CITY OF ARCADIA

ARCADIA PLANNING COMMISSION REGULAR MEETING AGENDA

Tuesday, April 28, 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. 2187 –** Approving Multi-Family SB 330 Application No. SB 330 25-01, Tentative Tract Map No. TTM 26-01 (84910), and Protected Healthy Tree Removal Permit No. TRH 26-02 for a new 30 unit, multi-family residential condominium development located at 514 Fairview Avenue
   CEQA: Categorically Exempt
   Recommendation: Adopt

   Applicant: Eric Tsang on behalf of 518 Fairview, LLC

There is a ten day appeal period. Appeals are to be filed by 4:30 p.m. on Friday, May 8, 2026.

2. **Resolution No. 2188 –** Approving Planning Commission Administrative Modification No. PC AM 25-05 for an updated parking plan at the Arcadia Hub Shopping Center located at 1201 to 1325 S. Baldwin Avenue, and 733, 745, and 815 W. Naomi Avenue
   CEQA: Categorically Exempt
   Recommendation: Adopt

   Applicant: Baldwin Arcadia Center, L.P.

There is a ten day appeal period. Appeals are to be filed by 4:30 p.m. on Friday, May 8, 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 April 14, 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, May 12, 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 28, 2026

TO: Honorable Chairperson and Planning Commission

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

SUBJECT: RESOLUTION NO. 2187 – APPROVING MULTI-FAMILY SB 330 APPLICATION NO. SB 330 25-01, TENTATIVE TRACT MAP NO. TTM 26-01 (84910), AND PROTECTED HEALTHY TREE REMOVAL PERMIT NO. TRH 26-02 FOR A NEW 30 UNIT, MULTI-FAMILY RESIDENTIAL CONDOMINIUM DEVELOPMENT LOCATED AT 514 FAIRVIEW AVENUE
CEQA: Categorically Exempt
Recommendation: Adopt

SUMMARY

The Applicant, Eric Tsang, on behalf of the property owner 518 Fairview LLC, is requesting approval of Multi-Family SB 330 Application No. SB 330 25-01, Tentative Tract Map No. TTM 26-01 (84910), and Protected Healthy Tree Removal Permit No. TRH 26-02 for a new 30 unit, contemporary style, multi-family residential condominium development at 514 Fairview Avenue ("Project"). The Applicant has applied for a Preliminary Senate Bill ("SB") 330 Application and the Project was deemed to be in compliance with SB 330 on July 24, 2025. Therefore, the Project is vested with the standards in effect at the time of the preliminary application submittal, is limited to no more than five public hearings, and is subject only to objective development standards. Furthermore, the proposed Project also includes the removal of 12 protected trees.

The proposed development and subdivision are consistent with the City's General Plan, Development Code, and Subdivision Code. It is recommended that the Planning Commission find that the Project is Categorically Exempt under the California Environmental Quality Act (CEQA) under Section 15332 as a Class 32 infill development and adopt Resolution No. 2187 subject to the conditions listed in the staff report – refer to Attachment No. 1.

BACKGROUND

The subject site is located on the south side of Fairview Avenue over two existing lots (514 and 518 Fairview Avenue). The 514 Fairview Avenue lot is 28,870 square feet and the 518 Fairview Avenue lot is 28,925 square feet. Together, the site has a total area of approximately 57,795 square feet and is zoned High Density Residential (R-3) with a General Plan Land Use Designation of High Density Residential. Surrounding land uses also include other R-3 zoned properties to the north, east, south, and west. The Project site currently consists of a 1,672 square foot home, a 1,044 square foot home, a 738 square foot home, and several storage and barn structures – refer to Figure 1 below and Attachment No. 2 for an Aerial Photo with Zoning Information and Photos of the Subject Property and Vicinity.

Figure 1 – Aerial of the Subject Site

The Project received preliminary approval through the SB 330 process under SB 330 Preliminary Application No. SB 330 PRELIM 25-04, which streamlines the review and approval of housing projects that comply with all zoning regulations and objective development standards in the Development Code. SB 330, enacted as part of the Housing Crisis Act of 2019, was subsequently amended by SB 8 (2022) and AB 1218 (2024) to further facilitate housing production.

Because the Project's SB 330 Preliminary Application was submitted on June 26, 2025, all applicable standards in effect at that time are vested. Accordingly, the Project is subject only to objective development standards, is not subject to design review, and is limited to no more than five public hearings. In addition, because the application was submitted prior to the City of Arcadia's Inclusionary Housing Ordinance effective July 1, 2025, the Project is not required to provide affordable units. The Project is also not utilizing the State Density Bonus Law.

The existing buildings on site 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, while the residential structures on site were constructed in 1927. An evaluation by an Architectural Historian concluded that the structures do not meet the criteria for recognition as historical resources and are therefore not eligible for listing on the California Register or designation as local landmarks. The existing buildings are not considered significant examples of any specific architectural style, nor are they associated with any notable historical events or figures.

PROPOSAL

The Applicant is proposing to combine the two existing lots into one lot through the Tentative Tract Map process to develop 30 three-story, multi-family units and subdivide the airspace of each of the units to allow for the sale of each residential condominium unit. In order to sell individual units for separate ownership, a tract map is required for the subdivision of airspace. SB 330 does not require a subdivision for multi-family projects and does not streamline the review process for maps associated with housing developments. As a result, all tract maps must still be reviewed by the Planning Commission through a public hearing – refer to Attachment No. 3 for the Tentative Tract Map and Figure 2 below for a Site Plan.

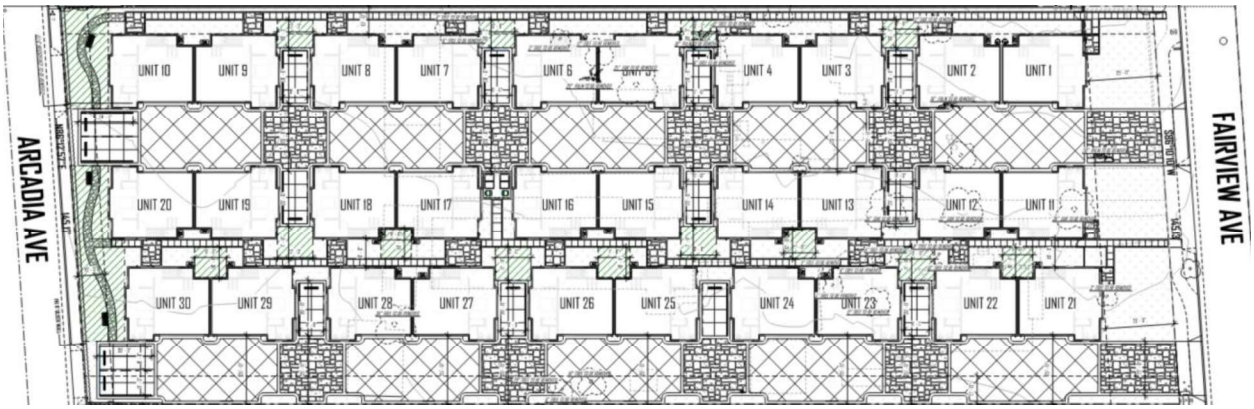


Figure 2 – Site Plan

The proposed 30 units will be built as 15 buildings, each containing two attached townhome style units. Each building includes one of two distinct floor plan types. Model A will consist of a 1,855 square foot four-bedroom unit and Model B will consist of a 1,867 square foot four-bedroom unit. Each building will reach the maximum allowed height of 30'-0" and the Project will meet the minimum required setbacks of 25'-0" at the front yard and 10'-0" for the rear and side yards. Each unit will have an attached two-car garage and the property will maintain code compliant common open space at the minimum rate of 100 square feet per unit. The Applicant is also proposing to subdivide the airspace to allow for the sale of each residential condominium unit – refer to Attachment No. 4 for the proposed Architectural Plans and Figure 3 below for a breakdown of the units.

Number of Units	Square Feet	Bedrooms	Bathrooms
15 (Model A)	1,855	4	4
15 (Model B)	1,867	4	4
30 Units Total			

Figure 3 – Unit Size Table

The buildings are designed in a Contemporary architectural style – as shown in Figure 4 below. The exterior walls of the buildings will be finished with white and charcoal colored stucco and wooden siding. It will be accented with bronze paneled garage doors, bronze windows, black light fixtures, and black rain gutters. The buildings will have a flat roof with mechanical equipment screened by parapets and will incorporate articulation in the form of steps back and cantilevers between the different levels of the building.

