



CITY OF ARCADIA

ARCADIA PLANNING COMMISSION REGULAR MEETING AGENDA

Tuesday, April 14, 2026, 7:00 PM

Location: City Council Chambers, 240 W. Huntington Drive

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

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

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

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

CALL TO ORDER

ROLL CALL:

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

SUPPLEMENTAL INFORMATION FROM STAFF REGARDING AGENDA ITEMS

PUBLIC COMMENTS (5 minute time limit per person)

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

PUBLIC HEARING

All interested persons are invited to appear at a public hearing and to provide evidence or testimony concerning any of the proposed items set forth below for consideration. Separate and apart from the applicant (who may speak longer at the discretion of the Commission)

speakers shall be limited to **five (5) minutes per person**. The applicant may additionally submit rebuttal comments, at the discretion of the Commission.

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

1. **Resolution No. 2176** – Approving Tentative Tract Map No. TTM 25-03 (84765) to legally separate two existing lots and subdivide the airspace on the southern lot for approved 25-unit multi-family residential condominium development at 115 and 117 E. live Oak Avenue
CEQA: Exempt
Recommendation: Adopt

Applicant: Philip Chan on behalf of Greenfield Oak, LLC

There is a ten day appeal period. Appeals are to be filed by 4:30 p.m. on Friday, April 24, 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.

2. Minutes of the February 24, 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, April 28, 2026, at 7:00 p.m.

Welcome to the Arcadia Planning Commission Meeting!

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

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

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

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

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

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

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

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

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

欢迎来到阿卡迪亚规划委员会会议！

规划委员会鼓励公众参与并诚邀您分享对市政业务的看法。

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

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

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

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

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

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

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



CITY OF ARCADIA

STAFF REPORT

DEVELOPMENT SERVICES DEPARTMENT

DATE: April 14, 2026

TO: Honorable Chairperson and Planning Commission

FROM: Lisa L. Flores, Development Services Director
Fiona Graham, Planning Services Manager
By: Melissa Chipres, Senior Planner

SUBJECT: RESOLUTION NO. 2176 - APPROVING TENTATIVE TRACT MAP NO. TTM 25-03 (84765) TO LEGALLY SEPARATE TWO EXISTING LOTS AND SUBDIVIDE THE AIRSPACE ON THE SOUTHERN LOT FOR AN APPROVED 25-UNIT MULTI-FAMILY RESIDENTIAL CONDOMINIUM DEVELOPMENT AT 115 AND 117 E. LIVE OAK AVENUE
CEQA: Exempt
Recommendation: Adopt

SUMMARY

The Applicant, Philip Chan, on behalf of the property owner Greenfield Oak, LLC, is requesting approval of Tentative Tract Map No. TTM 25-03 (84765) to legally separate two existing parcels totaling 30,614 square feet and subdivide the airspace on the southern lot for an approved 25-unit Spanish-style multi-family residential development at 115 and 117 E. Live Oak Avenue ("Project"). The Project was originally approved as a 24-unit development under Multiple-Family Architectural Design Review No. MFADR 25-03 on May 20, 2025. The Project was subsequently revised to a 25-unit development under Multiple-Family Architectural Design Review No. MFADR 26-02, approved on March 23, 2026, pursuant to the Senate Bill (SB) 330 streamlined review process.

The proposed subdivision is consistent with the General Plan, Development Code, and Subdivision Map Act. It is recommended that the Planning Commission adopt Resolution No. 2176, find the map Categorically Exempt under the California

Environmental Quality Act (CEQA), and approve Tentative Tract Map No. TTM 25-03 (84765), subject to the listed conditions of approval. (Refer to Attachment No. 1)

BACKGROUND

The subject site consists of two parcels on the north side of E. Live Oak Avenue, between S. Santa Anita Avenue and S. Second Avenue, adjacent to Greenfield Avenue. Parcel 1 is 27,540 square feet in size and Parcel 2 is 3,074 square feet in size, for a combined total area of 30,614 square feet. The two parcels are divided by a public east-west alley which serves the subject site and commercial properties to the east. Although the parcels are physically separated by the alley, the legal description shows that they are one legal lot (refer to Figure No. 1, below). The property is zoned General Commercial (C-G) with the Residential Flex (RF) Overlay and a General Plan Land Use Designation of Commercial (refer to Attachment No. 2).

