m. on Monday, September 21, 2026.*

## **CONSENT CALENDAR**

2. Minutes of the August 25, 2026, Regular Meeting of the Planning Commission

Commissioner Arvizu motioned to approve the minutes and seconded by Commissioner Lee

## **ROLL CALL**

AYES: Chair Tsoi, Vice Chair Hui, Commissioners Arvizu, Lau and Lee  
NOES: None

The motion was approved.

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

Mayor Pro Tem David Fu was not present at the meeting.

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

Vice Chair Hui informed the Commission about the fall concert at that the Arcadia Performing Arts Center on September 26 to support the Arcadia Performing Arts Foundation and reported that John Waite will be the performer.

Commissioner Arvizu asked about the City's appeal process and how the public is informed about an appeal if one were to be filed.

Assistant City Attorney Alex Gonzalez explained that a ministerial decision can be appealed and if were to be appealed it would be notified to everyone with the noticing radius. The appeal would then be agendized for a public hearing before the Planning Commission.

Chair Tsoi asked about the City's Protected Tree Ordinance and how the proposal for removal of a protected tree is reviewed.

Ms. Graham explained that an ISA certified arborist must be contracted by the property owner, and a report must be submitted along with an application to the City for review.

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

Assistant City Attorney Kellan Martz was not present however, Attorney Alex Gonzalez was present on behalf of Mr. Martz for any legal assistance.

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

Ms. Graham informed the Commission that the September 22 meeting was being canceled. She also reported that there will be one item on the October 13 meeting agenda and it is for a Conditional Use Permit amendment for the business EXP Barcadia on South Baldwin Avenue.

### **ADJOURNMENT**

The Planning Commission adjourned the meeting at 7:36 p.m., to Tuesday, September 22, 2026, at 6:30 p.m. in the City Council Chamber.

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Chair, Planning Commission

ATTEST: \_\_\_\_\_  
Lisa L. Flores  
Secretary, Planning Commission