Access to the site will be provided off the north side of the property from Fairview Avenue via two separate driveways. 15 guest parking spaces will be provided on site. The backflow devices will be installed within the western portion of the front yard and a transformer will be installed within the central portion of the front yard. A condition has been included to provide screening for these utilities (see Condition No. 3). Mailboxes will be provided

adjacent to each driveway. Additionally, a bike rack with six bicycle parking spaces will be provided at the rear of the site.

Figure 4 – Rendering of the design of the units

The proposal also includes the removal of 12 protected trees (11 Coast Live Oak trees and one California Sycamore tree) throughout the site – refer to Figure 5 below. The trees have the following issues which prevent them from being preserved:

- One 26" sycamore tree towards the southeast portion of the lot was deemed dead.
- Eight Coast Live Oak trees are located in the central portion of the site where development is proposed: three of these exhibit unbalanced canopies.
- One oak tree on the west side of the site, adjacent to a building footprint, exhibits a severe lean.
- One oak tree on the east side of the site is located within the proposed driveway area.
- Another oak tree on the east side of the site, also within the proposed driveway area, exhibits a severe lean.

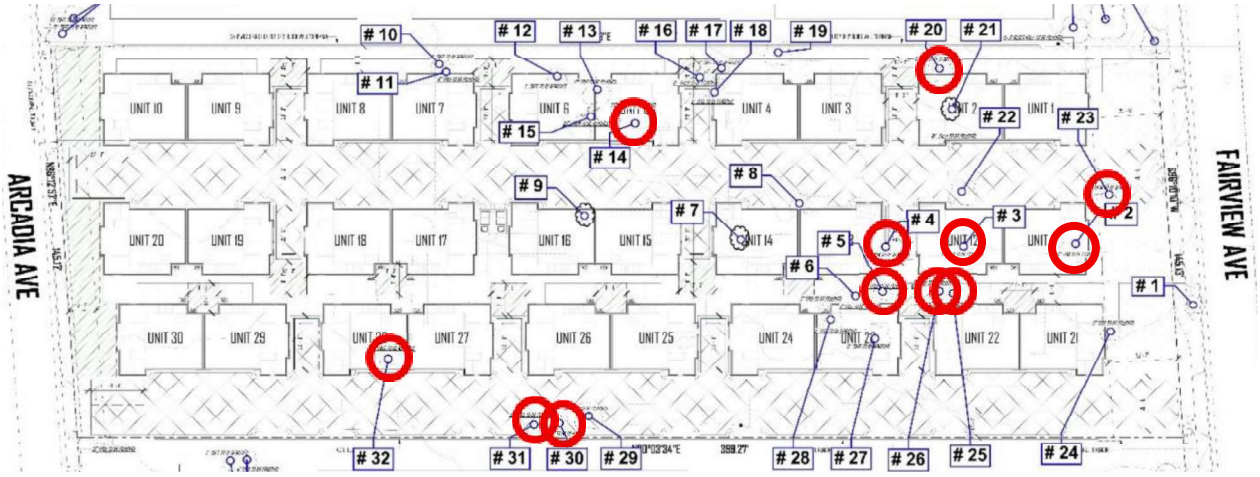


Figure 5 – Location of the protected trees to be removed

These conditions, as determined by a Certified Arborist, indicate that the existing protected trees cannot survive development near their root area. Replacement landscaping will include four (4) 36-inch box Coast Live Oak trees, five (5) 24-inch box Forest Pansy trees, and five (5) 24-inch box Crape Myrtle trees. The oak trees will be located in the front yard, while the other replacement trees will be planted in available interior spaces between units.

Although the total number of replacement trees is below the 2:1 ratio required by code, site constraints include limited space and the large growth area required by oak trees preclude planting additional trees. The proposed four Coast Live Oak trees represent the maximum number that can successfully establish on the site, supplemented by the other replacement trees. Additional landscaping is proposed along the front of the site, adjacent to walkways and open spaces, and along the rear of the property adjacent to Arcadia Avenue.

ANALYSIS

The R-3 zone requires a minimum density of one dwelling unit per 2,200 square feet of lot area, and a maximum density of one unit per 1,450 square feet of lot area. The subject property measures 57,795 square feet in area. This results in a minimum density of 26 units and a maximum of 39 units for the subject site; therefore, the proposed 30 unit development complies with the density requirements of the underlying R-3 Zone. Additionally, the Project will comply with other applicable development standards such as the front setback, height, open space, and parking requirements.

As such, and in accordance with SB 330, the Project has not been analyzed under the City's Multi-Family Residential Design Guidelines, as they are not applicable to the Project. The design is subject to review for consistency with the City's multi-family objective development standards. It has been confirmed that the design complies with all objective development standards except the three described below. The City's objective development standards allow for an Applicant to comply with all but up to three development standards to offer

some flexibility and to result in better architectural outcomes. Therefore, the Applicant is proposing to waive the following development standards:

1. Massing - For projects over two stories in height, portions of the upper stories shall be recessed at least two feet from the front façade to reduce the overall massing of the building at the pedestrian level.
2. Windows - Architectural window detailing, such as sills, trim, and/or awnings should be provided.
3. Trees - Existing mature trees should be preserved and incorporated into development proposals.

The proposed design recesses a significant portion of the third floor from the floors below, providing vertical articulation and reducing perceived massing. Additionally, the changes in materials and architectural breaks further articulate the different floors. Given the modern design of the development, which features simple window forms, additional detailing such as sills, trim, or awnings is not required to achieve visual interest. Moreover, preserving all existing mature trees on the site, many of which are located in the center and within buildable areas limits opportunities for additional setbacks. Therefore, the waivers being requested from the development standards are justified.

The proposed consolidation of the two existing lots into one, together with the airspace subdivision for the 30-unit, multi-family development, meets all applicable requirements of the Subdivision Map Act and the City's Development Code. The Map will subdivide the 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. All necessary improvements and repairs will be secured as conditions of approval.

The proposed development and subdivision of condominiums will also be consistent with the City's General Plan, the Development Code, the State Subdivision Map Act, and will not violate any requirements of the California Regional Water Quality Control Board.

The removal of the 12 protected trees on site is warranted as the trees are located either within the center of the site or within proximity to the building footprint of the Project or driveway. Additionally, the protected California Sycamore tree on site is in poor health. An Arborist analyzed the potential for retaining the trees on site but due to their proximity to building foundations and driveway area, it was determined that preserving these trees while allowing the Project to be suitably developed per the Development Code would be infeasible and the trees would need to be removed – refer to Attachment No. 5 for the Arborist Report. Therefore, the Arborist has determined that an appropriate replacement for the site is to plant a minimum of four (4) 36-inch box Coast Live Oak trees, five (5) 24-inch box Forest Pansy trees, and five (5) 24-inch box Crape Myrtle trees for the removal of the protected

trees. A condition has been added to ensure that replacement trees are planted and that a follow up Arborist Report is required confirming the planting prior to issuance of a Certificate of Occupancy.

FINDINGS

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

Tentative Tract Map

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

Facts to Support This Finding: The Project is in compliance with all of the provisions of the City's General Plan, Subdivisions Division of the Development Code, and the State Subdivision Map Act. 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.

- Policy H-2.3: Encourage compatible residential development in areas on underutilized land.

- Policy H-2.4: Maintain development standards, regulations, and design features that are flexible to provide a variety of housing types and facilitate housing that is appropriate for the neighborhoods in which they are located.

- Policy H-4.4: Support infill development at appropriate locations in the City.

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

Facts to Support This Finding: The R-3 Zone requires a minimum density of one dwelling unit per 2,200 square feet of lot area, and a maximum density of one unit per 1,450 square feet of lot area. Based on the lot area of 57,795 square feet, a minimum of 26 units and a maximum of 39 units could be developed at this site. Therefore, the proposed 30-unit 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. Therefore, the site is physically suitable for the Project.

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

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

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

Facts to Support This Finding: The Project is to subdivide the airspace of the proposed multi-family development. The Project will be in compliance with all applicable Building and Fire Codes to ensure public health and safety. The proposed density will comply with the allowed density by the R-3 zone and the City's existing infrastructure will adequately serve the Project. Therefore, the Project will not cause any public health or safety problems.

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

Facts to Support This Finding: The 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. Therefore, the Project will not conflict with any such easements.

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

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

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

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

Removal of a Healthy Protected Tree

8. **The removal of the trees is necessary.**

Facts to Support This Finding: The Project will require the removal of 12 protected trees on site which includes 11 Coast Live Oak trees and one California Sycamore tree. The removal of these protected trees is necessary as they are located at the center of the site and within the footprint of the proposed building foundations and driveway areas. Additionally, five of the oak trees exhibit unbalanced canopies, and one Sycamore tree is in poor health.