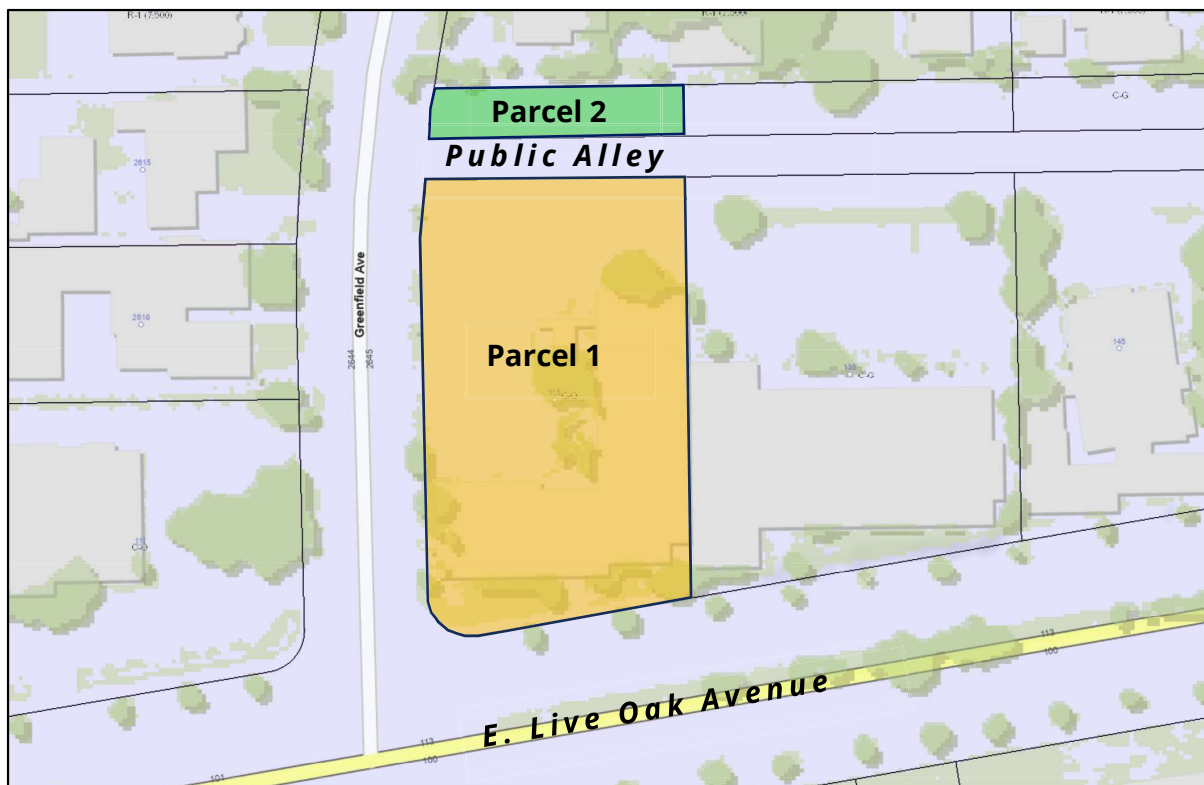


Figure 1: Subject Site – Existing Parcels and Alley Configuration

Pursuant to the streamlined review process under SB 330, a 25-unit multi-family development was approved administratively by Staff on the subject property. SB 330 requires housing projects be reviewed only against objective standards and does not allow for any discretionary design review. The Project consists of 25 units across four (4) Spanish-style buildings, private open space, resident parking, drive aisles, and landscaping throughout. It was originally approved on May 20, 2025 with 24 units, however an amendment was later approved on March 23, 2026 to allow an additional unit to be added to the Project. The additional unit was created by splitting one previously approved unit into two, resulting in two smaller units instead of one larger unit. The amended design continued to comply with all applicable objective standards and was also approved under SB 330. Refer to Figure 2, below, for the approved site plan.

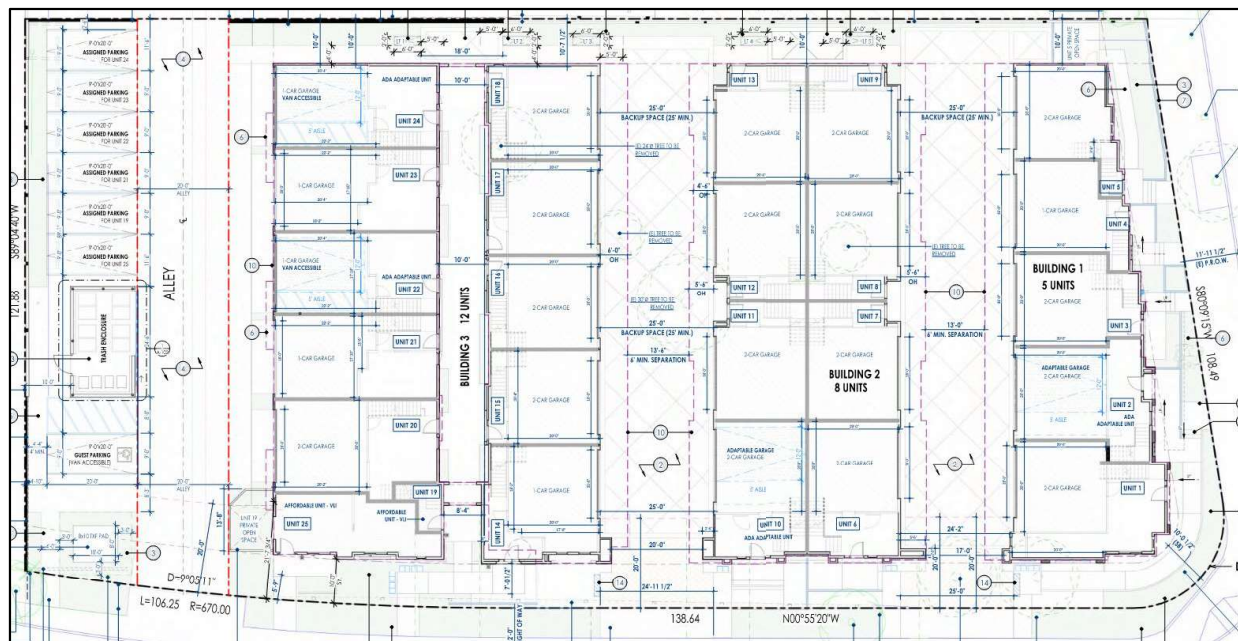


Figure 2: Approved Site Plan for MFADR 26-02

As a requirement of the RF Overlay, the Project had to include affordable housing in an amount sufficient to qualify for a State Density Bonus. In this case, the Applicant provided two (2) very low-income units, representing 8% of the total units. State Density Bonus Law requires a minimum of 5% very low-income units to qualify; therefore, the Project satisfies the RF Overlay requirements. Although the Project is eligible for a State Density Bonus, the Applicant has not requested one; the Project does not require any concessions or waivers and complies with all applicable Development Code standards.

The Applicant submitted a preliminary application under SB 330 on November 25, 2024. The preliminary application vests the Project with all standards applicable at the time of submittal. Because the Project is vested as of January 14, 2025, it is not subject to the City's Inclusionary Housing Ordinance (IHO), which went into effect July 1, 2025. Nevertheless, the provision of 8% very low-income affordable units exceeds the requirements of the Inclusionary Housing Ordinance (IHO), which requires a minimum of 5% moderate-income units for for-sale multi-family projects with 10 or more units.

A multi-family project in the RF Overlay consisting of 25 units does not require Planning Commission approval and the Project was therefore approved administratively by Staff. To subdivide the multi-family development for the purpose of selling units under separate ownership, however, a tract map is required. SB 330 does not require subdivision of multi-family projects and does not streamline the review process for maps associated with housing developments. As a result, all tract maps must still be reviewed by the Planning Commission and decided after a public hearing. In this case, the Project requires approval of a map to legally separate the two parcels and subdivide the airspace on the southern lot.

Parcel 1 is currently developed with a two-story commercial building constructed in 1966, which will be demolished to accommodate the Project. The Development Code requires a Certificate of Demolition (COD) to be approved to demolish any structures over 50 years of age. An evaluation by an Architectural Historian concluded that the structure does not meet the criteria for recognition as historical resources and is therefore not eligible for listing on the California Register or designation as local landmarks. The existing office is not considered significant examples of any specific architectural style, nor is it associated with any notable historical events or figures. The building has not yet been demolished due to the City's replacement policy for residential projects, which requires a new project be permitted prior to demolition of the structures on site.

DISCUSSION

The RF Overlay requires a minimum density of 30 dwelling units per acre and a maximum density of 50 dwelling units per acre. The site measures 30,614 square feet (0.70 acres), which allows between 21 and 35 units. The approved 25-unit development complies with the density requirements and applicable development standards, including setbacks, height, parking, and open space.

Although the property is physically separated by a public right-of-way, the existing legal description identifies the site as a single lot. The tentative tract map will formally create two legal lots, which is consistent with current best practices for lot formation. Lot 1, which is the larger lot to the south, will have the airspace subdivided to allow the units to be sold individually. Lot 2, the smaller lot to the north, will contain a communal trash enclosure for the project, and parking for residents and one guest. Refer to Attachment No. 3 for the Tentative Tract Map.

The proposed map meets all applicable requirements of the Subdivision Map Act and the City's Development Code. The City's Public Works Services Department has reviewed the tentative tract map and confirmed that the site can be adequately served by existing utilities and public infrastructure, and all necessary improvements and repairs will be secured as conditions of approval. The City's Engineering Division has confirmed that the public alley will be maintained and preserved, and not adversely impacted by the project or the map.

FINDINGS

The proposal to legally separate the existing property into two legal lots and subdivide the airspace on the southern lot for an approved 25-unit multi-family residential development requires a Tentative Tract Map. The proposed subdivision complies with the subdivision regulations of the Arcadia Municipal Code and the Subdivision Map Act and would not violate any requirements of the California Regional Water Quality Control Board. The following findings are required for approval of a Tentative tract map:

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

Facts in Support of the Finding: The proposed tentative tract map to legally separate two lots and subdivide the airspace of an approved 25-unit Spanish style multi-family residential condominium development complies 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 Residential Flex (RF) zoning, which is intended to accommodate high density, attached or detached residential units such as condominiums. The proposed

tentative tract map complies with the Subdivision Map Act regulations, and there is no specific plan applicable to this property. 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 RF Overlay Zone requires a minimum density of 30 dwelling units per acre, and a maximum density of 50 dwelling units per acre. Based on the lot area of 30,614 square feet, a minimum of twenty-one (21) units and a maximum of thirty-five (35) units could be developed at this site. Therefore, the approved 25-unit multi-family development 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 project was revised from 24 to 25 units with minor modifications to the site layout; however, these changes do not affect the subdivision design.

In addition to subdividing the airspace for the approved 25-unit condominium development, the Tentative Tract Map also formalizes the creation of the smaller rear parcel that is already physically separated from the primary development site by an existing public alley. The subdivision does not modify the physical environment or alter any approved improvements, but it formalizes the existing condition in a manner consistent with the Subdivision Map Act and best practice. Therefore, the formal creation of the smaller rear lot is consistent with the Development Code and does not introduce any non-conformities.

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

Facts in Support of the Finding: The tentative tract map to subdivide the approved multi-family residential development is a subdivision of an infill site within an urbanized area and does not serve as a habitat for endangered or rare species. The subdivision would not cause substantial environmental damage or impact wildlife.