A Certified Arborist evaluated the potential to retain the trees on site; however, due to the proximity to proposed building foundations, it was determined that the protected trees would not have sufficient space to support healthy growth if preserved. Therefore, the Arborist has recommended their removal.

9. **The removal of the trees is more desirable than alternative project designs.**

Facts to Support This Finding: The location of many of the protected trees near the center of the site limits the feasibility of alternative project designs that would avoid their removal. The trees are distributed throughout the central portion of the site, leaving

limited access to the interior of the lot, while only the rear portion remains free of protected trees.

Additionally, because most of the protected trees are Coast Live Oak trees, they require substantial protection areas to accommodate root and canopy growth. These protection requirements would significantly reduce the buildable area of the site and may restrict development to projects that only meet the minimum allowable density.

10. Mitigation measures will be applied for the removal of the trees.

Facts to Support This Finding: The Certified Arborist who reviewed the protected trees on site has recommended that the Applicant plant a minimum of four (4) 36-inch box Coast Live Oak trees, five (5) 24-inch box Forest Pansy trees, and five (5) 24-inch box Crape Myrtle trees for the removal of the protected trees.

The site can only accommodate up to four Coast Live Oak trees within the front yard of the site, providing sufficient space for their root and canopy extension. Additionally, the Certified Arborist recommended installing root barriers along the driveways, walkways, and building foundations to prevent potential root damage from the growth of the replacement trees. Based on these measures, the removal of the healthy protected trees is warranted to accommodate the proposed development.

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. 6 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 16, 2026. It was also mailed to the property owners located within 300 feet of the subject property. As of April 24, 2026, no comments were received.

RECOMMENDATION

It is recommended that the Planning Commission adopt Resolution No. 2187 recommending approval of Multi-Family SB 330 Application No. SB 330 25-01, Tentative Tract Map No. TTM 26-01 (84910), and Protected Healthy Tree Removal Permit No. TRH 26-02 and find that the Project is Categorically Exempt from the California Environmental Quality Act (CEQA), subject to the following conditions of approval:

Planning

1. The Project shall be developed and maintained by the Property Owner/Applicant in a manner that is consistent with the plans submitted and conditionally approved for Multi-Family SB 330 Application No. SB 330 25-01, Tentative Tract Map No. TTM 26-01 (84910), and Protected Healthy Tree Removal Permit No. TRH 26-02, subject to the satisfaction of the Development Services Director or designee.
2. Prior to final inspection, a minimum of four (4) 36-inch box Coast Live Oak trees, five (5) 24-inch box Forest Pansy trees, and five (5) 24-inch box Crape Myrtle trees shall be planted on the subject site as replacement trees. A Landscape Plan in compliance with the City's Water Efficient Landscape Ordinance shall be prepared and provided with the building plan-check submittal. Said replacement trees must be shown on the Landscape Plan and are subject to review and approval by the Planning Division. A follow-up report by a Certified Arborist confirming the replacement trees have been planted shall be submitted to the City prior to issuance of a Certificate of Occupancy.
3. Any required mechanical equipment, such as backflow devices and transformers, visible from the public right-of-way shall be screened from public view. Screening may include landscaping, solid walls or other methods deemed appropriate for the development.

Building

4. The plans that are submitted to Building Services for plan-check shall comply with the latest adopted edition of the following codes as applicable:
    a. California Building Code (CBC)
    b. California Electrical Code
    c. California Mechanical Code
    d. California Plumbing Code
    e. California Energy Code
    f. California Fire Code
    g. California Green Building Standards Code
    h. California Existing Building Code
    i. Arcadia Municipal Code
5. Grading plans shall be submitted with the building plan-check submittal, and are to be approved by Engineering, Planning and Building Services prior to the issuance of

building permits. The grading plans shall indicate all site improvements and shall indicate complete drainage paths of all drainage water run-off.

6. A demolition permit shall be obtained from Building Services prior to the removal and/or demolition of the structures on site.

Engineering

7. The Property Owner/Applicant shall be responsible for the repair of all damage to public improvements in the public right-of-way resulting from construction related activities, including, but not limited to, the movement and/or delivery of equipment, materials, and soils to and/or from the site. The need for such repair shall be determined by the Development Services Director, the Public Works Services Director, City Engineer, or designees, during construction and up until issuance of a Certificate of Occupancy.

8. The proposed development will be required to adhere to Los Angeles County Low Impact Development (LID) requirements. All LID measures must be implementable within the property. A LID plan, showing the selected measures, shall be provided along with the grading and drainage plan. A Master Covenant for the LID and Maintenance Plan shall be recorded with the Los Angeles County Recorder prior to occupancy.

9. A hydrology report and a soils/geotechnical report shall be submitted with the plan check submittal to Building Services.

10. Prior to recordation of the final tract map, the Property Owner/Applicant shall complete the construction of or execute and provide a Subdivision Map Agreement and bond to the City for the following off-site improvements:

    a. Remove the existing driveway approaches and construct new driveway approaches per the City Standard. Ensure Americans with Disabilities Act (ADA) access is provided around all driveway approaches within City right-of-way and development property lines. Improvements shall not encroach into neighboring properties/frontages.
    b. Remove the existing sidewalk and construct a new sidewalk per City Standard providing adequate path of travel in compliance with ADA. Ensure locations around obstructions provide necessary clearances.

11. Prior to issuance of a certificate of occupancy, the Property Owner/Applicant shall repair any damages caused by the development to the asphalt street frontages from property line to property line including but not limited to trench cuts and construction traffic, per the direction of the City Engineer.

Fire Department

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

Public Works

13. The Property Owner/Applicant shall utilize the existing sewer lateral(s) if possible. If any drainage fixture elevation is lower than the elevation of the next upstream manhole cover, an approved backwater valve will be required.

14. In order to verify the required water service size for the Project, the Property Owner/Applicant shall submit to the Public Works Services Department calculations for the maximum domestic use demand and maximum fire demand prior to the issuance of a building permit. Fire protection requirements shall be as stipulated by the Arcadia Fire Department and shall conform to the Arcadia Standard Plan.

15. Prior to the issuance of a building permit, the Property Owner/Applicant shall submit a Water Meter Permit Application to the Public Works Services Department.

16. The Property Owner/Applicant shall provide a new water service installation. Installation shall be according to the specifications of the Public Works Services Department, Engineering Division. Abandonment of existing water services, if necessary, shall be completed by the Property Owner/Applicant, according to Public Works Services Department, Engineering Section specifications.

17. The Applicant/Property Owner shall comply with the General Construction National Pollutant Discharge Elimination System (NPDES) Permit, submit a Notice of Intent (NOI) and pay applicable fees to the State Water Resources Control Board, and prepare a Storm Water Pollution Prevention Plan (SWPPP).

General

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

19. 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 SB 330 25-01, TTM 26-01, and TRH 26-02 ("Project") on the Project site, and which may arise from the direct or indirect operations of the Applicant or those of the Applicant's contractors, agents, tenants, employees or any other persons acting on Applicant's behalf, which relate to the development and/or construction of the Project. This indemnity provision applies to all damages and claims, actions, or proceedings for damages, as described above, regardless of whether the City prepared, supplied, or approved the plans, specifications, or other documents for the Project.

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

20. Approval of Multi-Family SB 330 Application No. SB 330 25-01, Tentative Tract Map No. TTM 26-01 (84910), and Protected Healthy Tree Removal Permit No. TRH 26-02 shall not be in effect unless the Property Owner and Applicant have executed and filed the Acceptance Form with the City on or before 30 calendar days after the Planning Commission has adopted the Resolution. The Acceptance Form to the Development Services Department is to indicate awareness and acceptance of the conditions of approval.

PLANNING COMMISSION ACTION

Approval

If the Planning Commission intends to approve this Project, the Commission should move to approve Resolution No. 2187 approving Multi-Family SB 330 Application No. SB 330 25-01, Tentative Tract Map No. TTM 26-01 (84910), and Protected Healthy Tree Removal Permit No. TRH 26-02 and state that the proposal satisfies the requisite environmental and subdivision findings, and the conditions of approval as presented in this staff report, or as modified by the Commission.

Denial

If the Planning Commission intends to 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 Multi-Family SB 330 Application No. SB 330 25-01, Tentative Tract Map No. TTM 26-01 (84910), and Protected Healthy Tree Removal Permit No. TRH 26-02 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 28, 2026, Planning Commission Meeting, please contact Senior Planner, Edwin Arreola, at (626) 821-4334 or by email at earreola@ArcadiaCA.com.