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

Facts in Support of the Finding: The Tentative Tract Map involves the legal separation of the two existing parcels that are already divided by a public alley and the subdivision of the airspace on the southern lot to establish a 25-unit residential condominium development. The construction would be in compliance with all applicable Building and Fire Codes to ensure public health and safety. The approved 25-unit multi-family development complies with the minimum and maximum density requirements of the RF Overlay Zone, and the City's existing infrastructure would adequately serve the new development. Therefore, the subdivision would not cause any public health or safety problems.

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

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

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

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

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

Facts in Support of the Finding: The Tentative Tract Map has been reviewed for compliance with the applicable provisions of the City's Development Code and the Subdivision Map Act. The subdivision meets all applicable subdivision regulations. The required public improvements associated with the subdivision will be constructed in accordance with City standards and the requirements of all agencies having jurisdiction. Therefore, the design of the subdivision conforms to the regulations of the Development Code and the regulations of any public agency with jurisdiction.

ENVIRONMENTAL IMPACT

It has been determined that the project site is less than five (5) acres; the project site has no value as a habitat for endangered, rare or threatened species; the proposed project will not have any significant effects upon the environment, and the site can be adequately served by all the required utilities and public services. Therefore, the project is exempt under Class 32 (In-Fill Development Projects) pursuant to Section 15332 of the State California Environmental Quality Act (CEQA) Guidelines. Refer to Attachment No. 4 for the Preliminary Exemption Assessment.

PUBLIC COMMENTS/NOTICE

A public hearing notice for this item was posted at the City Clerk's Office, City Council Chambers, at the Arcadia Library, and on the City's website on April 2, 2026. It was

also mailed to the property owners located within 300 feet of the subject property. As of April 9, 2026, no comments were received regarding this project.

RECOMMENDATION

It is recommended that the Planning Commission conditionally approve Tentative Tract Map No. TTM 25-03 (84765) and find that the Map is Categorically Exempt from the California Environmental Quality Act (CEQA), and adopt Resolution No. 2176, subject to the following conditions of approval:

Planning

1. The Map shall be developed and maintained by the Applicant/Property Owner in a manner that is consistent with the plans and materials conditionally approved for Multiple-Family Architectural Design Review No. MFADR 26-02 and Tentative Tract Map No. TTM 25-03 (84765) subject to the approval of the Development Services Director, or designee.

Engineering

2. Prior to approval of the Final Tract Map, the Applicant/Property Owner shall either construct or post security for all public improvements:
 - a. Remove and replace all existing driveway approaches per City standard. Any proposed driveway approaches shall be constructed per City standard.
 - b. The Applicant/Property Owner shall remove, replace, and construct new sidewalk to provide an adequate path of travel in compliance with the Americans with Disabilities Act (ADA) and the Public Right-of-Way Accessibility Guidelines (PROWAG) along Live Oak Avenue and Greenfield Avenue.
 - c. Remove and replace curb and gutter with two-foot (2') slot cut from property line to property line.

- d. Remove and replace the existing concrete, asphalt, and ribbon gutter located within the alley between the properties, to the satisfaction of the City Engineer.
 - e. Relocation of the storm drain inlet shall be in compliance with the Standard Plans for Public Works Construction (SPPWC or "Greenbook"). A connection/reconnection permit from the Los Angeles County Flood Control District (LACFCD) shall be obtained, as applicable.
 - f. The existing Ficus tree located on Live Oak Avenue shall be removed and replaced in coordination with the Public Works Street Superintendent, to the satisfaction of the City
3. The Project shall include a Low Impact Development (LID) Plan in compliance with the Los Angeles County Department of Public Works 2014 LID Standards Manual. The plan shall identify all selected measures on the grading plan. LID measures shall not be located within or across the alley, and private structures shall not encroach into the public right-of-way. The LID Plan shall be submitted with the building plan check submittal.
4. All dry utilities shall be undergrounded. No private conduits or structures shall be located in the public alley without approval from the City Engineer.
5. Prior to issuance of a Certificate of Occupancy, the developer shall repair any damages caused by the development to the street and alley frontages from property line to property line including but not limited to trench cuts and construction traffic, per the direction of the City Engineer. If the street is under the City's pavement moratorium list, the repair may extend from curb to curb, per the direction of the City Engineer

General

6. To the maximum extent permitted by law, Applicant/Property Owner must defend, indemnify, and hold the City, any departments, agencies, divisions, boards, and/or commissions of the City, and its elected officials, officers, contractors serving as City officials, agents, employees, and attorneys of the City ("Indemnitees") harmless from liability for damages and/or claims, actions, or proceedings for damages for personal injuries, including death, and claims

for property damage, and with respect to all other actions and liabilities for damages caused or alleged to have been caused by reason of the Applicant's activities in connection with Tentative Tract Map Application No. TTM 25-03 (84765) ("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.

7. Approval of Tentative Tract Map Application No. TTM 25-03 (84765) shall not be in effect unless the Applicant and Property Owner have executed and filed the Acceptance Form with the City on or before 30 calendar days after the Planning Commission has adopted the Resolution. The executed Acceptance Form submitted to the Development Services Department is to indicate awareness and acceptance of the conditions of approval.

PLANNING COMMISSION ACTION

Approval

If the Planning Commission intends to approve this subdivision, the Commission should move to approve Tentative Tract Map No. TTM 25-03 (84765), state the subdivision satisfies the requisite findings, and adopt the attached Resolution No. 2176 that incorporates the requisite environmental, subdivision review findings, and the conditions of approval as presented in this staff report, or as modified by the Commission.

Denial

If the Planning Commission intends to deny this subdivision, the Commission should state the specific findings that the subdivision does not satisfy based on the evidence presented with specific reasons for denial and move to deny Tentative Tract Map No. TTM 25-03 (84765) and direct staff to prepare a resolution for adoption at the next meeting that incorporates the Commission's decision and specific findings.

If any Planning Commissioner, or other interested party has any questions or comments regarding this matter prior to the April 14, 2026, Planning Commission Meeting, please contact Senior Planner, Melissa Chipres, at (626) 547-5447, or mchipres@ArcadiaCA.com.

Approved:



Fiona Graham
on behalf of

TTM 25-03 (84765) – 115 and 117 E. Live Oak Ave.

April 14, 2026

Page 13 of 13

Lisa L. Flores

Development Services Director

Attachment No. 1: Resolution No. 2176

Attachment No. 2: Aerial Photo with Zoning Information

Attachment No. 3: Tentative Tract Map 25-03 (84765)

Attachment No. 4: Preliminary Exemption Assessment

Attachment No. 1

Resolution No. 2176

RESOLUTION NO. 2176

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ARCADIA, CALIFORNIA, APPROVING TENTATIVE TRACT MAP NO. TTM 25-03 (84765) TO LEGALLY SEPARATE TWO PARCELS AND SUBDIVIDE THE AIRSPACE ON THE SOUTHERN LOT FOR AN APPROVED 25-UNIT MULTI-FAMILY RESIDENTIAL CONDOMINIUM DEVELOPMENT AT 115 AND 117 E. LIVE OAK AVENUE

WHEREAS, on March 17, 2025, an application for Tentative Tract Map No. TTM 25-03 (84765) ("Map") was filed by Philip Chan on behalf of the property owner, Greenfield Oak LLC, to subdivide the airspace for an approved 25-unit multi-family residential condominium development at 115 and 117 E. Live Oak Ave.; and

WHEREAS, on May 20, 2025, Development Services Department approved Multiple-Family Architectural Design Review No. MFADR 25-03 for a four-story, 24-unit multi-family development under the streamlined SB 330 process; and

WHEREAS, on March 23, 2026, Development Services Department approved Multiple-Family Architectural Design Review No. MFADR 26-02 which amended the original approval for the multi-family development, increasing the number of units by one (1) to 25; and

WHEREAS, on March 27, 2026, Planning Services completed an environmental assessment for the Map in accordance with the California Environmental Quality Act ("CEQA"), and recommends that the Planning Commission determine the Map is

exempt under CEQA per Section 15332, Class 32 of the CEQA Guidelines because the Map is an urban infill project; and

WHEREAS, on April 14, 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 November 25, 2025, are true and correct.

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

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

FACT: The proposed tentative tract map to legally separate two lots and subdivide the airspace of an approved 25-unit Spanish style multi-family residential condominium development complies 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 Residential Flex (RF) zoning which is intended to accommodate high density, attached or detached residential units such as condominiums. The proposed tentative tract map complies with the Subdivision Map

Act regulations, and there is no specific plan applicable to this property. 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 RF Overlay Zone requires a minimum density of 30 dwelling units per acre, and a maximum density of 50 dwelling units per acre. Based on the lot area of 30,614 square feet, a minimum of 21 units and a maximum of 35 units could be developed at this site. Therefore, the approved 25-unit multi-family development 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.

In addition to subdividing the airspace for the approved 25-unit condominium development, the Tentative Tract Map also formalizes the creation of the smaller rear parcel that is already physically separated from the primary development site by an existing public alley. The subdivision does not modify the physical environment or

alter any approved improvements, but it formalizes the existing condition in a manner consistent with the Subdivision Map Act and best practice. Therefore, the formal creation of the smaller rear lot is consistent with the Development Code and does not introduce any non-conformities.

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

FACT: The tentative tract map to subdivide the approved multi-family residential development is a subdivision of an infill site within an urbanized area and does not serve as a habitat for endangered or rare species. The subdivision would not cause substantial environmental damage or impact wildlife.

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

FACT: The Tentative Tract Map involves the legal separation of the two existing parcels that are already divided by a public alley and the subdivision of the airspace on the southern lot to establish a 25-unit residential condominium development. The construction would be in compliance with all applicable Building and Fire Codes to ensure public health and safety. The approved 25-unit multi-family development complies with the minimum and maximum density requirements of the RF Overlay 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).

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

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

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

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

FACT: The Tentative Tract Map has been reviewed for compliance with the applicable provisions of the City's Development Code and the Subdivision Map Act. The subdivision meets all applicable subdivision regulations. The required public improvements associated with the subdivision will be constructed in accordance with City standards and the requirements of all agencies having jurisdiction. Therefore, the design of the subdivision conforms to the regulations of the Development Code and the regulations of any public agency with jurisdiction.