Approved:

Lisa L. Flores
Development Services Director

Attachment No. 1: Resolution No. 2187
Attachment No. 2: Aerial Photo with Zoning Information and Photos of the Subject Property and Vicinity
Attachment No. 3: Tentative Tract Map
Attachment No. 4: Architectural Plans
Attachment No. 5: Arborist Report
Attachment No. 6: Preliminary Exemption Assessment

Attachment No. 1

Resolution No. 2187

RESOLUTION NO. 2187

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ARCADIA, CALIFORNIA, APPROVING MULTI-FAMILY SB 330 APPLICATION NO. SB 330 25-01, TENTATIVE TRACT MAP NO. TTM 26-01 (84910), AND PROTECTED HEALTHY TREE REMOVAL PERMIT NO. TRH 26-02 WITH A CATEGORICAL EXEMPTION UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) FOR A NEW 30 UNIT, MULTI-FAMILY RESIDENTIAL CONDOMINIUM DEVELOPMENT LOCATED AT 514 FAIRVIEW AVENUE

WHEREAS, on October 21, 2025, January 2, 2026, and February 13, 2026, applications for Multi-Family SB 330 Application No. SB 330 25-01, Tentative Tract Map No. TTM 26-01 (84910), and Protected Healthy Tree Removal Permit No. TRH 26-02 were filed, respectively, by Eric Tsang on behalf of the property owner, 518 Fairview LLC, for a new 30 unit, contemporary style, multi-family residential condominium development and the removal of 12 protected trees at 514 Fairview Avenue (collectively, "Project"); and

WHEREAS, on March 5, 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 32 Categorical Exemption under CEQA pursuant to Section 15332 of the CEQA Guidelines because the Project is considered an in-fill development project; and

WHEREAS, on April 28, 2026, a duly noticed public hearing was held before the Planning Commission on said Project, at which time all interested persons were given full opportunity to be heard and to present evidence.

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

SECTION 1. The factual data submitted by the Development Services Department in the staff report dated April 28, 2026, are true and correct.

SECTION 2. This Commission finds that based upon the entire record, pursuant to Sections 9105.03.060(A) and 9107.19.050(F) of the Development Code, all of the following findings can be made:

Tentative Tract Map

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

FACT: The Project is in compliance with all of the provisions of the City's General Plan, Subdivisions Division of the Development Code, and the State Subdivision Map Act. 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.
- Policy H-2.3: Encourage compatible residential development in areas on underutilized land.
- Policy H-2.4: Maintain development standards, regulations, and design features that are flexible to provide a variety of housing types and facilitate housing that is appropriate for the neighborhoods in which they are located.
- Policy H-4.4: Support infill development at appropriate locations in the City.

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

FACT: The R-3 Zone requires a minimum density of one dwelling unit per 2,200 square feet of lot area, and a maximum density of one unit per 1,450 square feet of lot area. Based on the lot area of 57,795 square feet, a minimum of 26 units and a maximum of 39 units could be developed at this site. Therefore, the proposed 30 unit 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. Therefore, the site is physically suitable for the Project.

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

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

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

FACT: The Project is to subdivide the airspace of the proposed multi-family development. The Project will be in compliance with all applicable Building and Fire Codes to ensure public health and safety. The proposed density will comply with the allowed density by the R-3 zone and the City's existing infrastructure will adequately serve the Project. Therefore, the Project will not cause any public health or safety problems.

5. The design of the subdivision or the type of improvements will not conflict with easements acquired by the public at large for access through or use of, property within the proposed subdivision (This finding shall apply only to easements of record or to easements established by judgment 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. Therefore, the Project will not conflict with any such easements.

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

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

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

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

Removal of a Healthy Protected Tree

8. The removal of the trees is necessary:

FACT: The Project will require the removal of 12 protected trees on site which includes 11 Coast Live Oak trees and one California Sycamore tree. The removal of these protected trees is necessary as they are located at the center of the site and within the footprint of the proposed building foundations and driveway areas. Additionally, five of the oak trees exhibit unbalanced canopies, and one Sycamore tree is in poor health.

A Certified Arborist evaluated the potential to retain the trees on site; however, due to the proximity to proposed building foundations, it was determined that the protected trees would not have sufficient space to support healthy growth if preserved. Therefore, the Arborist has recommended their removal.

9. The removal of the trees is more desirable than alternative project designs:

FACT: The location of many of the protected trees near the center of the site limits the feasibility of alternative project designs that would avoid their removal. The trees are distributed throughout the central portion of the site, leaving limited access to the interior of the lot, while only the rear portion remains free of protected trees.

Additionally, because most of the protected trees are Coast Live Oak trees, they require substantial protection areas to accommodate root and canopy growth. These

protection requirements would significantly reduce the buildable area of the site and may restrict development to projects that only meet the minimum allowable density.

10. Mitigation measures will be applied for the removal of the trees:

FACT: The Certified Arborist who reviewed the protected trees on site has recommended that the Applicant plant a minimum of four (4) 36-inch box Coast Live Oak trees, five (5) 24-inch box Forest Pansy trees, and five (5) 24-inch box Crape Myrtle trees for the removal of the protected trees.

The site can only accommodate up to four Coast Live Oak trees within the front yard of the site, providing sufficient space for their root and canopy extension. Additionally, the Certified Arborist recommended installing root barriers along the driveways, walkways, and building foundations to prevent potential root damage from the growth of the replacement trees. Based on these measures, the removal of the healthy protected trees is warranted to accommodate the proposed development.

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

SECTION 4. For the foregoing reasons the Planning Commission determines that the Project is Categorically Exempt under the California Environmental Quality Act ("CEQA") Section 15332, Class 32, and approves Multi-Family SB 330 Application No. SB 330 25-01, Tentative Tract Map No. TTM 26-01 (84910), and Protected Healthy Tree Removal Permit No. TRH 26-02 for a new 30 unit, contemporary style, multi-family residential condominium development and the removal of 12 protected trees at 514 Fairview Avenue, subject to the conditions of approval attached hereto.

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

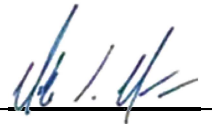
Passed, approved and adopted this 28th day of April, 2026.

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. 2187

Conditions of Approval

Planning

1. The Project shall be developed and maintained by the Property Owner/Applicant in a manner that is consistent with the plans submitted and conditionally approved for Multi-Family SB 330 Application No. SB 330 25-01, Tentative Tract Map No. TTM 26-01 (84910), and Protected Healthy Tree Removal Permit No. TRH 26-02, subject to the satisfaction of the Development Services Director or designee.
2. Prior to final inspection, a minimum of four (4) 36-inch box Coast Live Oak trees, five (5) 24-inch box Forest Pansy trees, and five (5) 24-inch box Crape Myrtle trees shall be planted on the subject site as replacement trees. A Landscape Plan in compliance with the City's Water Efficient Landscape Ordinance shall be prepared and provided with the building plan-check submittal. Said replacement trees must be shown on the Landscape Plan and are subject to review and approval by the Planning Division. A follow-up report by a Certified Arborist confirming the replacement trees have been planted shall be submitted to the City prior to issuance of a Certificate of Occupancy.
3. Any required mechanical equipment, such as backflow devices and transformers, visible from the public right-of-way shall be screened from public view. Screening may include landscaping, solid walls or other methods deemed appropriate for the development.

Building

4. The plans that are submitted to Building Services for plan-check shall comply with the latest adopted edition of the following codes as applicable:
    a. California Building Code (CBC)
    b. California Electrical Code
    c. California Mechanical Code
    d. California Plumbing Code
    e. California Energy Code
    f. California Fire Code
    g. California Green Building Standards Code
    h. California Existing Building Code
    i. Arcadia Municipal Code
5. Grading plans shall be submitted with the building plan-check submittal, and are to be approved by Engineering, Planning and Building Services prior to the issuance of building permits. The grading plans shall indicate all site improvements and shall indicate complete drainage paths of all drainage water run-off.

6. A demolition permit shall be obtained from Building Services prior to the removal and/or demolition of the structures on site.

Engineering

7. The Property Owner/Applicant shall be responsible for the repair of all damage to public improvements in the public right-of-way resulting from construction related activities, including, but not limited to, the movement and/or delivery of equipment, materials, and soils to and/or from the site. The need for such repair shall be determined by the Development Services Director, the Public Works Services Director, City Engineer, or designees, during construction and up until issuance of a Certificate of Occupancy.
8. The proposed development will be required to adhere to Los Angeles County Low Impact Development (LID) requirements. All LID measures must be implementable within the property. A LID plan, showing the selected measures, shall be provided along with the grading and drainage plan. A Master Covenant for the LID and Maintenance Plan shall be recorded with the Los Angeles County Recorder prior to occupancy.
9. A hydrology report and a soils/geotechnical report shall be submitted with the plan check submittal to Building Services.
10. Prior to recordation of the final tract map, the Property Owner/Applicant shall complete the construction of or execute and provide a Subdivision Map Agreement and bond to the City for the following off-site improvements:
    a. Remove the existing driveway approaches and construct new driveway approaches per the City Standard. Ensure Americans with Disabilities Act (ADA) access is provided around all driveway approaches within City right-of-way and development property lines. Improvements shall not encroach into neighboring properties/frontages.
    b. Remove the existing sidewalk and construct a new sidewalk per City Standard providing adequate path of travel in compliance with ADA. Ensure locations around obstructions provide necessary clearances.
11. Prior to issuance of a certificate of occupancy, the Property Owner/Applicant shall repair any damages caused by the development to the asphalt street frontages from property line to property line including but not limited to trench cuts and construction traffic, per the direction of the City Engineer.

Fire Department

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

Public Works

13. The Property Owner/Applicant shall utilize the existing sewer lateral(s) if possible. If any drainage fixture elevation is lower than the elevation of the next upstream manhole cover, an approved backwater valve will be required.

14. In order to verify the required water service size for the Project, the Property Owner/Applicant shall submit to the Public Works Services Department calculations for the maximum domestic use demand and maximum fire demand prior to the issuance of a building permit. Fire protection requirements shall be as stipulated by the Arcadia Fire Department and shall conform to the Arcadia Standard Plan.

15. Prior to the issuance of a building permit, the Property Owner/Applicant shall submit a Water Meter Permit Application to the Public Works Services Department.

16. The Property Owner/Applicant shall provide a new water service installation. Installation shall be according to the specifications of the Public Works Services Department, Engineering Division. Abandonment of existing water services, if necessary, shall be completed by the Property Owner/Applicant, according to Public Works Services Department, Engineering Section specifications.

17. The Applicant/Property Owner shall comply with the General Construction National Pollutant Discharge Elimination System (NPDES) Permit, submit a Notice of Intent (NOI) and pay applicable fees to the State Water Resources Control Board, and prepare a Storm Water Pollution Prevention Plan (SWPPP).

General

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

19. 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 SB 330 25-01, TTM 26-01, and TRH 26-02 ("Project") on the Project site, and which may arise from the direct or indirect operations of the Applicant or those of the Applicant's contractors, agents, tenants, employees or any other persons acting

on Applicant's behalf, which relate to the development and/or construction of the Project. This indemnity provision applies to all damages and claims, actions, or proceedings for damages, as described above, regardless of whether the City prepared, supplied, or approved the plans, specifications, or other documents for the Project.

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

20. Approval of Multi-Family SB 330 Application No. SB 330 25-01, Tentative Tract Map No. TTM 26-01 (84910), and Protected Healthy Tree Removal Permit No. TRH 26-02 shall not be in effect unless the Property Owner and Applicant have executed and filed the Acceptance Form with the City on or before 30 calendar days after the Planning Commission has adopted the Resolution. The Acceptance Form to the Development Services Department is to indicate awareness and acceptance of the conditions of approval.

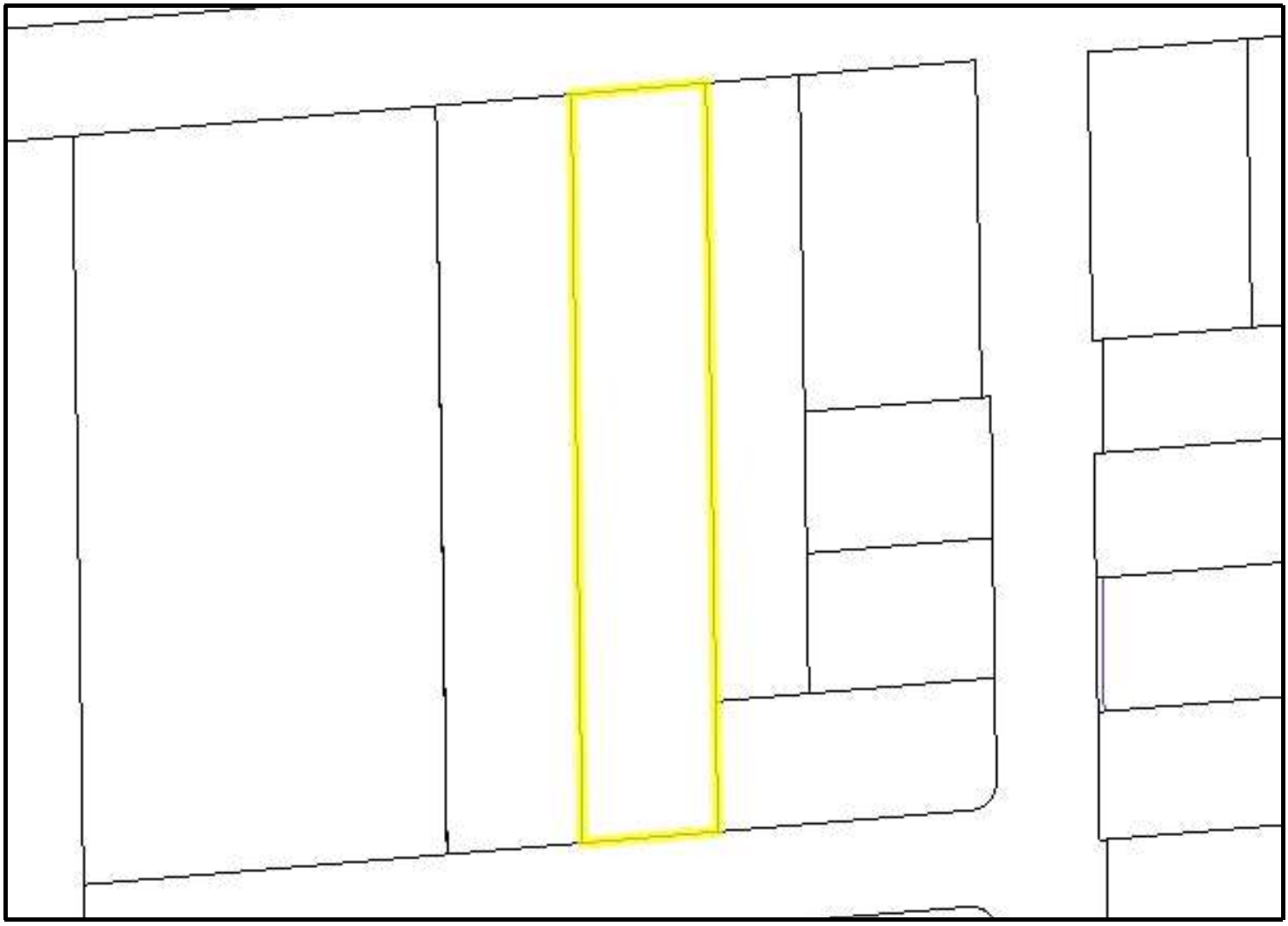
Attachment No. 2

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

Parcel Number: **5778-005-012**

Site Address: # 514 FAIRVIEW AVE

Property Owner(s): **Property Owner**



Property Characteristics	
Zoning:	R-3
General Plan:	HDR
Lot Area (sq ft):	
Main Structure / Unit (sq. ft.):	1,044
Year Built:	1927
Number of Units:	2