SECTION 3. Pursuant to the provisions of the California Environmental Quality Act ("CEQA"), the Tentative Tract 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 Tentative Tract Map is Categorically Exempt under the California Environmental Quality Act ("CEQA") Guidelines Section 15332, Class 32, and approves Tentative Tract Map No. TTM 25-03 (84765) to legally separate two existing parcels and subdivide the airspace on the southern lot for an approved 25-unit multi-family residential condominium development at 115 and 117 E. Live Oak 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 14th day of April, 2026.

Domenico Tallerico
Chair, Planning Commission

ATTEST:

Lisa L. Flores
Secretary

APPROVED AS TO FORM:



Michael J. Maurer
City Attorney

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RESOLUTION NO. 2176

Conditions of Approval

Planning

1. The Map shall be developed and maintained by the Applicant/Property Owner in a manner that is consistent with the plans and materials conditionally approved for Multiple-Family Architectural Design Review No. MFADR 26-02 and Tentative Tract Map No. TTM 25-03 (84765) subject to the approval of the Development Services Director, or designee.

Engineering

2. Prior to approval of the Final Tract Map, the Applicant/Property Owner shall either construct or post security for all public improvements:
 - a. Remove and replace all existing driveway approaches per City standard. Any proposed driveway approaches shall be constructed per City standard.
 - b. The Applicant/Property Owner shall remove, replace, and construct new sidewalk to provide an adequate path of travel in compliance with the Americans with Disabilities Act (ADA) and the Public Right-of-Way Accessibility Guidelines (PROWAG) along Live Oak Avenue and Greenfield Avenue.
 - c. Remove and replace curb and gutter with a two-foot (2') slot cut from property line to property line.
 - d. Remove and replace the existing concrete, asphalt, and ribbon gutter located within the alley between the properties, to the satisfaction of the City Engineer.
 - e. Relocation of Storm Drain inlet in compliance with the Standard Plans for Public Works Construction (SPPWC or "Greenbook"). A connection/reconnection permit from the Los Angeles County Flood Control District (LACFCD) shall be obtained, as applicable.
 - f. The existing Ficus tree located on Live Oak Avenue shall be removed and replaced in coordination with the Public Works Street Superintendent, to the satisfaction of the City.
3. The Project shall include a Low Impact Development (LID) Plan in compliance with the Los Angeles County Department of Public Works 2014 LID Standards Manual.

The plan shall identify all selected measures on the grading plan. LID measures shall not be located within or across the alley, and private structures shall not encroach into the public right-of-way. The LID Plan shall be submitted with the building plan check submittal.

4. All dry utilities shall be undergrounded. No private conduits or structures shall be located in the public alley without approval from the City Engineer.
5. Prior to issuance of a Certificate of Occupancy for any structure, 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

6. To the maximum extent permitted by law, Applicant/Property Owner must defend, indemnify, and hold the City, any departments, agencies, divisions, boards, and/or commissions of the City, and its elected officials, officers, contractors serving as City officials, agents, employees, and attorneys of the City ("Indemnitees") harmless from liability for damages and/or claims, actions, or proceedings for damages for personal injuries, including death, and claims for property damage, and with respect to all other actions and liabilities for damages caused or alleged to have been caused by reason of the Applicant's activities in connection with Tentative Tract Map Application No. TTM 25-03 (84765) ("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.

7. Approval of Tentative Tract Map Application No. TTM 25-03 (84765) shall not be in effect unless the Applicant and Property Owner have executed and filed the Acceptance Form with the City on or before 30 calendar days after the Planning Commission has adopted the Resolution. The executed Acceptance Form submitted to the Development Services Department is to indicate awareness and acceptance of the conditions of approval.

Attachment No. 2

Aerial Photo with Zoning Information

Site Address: 115 E LIVE OAK AVE

Property Owner(s): Property Owner



Property Characteristics

Zoning:	C-O
General Plan:	C
Lot Area (sq ft):	
Main Structure / Unit (sq. ft.):	13,273
Year Built:	1966
Number of Units:	0

Overlays

Architectural Design Overlay:	Yes
Downtown Overlay:	N/A
Downtown Parking Overlay:	N/A
Parking Overlay:	N/A
Racetrack Event Overlay:	N/A
Residential Flex Overlay:	Yes
Special Height Overlay:	N/A

Selected parcel highlighted 



Parcel location within City of Arcadia 

Site Address:

Property Owner(s): Property Owner



Property Characteristics	
Zoning:	C-O
General Plan:	C
Lot Area (sq ft):	
Main Structure / Unit (sq. ft.):	2,600
Year Built:	1960
Number of Units:	0
Overlays	
Architectural Design Overlay:	N/A
Downtown Overlay:	N/A
Downtown Parking Overlay:	N/A
Parking Overlay:	Yes
Racetrack Event Overlay:	N/A
Residential Flex Overlay:	N/A
Special Height Overlay:	N/A

Selected parcel highlighted 



Parcel location within City of Arcadia 

Attachment No. 3

Tentative Tract Map (84765)