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

Selected parcel highlighted

Parcel location within City of Arcadia

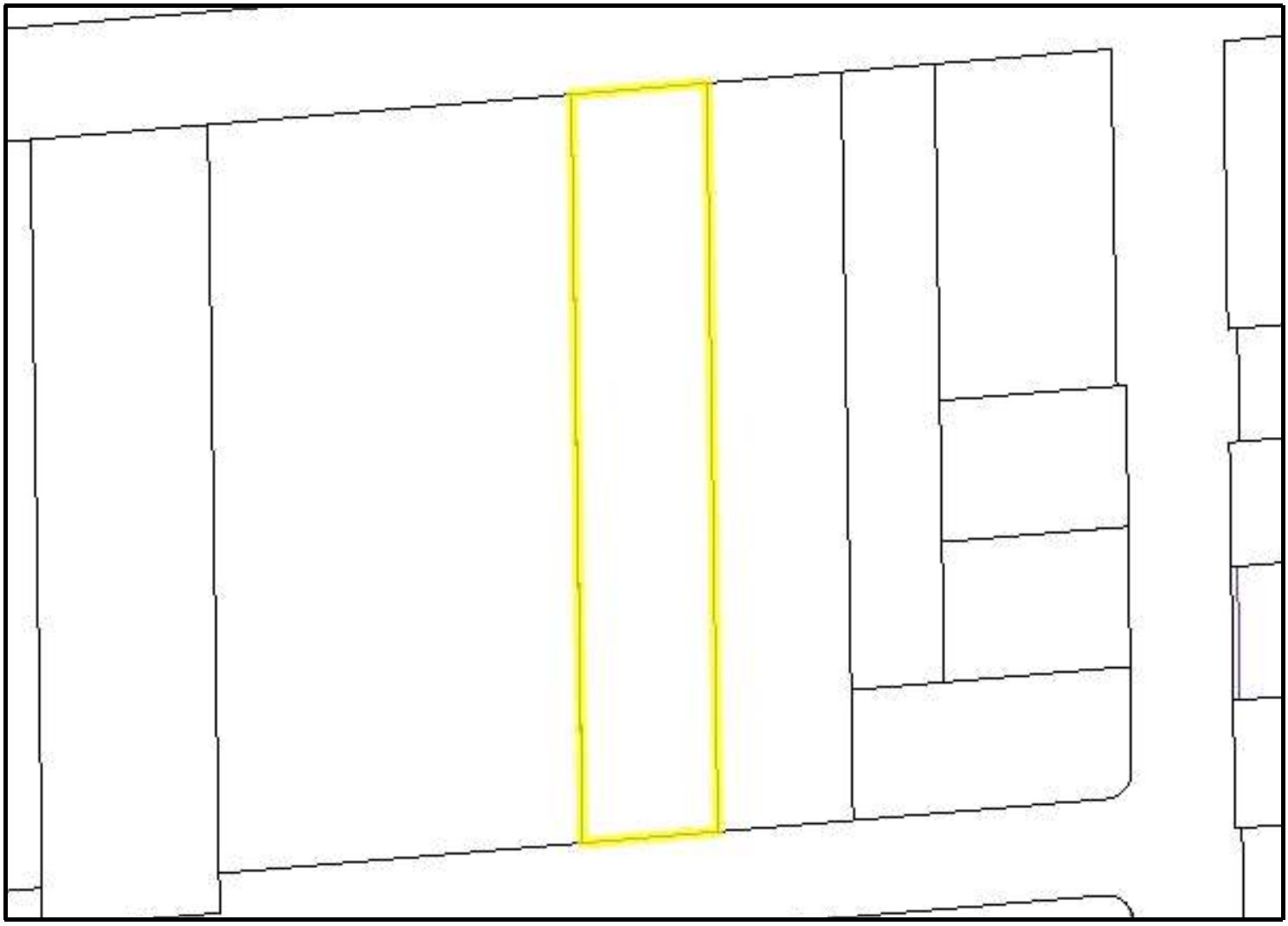
This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

Report generated 10-Mar-2026

Parcel Number: **5778-005-013**

Site Address: # 518 FAIRVIEW AVE

Property Owner(s): **Property Owner**



Property Characteristics	
Zoning:	R-3
General Plan:	HDR
Lot Area (sq ft):	
Main Structure / Unit (sq. ft.):	1,672
Year Built:	1927
Number of Units:	1

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

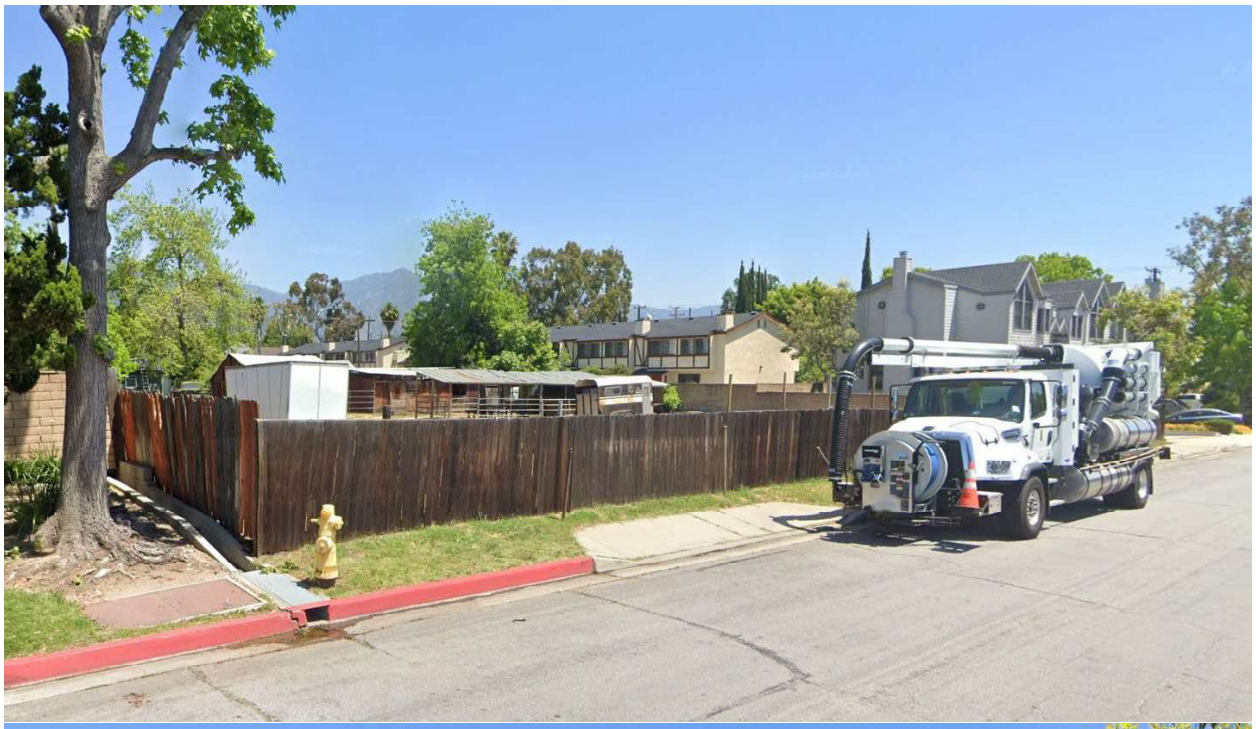
Selected parcel highlighted

Parcel location within City of Arcadia

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

Report generated 10-Mar-2026

514-518 Fairview site photos



Attachment No. 3

Tentative Tract Map

TENTATIVE TRACT MAP NO. 84910

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

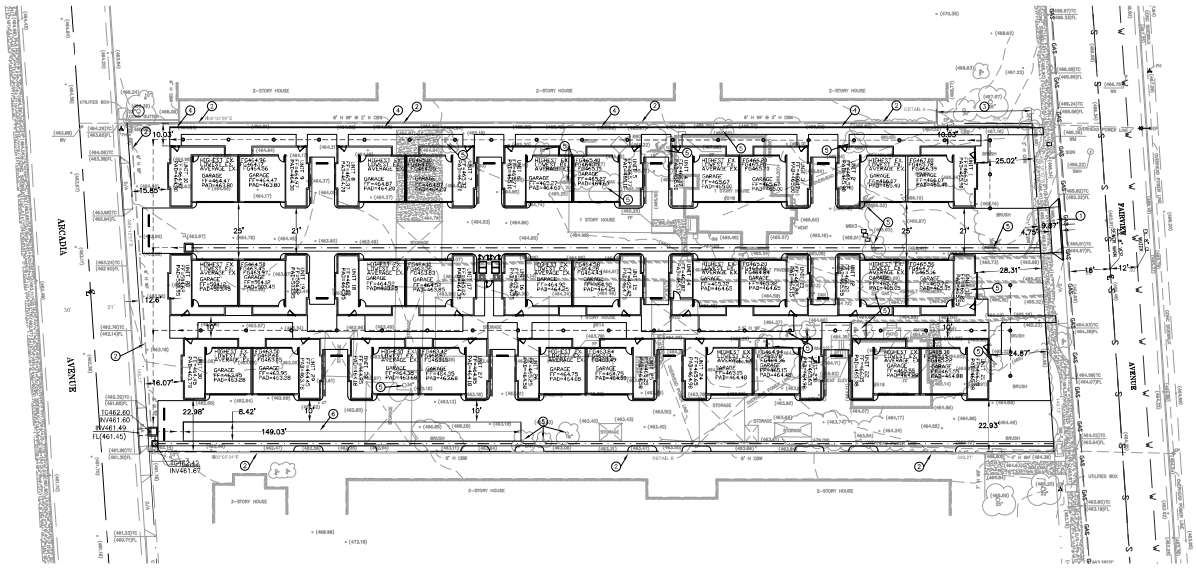
PORTIONS OF LOT 28 OF TRACT NO. 3430, IN THE CITY OF ARCADIA, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 42 PAGE 32 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.
APN: 5778-005-012 & 013
FOR CONDOMINIUM PURPOSES

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

OWNER:
ANNIE CHAN-518 FAIRVIEW LLC
P.O. BOX 504, WALNUT, CA 91788
TEL: 909-263-2633
ANNIE@BUILTBYRODEO.COM

BENCH MARK:
B.M. NUMBER #158
DUARTE ROAD & LA CADENA, AVE. CHS.
" ☐ " 5' NORTH OF CATCH BASIN AT NORTHEAST CURB RETURN.
ELEVATION: 457.45'

SEWER NOTE:
SEWER LATERAL LOCATION AND SIZE TO BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO CONNECTION.