Attachment No. 4

Preliminary Exemption Assessment



CITY OF
ARCADIA

PRELIMINARY EXEMPTION ASSESSMENT

1. Name or description of project:	Tentative Tract Map Application No. TTM 25-03 (84765) - A tentative tract map for a 25-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):	115-117 E Live Oak Ave. (north of E. Live Oak Avenue between S. Santa Anita Avenue and S. First Avenue)	
3. Entity or person undertaking project:	A.	
	B. Other (Private)	
	(1) Name	Greenfield Oak LLC.
	(2) Address	440 N. Barranca Avenue, 9058 Covina, CA 91723
4. Staff Determination:		
The Lead Agency's Staff, having undertaken and completed a preliminary review of this project in accordance with the Lead Agency's "Local Guidelines for Implementing the California Environmental Quality Act (CEQA)" has concluded that this project does not require further environmental assessment because:		
a. ☐	The proposed action does not constitute a project under CEQA.	
b. ☐	The project is a Ministerial Project.	
c. ☐	The project is an Emergency Project.	
d. ☐	The project constitutes a feasibility or planning study.	
e. ☒	The project is categorically exempt.	
	Applicable Exemption Class:	15332 – Class 32 (Urban Infill)
f. ☐	The project is statutorily exempt.	
	Applicable Exemption:	
g. ☐	The project is otherwise exempt on the following basis:	
h. ☐	The project involves another public agency which constitutes the Lead Agency.	
	Name of Lead Agency:	

Date: March 27, 2026

Staff: Melissa Chipres, Senior Planner



**ARCADIA PLANNING COMMISSION
REGULAR MEETING MINUTES
TUESDAY, FEBRUARY 24, 2026**

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

ROLL CALL

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

ABSENT: None

SUPPLEMENTAL INFORMATION FROM STAFF REGARDING AGENDA ITEMS

Interim Development Services Director Lisa Flores informed the Commissioners that the resolution was revised and red-lined hard copies were provided to all.

PUBLIC COMMENTS (5 minute time limit per person)

There were none.

PUBLIC HEARING

1. **Resolution No. 2186** – Recommendation to the City Council to approve The Colorado Collection, an 86-unit multi-family condominium project with a density bonus and SB 330, located at 201 and 225 Colorado Place

CEQA: Categorically Exempt

Recommendation: Adopt

Applicant: Matt Waken on behalf of MW Investment Group, LLC

MOTION - PUBLIC HEARING

Chair Tallerico introduced the item and Planning Manager, Ms. Graham, presented the staff report.

Commissioner Arvizu asked if there is a required number of guest parking spaces required for a new multi-family development.

Ms. Graham stated that the parking requirement for multi-family with the Residential Flex Overlay (RF Overlay) is 1.5 parking spaces. However, it does not distinguish between parking for residents or guests.

Commissioner Arvizu asked about the waiver for a wall break for articulation of the design every 40 feet. He asked what was the longest section that exceeds the requirement.

Ms. Graham said there is articulation, however it is not of the required depth of two (2) feet. Additionally, there are balconies and other elements to add breaks to the design.

Commissioner Wilander asked about the waiver for the covered entrance requirement and why that was requested.

Ms. Graham said most of the units have a covered entry, however, providing this feature for the units adjacent to the 10-foot setback would have resulted in an encroachment into the setback.

Commissioner Wilander asked if the 10 replacement trees would require a significant amount of water.

Ms. Graham stated that the landscaping will be subject to the Water Efficient Landscaping Ordinance (WELO) and plans will be reviewed in the plan check process to ensure compliance across the property as a whole.

Commissioner Hui asked if a traffic impact study was conducted and whether increased traffic on Colorado Place is being addressed, particularly following the construction of the new Hilton hotel and with additional projects planned nearby.

Ms. Graham explained that a traffic analysis was not required because the anticipated traffic generation from the project is expected to be relatively low. In fact, the project proposes reducing the number of driveways, therefore minimizing the traffic that is generated in and out of the property. Also, the existing Motel 6 building has 88 existing rooms which exceeds the number of units proposed, albeit the units will be larger than the motel rooms.

Commissioner Hui asked about inclusionary housing and the required number of affordable housing units.

Ms. Graham explained that the Inclusionary Housing Ordinance requires a minimum of 5% affordable housing units for moderate income, however, the RF Overlay requires a minimum of 10% affordable housing units. Therefore, the project is in compliance with both the RF Overlay and the Inclusionary Housing Ordinance.

Vice Chair Tsoi asked about the driveway widths and whether they are wide enough for fire department and waste management access.

Ms. Graham stated that the fire department did not have any concerns about the driveway widths. Regarding waste management, she explained the driveway width will be 26 feet wide,

allowing sufficient space for waste management to pick up trash from the communal trash drop off area on the north side of the development.

Vice Chair Tsoi asked about the easements in the Los Angeles County Flood Control District (LACFCD) wash and whether residents will be restricted from accessing that area.

Ms. Graham stated that the area will only be accessible to LACFCD staff.

Chair Tallerico expressed some concerns about parking and asked if there will be street parking on the east side of the development on Santa Rosa Road.

Ms. Graham confirmed there will be street parking on the southeast side. She also affirmed that the project exceeds the minimum parking requirement.

The public hearing was opened.

Matt Waken, the project Applicant, introduced himself and thanked all of staff for their assistance with taking the project through to the finish line. He informed the Commission that they noticed all properties within the 300-foot radius of the project site for a community meeting and had zero people in attendance therefore concluding there are no concerns or oppositions from neighbors. However, the Barnhart Church and school located on the north side of the property have been very supportive and are in favor of the project.

Commissioner Arvizu asked Peter Duarte, the project's landscape architect, what type of fencing or barrier they are proposing to install alongside the wash.