LEGEND

(462.1).....EXISTING ELEVATION
520.00.....PROPOSED ELEVATION
—(466)— ....EXISTING CONTOUR
.....DRAINAGE PATTERN
.....EXISTING STRUCTURE
.....PROPOSED STRUCTURE
.....PROPOSED CONCRETE AREA

ABBREVIATIONS

CBW..... CONC. BLOCK WALL
C&G..... CURB AND GUTTER
D/A..... DRIVEWAY APRON
DWY..... DRIVEWAY
EP..... EDISON POLE
EX..... EXISTING
FH..... FIRE HYDRANT
FL..... FLOW LINE ELEVATION
GM..... GAS METER
MH..... MAN HOLE
SMH..... SEWER MANHOLE
S/W..... SIDEWALK
SD..... STORM DRAIN
TBR..... TO BE REMOVED
TC..... TOP OF CURB ELEVATION
WF..... WOODEN FENCE
WV..... WATER VALVE

PROPOSED NOTES:
1. PROPOSE NEW DRIVEWAY APPROACH PER CITY STD. 801-1.
2. EXISTING WALL/FENCE TO REMAIN PER ARCHITECTURAL PLAN
3. EXISTING WALL/FENCE TO BE REMOVED PER ARCHITECTURAL PLAN
4. PROPOSED NEW 6" CURB
5. EXISTING TREE TO BE REMOVED
6. PROPOSED INFILTRATION CHAMBER

UTILITY SERVICES:

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

NOTES:

ZONE: R-3
APN: 5778-005-012 & 013
NO. OF EX. LOT:
NO OF PROP. UNITS: 30
PROPERTY SIZE: 57,814 SF
NO. OF STORIES: 3
SEWERAGE DISPOSAL: BY GRAVITY SEWER PIPES TO STREET MAIN.

CAL LAND ENGINEERING, INC.
dba QUARTECH CONSULTANTS
576 E. LAMBERT ROAD, BREA, CA 92821
TEL: (714) 671-1050 FAX: (714) 671-1090

RELEASED

REVISIONS

PROJECT LOCATION:
514 & 518 FAIRVIEW AVE.
ARCADIA, CA 91007

DRAWN: H.H
CHECKED:
DATE: 10/17/2025
JOB NO.: 25-225-024
SCALE: 1" = 10'
FILE NAME:

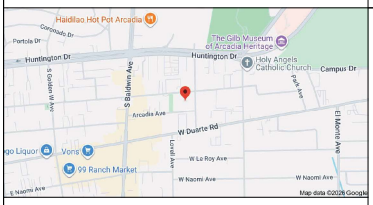
T-1

SHEET 1 OF 1 SHT.

Attachment No. 4

Architectural Plans

VICINITY MAP



GENERAL NOTES

1. THE ISSUANCE OF PERMIT SHALL NOT PREVENT THE BUILDING OFFICIAL FROM REQUIRING THE CORRECTION OF ERRORS ON THESE PLANS OR FROM PREVENTING ANY VIOLATION OF THE CODES ADOPTED BY THE CITY, RELEVANT LAWS, ORDINANCES, RULES AND /OR REGULATIONS
2. THE PROJECT SITE SHALL BE KEPT CONTINUOUSLY FENCED IN ACCORDANCE UNTIL THE PROJECT IS FINALIZED OR APPROVAL TO REMOVE THE FENCE HAS BEEN OBTAINED FROM THE CITY BUILDING INSPECTOR. 24 HOUR SECURITY SHALL BE PROVIDED AT THE THE FENCE CANNOT BE MAINTAINED INTACT.
3. BUILDING SHALL BE EQUIPPED WITH A FIRE SPRINKLER SYSTEM IN ACCORDANCE WITH CRC R 313.3 OR NFPA 13D
4. AT TIME OF PERMIT ISSUANCE, CONTRACTOR SHALL SHOW THEIR VALID WORKER'S COMPENSATION INSURANCE CERTIFICATE.
5. ALL WORK SHALL CONFORM TO ALL REQUIREMENTS OF STATE OF CALIFORNIA TITLE 24 REGARDLESS OF THE INFORMATION INDICATED ON THESE PLANS. IT IS THE RESPONSIBILITY OF THE INDIVIDUAL SUPERVISING THE CONSTRUCTION TO ENSURE THAT THE WORK IS DONE IN ACCORDANCE WITH CODE REQUIREMENTS PRIOR THE REQUESTING INSPECTION.
6. SOUTH COAST AIR QUALITY MANAGEMENT DISTRICT (SCAQMD) SHALL BE NOTIFIED IN ACCORDANCE WITH CALIFORNIA STATE LAW PRIOR TO START OF ANY DEMOLITION, ADDITION, AND/OR REMODEL WORK. THE SOUTH COAST AIR QUALITY MANAGEMENT DISTRICT OFFICE IS LOCATED AT 21865 COPLEY DRIVE IN DIAMOND BAR. PHONE NUMBER (909) 396-2000, BE ADVISED, SCAQMD MAY REQUIRE A 10 DAY WAIT PERIOD PRIOR TO START OF WORK.
7. SEDIMENTS AND OTHER MATERIALS MAY NOT BE TRACKED FROM THE SITE BY VEHICLE TRAFFIC. THE CONSTRUCTION ENTRANCE ROADWAYS MUST BE STABILIZED TO PREVENT SEDIMENTS FROM BEING DEPOSITED INTO THE PUBLIC WAYS. ACCIDENTAL DEPOSITIONS MUST BE SWEPT UP IMMEDIATELY AND MAY NOT BE WASHED DOWN BY RAIN OR BY ANY OTHER MEANS.
8. STOCKPILES OF EARTH AND OTHER CONSTRUCTION-RELATED MATERIALS MUST BE PROTECTED FROM BEING TRANSPORTED FROM THE SITE BY WIND OR WATER.
9. TRASH AND CONSTRUCTION-RELATED SOLID WASTES MUST BE DEPOSITED INTO A COVERED RECEPTACLE TO PREVENT CONTAMINATION OF RAINWATER AND DISPERSAL BY WIND.
10. FUELS, OILS, SOLVENTS AND OTHER TOXIC MATERIALS MUST BE STORED IN ACCORDANCE WITH THEIR LISTING AND ARE NOT TO CONTAMINATE THE SOIL NOR THE SURFACE WATERS.
11. ALL APPROVED STORAGE CONTAINERS ARE TO BE PROTECTED FROM THE WEATHER. SPILLS MUST BE CLEANED UP IMMEDIATELY AND DISPOSED OF IN A PROPER MANNER. SPILLS MAY NOT BE WASHED INTO THE DRAINAGE SYSTEM.
12. THE DEFERRED SUBMITTAL ITEMS SHALL NOT BE INSTALLED UNTIL THE DESIGN AND SUBMITTAL DOCUMENTS HAVE BEEN APPROVED BY THE BUILDING DEPARTMENT (CBC 107.3.4.2). SEPARATE PERMIT WILL BE REQUIRED FOR:
    INSTALLATION OF NEW BLOCK WALL, NEW SWIMMING POOL, NEW SPA, OUTDOOR BBQ, FIREPLACE, AC UNIT DESIGN/LOCATION, ETC.
13. SEPARATE PERMIT SHALL FIRST BE OBTAINED FROM THE CITY PUBLIC WORKS DEPARTMENT PRIOR TO PLACEMENT OF ANY CONSTRUCTION MATERIALS OR EQUIPMENT IN THE PUBLIC WAY.
14. DO NOT SCALE THE DRAWINGS
15. GENERAL CONTRACTOR TO VERIFY FIELD CONDITION PRIOR TO COMMENCEMENT OF EACH PORTION OF WORK.
16. THE CONTRACT DOCUMENTS ARE COMPLEMENTARY. WHAT IS REQUIRED BY ONE IS AS BINDING AS IF REQUIRED BY ALL. THE CONTRACTOR SHALL COORDINATE ALL PORTIONS OF THE WORK AS DESCRIBED IN THE CONTRACT DOCUMENTS, NOTIFY THE CDP FOR RESOLUTION OF ALL DISCREPANCIES PRIOR TO CONSTRUCTION
17. VERIFY ALL ROUGH-IN DIMENSIONS FOR EQUIPMENT PROVIDED IN THIS CONTRACT, OR BY OTHERS.
18. REFER TO STRUCTURAL, MECHANICAL, ELECTRICAL AND OTHER CATEGORIES OR DRAWINGS FOR ADDITIONAL NOTE.
19. ALL PENETRATIONS AND OPENINGS SHALL MEET WALL ASSEMBLY TYPE RATINGS.
20. EXCESS OR WASTE CONCRETE MAY NOT BE WASHED INTO THE PUBLIC WAY OR ANY OTHER DRAINAGE SYSTEM. PROVISIONS SHALL BE MADE TO RETAIN CONCRETE WASTES ON SITE UNTIL THEY CAN BE DISPOSED OF AS SOLID WASTE.
21. THE DUTIES OF THE SOILS ENGINEER OF RECORD, AS INDICATED ON THE FIRST SHEETS OF THE APPROVED PLANS, SHALL INCLUDED THE FOLLOWING:
    A. OBSERVATION OF CLEARED AREAS AND BENCHES PREPARED TO RECEIVE FILL
    B. OBSERVATION OF THE REMOVAL OF ALL UNSUITABLE SOILS AND OTHER MATERIALS
    C. THE APPROVAL OF SOILS TO BE USED AS FILL MATERIAL
    D. THE INSPECTION OF PLACEMENT AND COMPACTION OF FILL MATERIALS
    E. THE TESTING OF COMPLETED FILLS
    F. AND THE INSPECTION OF RETURN OF DRAINAGE DEVICES.
22. INFORMATION AND/OR DRAWINGS IDENTIFYING THE LOCATION OF GRAB BAR REINFORCEMENT SHALL BE PLACED IN THE OPERATION AND MAINTENANCE MANUAL IN ACCORDANCE WITH THE CALIFORNIA GREEN BUILDING STANDARDS CODE CHAPTER 4, DIVISION 4.4.
23. PROJECTS REQUIRING CALGREEN CODE COMPLIANCE MUST RECYCLE AND/OR SALVAGE FOR REUSE A MINIMUM OF 65% OF THE NON-HAZARDOUS CONSTRUCTION AND DEMOLITION WASTE IN ACCORDANCE WITH THE CALGREEN CODE SECTIONS 4.408.1 AND 5.408.1.