Mr. Duarte stated that they are proposing to install podocarpus evergreen shrubs that will grow into a hedge about 18 -20 feet tall. The hedges will be at the easement line and will be maintained by the homeowner's association (HOA).

Commissioner Arvizu asked if there would be a physical barrier behind the proposed hedges.

Mr. Duarte stated that there is an existing chain link fence that is managed and maintained by LACFCD.

Commissioner Arvizu asked for clarification of its location. He asked if it was at the wash or the easement.

The project's Civil Engineer, Dane McDougall, stated that the fence is on the edge of the wash inside the easement.

Commissioner Arvizu asked what the height of the chain link fence at the wash and whether the existing cap will be used or expanded.

Mr. McDougall said the fence is approximately 5 feet in height and they will be utilizing what currently exists there.

Vice Chair Tsoi asked whether there would be landscaping and a fence at the end of the channel and the beginning of the easement, and, if the space is to be used, who would be responsible for its maintenance.

Mr. Duarte stated they are installing the same shrub for the hedges to provide screening. There will also be attractive landscaping and a walkway. The HOA will maintain the area within the easement.

Commissioner Arvizu asked if the future property owners of the units adjacent to the wash will have the option to build their own fence or barrier.

Mr. Duarte stated that they can look into it, however, it may be something that the property owners can discuss with the HOA.

Chair Tallerico asked if the development will be accessible to the public and they can walk up to the wash.

Mr. Duarte confirmed that, because the development will not have controlled access or entry gates, people will be able to pass through the site.

Chair Tallerico asked if it is required to install gates to prevent access into the development and or walk through to access the wash.

Mr. Duarte stated that is usually a requirement for pools, however, in terms of the wash, LACFCD is required to have fencing along the wash, and the gates will only be accessible to LACFCD personnel.

There were no speakers present for this item.

Commissioner Wilander made a motion to close the public hearing.

Commissioner Hui seconded the motion.

Without objection, the motion was approved.

DISCUSSION

Commissioner Wilander stated that it would likely be in the best interest of LACFCD to install a proper barrier at the wash to prevent accidents.

Commissioner Hui asked if the conditions of approval can be revised to include a condition that requires enhanced or additional fencing for security.

Ms. Flores stated that the City does not have jurisdiction over their fence; however discussions could be held with the County to suggest additional security measures.

Commissioner Arvizu expressed concerns about the height of the LACFCD fence on the wash and that it did not appear sufficient in height to protect residents, and especially children, from being able to get into the wash channel. Also that the proposed hedge materials would not prevent people from accessing the wash. He stated concern that the wash and existing fencing is a point of vulnerability for the property owners adjacent to the wash.

Chair Tallerico stated that he is comfortable with the fencing provided by the County believes the precautions they are taking are reasonable because they meet all the City's requirements.

Mr. Waken wanted to make a comment. As a result, Commissioner Arvizu motioned to reopen the public hearing, seconded by Commissioner Hui.

Mr. Waken stated LACFCD has been very responsive and cooperative with the project, and he is happy to work with them and look into additional security measures and fencing.

Assistant City Attorney, Kellan Martz, said if they add a condition requiring additional security measures, he recommended they include language leaving it up to LACFCD since it is within their jurisdiction.

Commissioner Wilander motioned to close the public hearing, seconded by Chair Tallerico.

MOTION

Ms. Flores informed the Commission that the resolution was revised, and red-lined copies were provided for reference. She noted that additional requirements were added to condition number 11, and minor amendments were made to conditions 14, 15, and 16.

It was moved by Commissioner Arvizu, seconded by Commissioner Wilander to adopt Resolution No. 2186 approving to forward a recommendation to the City Council determine the project is categorically exempt from CEQA and to approve The Colorado Collection, an 86-unit multi-family condominium project with a density bonus and SB 330, located at 201 and 225 Colorado Place..

ROLL CALL

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

CONSENT CALENDAR

1. Minutes of the January 13, 2026, Regular Meeting of the Planning Commission

Recommendation: Approve

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

ROLL CALL

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

Chair Tallerico and Commissioner Arvizu abstained from voting.

The motion was approved.

MATTERS FROM CITY COUNCIL LIAISON

Councilmember David Fu reported on the various events coming up including the Fourth of July festivities featuring a drone show that will take place at Santa Anita Park.

Mr. Fu also reported on future agenda items coming up at upcoming City Council meetings.

MATTERS FROM THE PLANNING COMMISSIONERS

The Commissioners had nothing to report.

MATTERS FROM ASSISTANT CITY ATTORNEY

Mr. Martz had nothing to report.

MATTERS FROM STAFF INCLUDING UPCOMING AGENDA ITEMS

Ms. Flores reported that the March 10th meeting will be cancelled and there will be one item on the agenda for the meeting on March 24.

Ms. Flores provided an update on the Business License code update and stated that City Council approved to revise the proposal to eliminate the two-tier process and it will be reinstated. Therefore, the Business License Review Board will no longer be abolished as previously proposed.

ADJOURNMENT

The Planning Commission adjourned the meeting at 8:08 p.m., to Tuesday, March 24, 2026, at 7:00 p.m. in the City Council Chamber.

Chair Tallerico, Planning Commission

ATTEST: _____
Lisa L. Flores
Secretary, Planning Commission