APPLICABLE CODES

CODES:
2025 CALIFORNIA BUILDING CODE- TITLE 24, PART 2
2025 CALIFORNIA RESIDENTIAL CODE- TITLE 24, PART 2.5
2025 CALIFORNIA ELECTRICAL CODE- TITLE 24, PART 3
2025 CALIFORNIA MECHANICAL CODE- TITLE 24, PART 4
2025 CALIFORNIA PLUMBING CODE- TITLE 24, PART 5
2025 CALIFORNIA ENERGY CODE- TITLE 24, PART 6
2025 CALIFORNIA GREEN BUILDING STANDARD CODE- TITLE 24, PART 11
WITH CURRENT AMENDMENTS & ALL LOCAL ORDINANCES

DEFFERED SUBMITTALS

- AUTOMATIC FIRE SPRINKLER SYSTEM
- DEMOLITION
- ALARM SYSTEM
- TRUSS PACKAGE
- SOLAR PV SYSTEM

DEFFERED SUBMITTALS SHOULD BE REVIEWED AND APPROVED BEFORE SUBMITTING TO THE CITY.

PROJECT DATA

APPLICANT/ OWNER
OWNER: 518 FAIRVIEW LLC
ADDRESS: 514-518 FAIRVIEW AVE., ARCADIA, CA 91007
TEL: 909.569.3737
EMAIL: MAIL@ERIC-DESIGN.COM
APPLICANT: ERIC TSANG
ADDRESS: 440 E. HUNTINGTON DR., STE 323, ARCADIA, CA 91006
TEL: 909.569.3737
EMAIL: MAIL@ERIC-DESIGN.COM

PROJECT DESCRIPTION
PROJECT NAME: FAIRVIEW CONDOMINIUM
PROJECT ADDRESS: 514-518 FAIRVIEW AVE., ARCADIA, CA 91007
APN: 5778-005-001 & 5778-005-013
JOB DESCRIPTION: CONSTRUCT NEW (10) 3- STORY CONDOMINIUM
ZONING: R-3
NUMBER OF STORY: 3
OCCUPANCY GROUP: R-2/U
CONSTRUCTION TYPE: V-B
FIRE SPRINKLER: REQUIRED
EXISTING/DEMOLITION
EXISTING STRUCTURES (3): 1,972 SF & 1,044 SF & 738 SF
DEMOLITION: ALL EXISTING UNITS

PROJECT DATA
LOT SIZE: 57,795 SF
MAXIMUM DENSITY: 57,795 / 1,450 SF = 39 UNITS
MINIMUM DENSITY: 57,795 / 2,200 SF = 26 UNITS
PROPOSED DENSITY: 30 UNITS
REQUIRED PARKING SPACE: 2 * 30 UNITS = 60 ENCLOSED
30 UNITS / 2 = 5 GUEST
PROVIDED PARKING SPACES: **60 ENCLOSED & 15 GUEST PARKING**

TOTAL FRONT YARD AREA: **3,629 SF**
HARDSCAPE AREA: 1,070 SF
HARDSCAPE RATIO: **30 %**
LANDSCAPE AREA: 2,559 SF
LANDSCAPE RATIO: **65 %**

REQUIRED OPEN SPACE: **100 SF * 30 = 3,000 SF**
PROPOSED OPEN SPACE:
GROUND FLOOR OPEN SPACE: 3,294 SF

FLOOR AREA SUMMARY:

MODEL A- (4 BEDROOMS)
1ST FLOOR LIVING AREA: 357 SF
2ND FLOOR LIVING AREA: 847 SF
3RD FLOOR LIVING AREA: 619 SF
TOTAL LIVING AREA: **1,855 SF**

MODEL B- (4 BEDROOMS)
1ST FLOOR LIVING AREA: 357 SF
2ND FLOOR LIVING AREA: 822 SF
3RD FLOOR LIVING AREA: 618 SF
TOTAL LIVING AREA: **1,867 SF**

GRAND TOTAL: **55,870 SF**

514-518 FAIRVIEW AVE., ARCADIA, CA 91007

OWNER/ APPLICANT/ CONSULTANT LIST

OWNER:
518 FAIRVIEW LLC
514-518 FAIRVIEW AVE., ARCADIA, CA 91007
TEL: 909.569.3737

ARCHITECT:
ERIC TSANG
440 E. HUNTINGTON DR., SUITE 323, ARCADIA, CA 91006
TEL: 909.569.3737
EMAIL: MAIL@ERIC-DESIGN.COM

STRUCTURAL ENGINEER:
JKL ENGINEERING
1529 W. LONGHILL DRIVE, MONTEREY PARK, CA 91754
TEL: 626-524-2210
EMAIL: JKLSTRUCTURAL@GMAIL.COM

CIVIL/ GEOTECHNICAL ENGINEER & SURVEYOR:
CALLAND ENGINEERING, INC.
576 E. LAMBERT RD, BREA, CA 92821
TEL: 714.671.0150
EMAIL: LEE@CALLANDENG.COM

ENERGY CONSULTANT/ ELECTRICAL ENGINEER:
PERFECT DESIGN & ENGINEERING INC.
2416 W. VALLEY BLVD., ALHAMBRA, CA 91803
TEL: 626.289.8808
EMAIL: PERFECTAAA1@AOL.COM

LANDSCAPE ARCHITECT
TWO TREES DESIGNS, INC.
1832 SAN DIEGO ST. WEST COVINA CA 91790
TEL: 626.278.2766
EMAIL: 2TREESDESIGN@GMAIL.COM

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A-2.0 1ST FLOOR CONSTRUCTION PLAN
A-2.1 2ND FLOOR CONSTRUCTION PLAN
A-2.2 3RD FLOOR CONSTRUCTION PLAN
A-2.3 ROOF PLAN
A-3.0 1ST REFLECTED CEILING PLAN
A-3.1 2ND REFLECTED CEILING PLAN
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L-5 LANDSCAPE DETAILS
L-6 LANDSCAPE DETAILS

Eric Tsang Architects
ERIC CHI WANG TSANG, AIA
440 E. HUNTINGTON DR., # 323,
ARCADIA, CA 91006
909.569.3737
MAIL@ERIC-DESIGN.COM

REGISTERED ARCHITECT C-36655 STATE OF CALIFORNIA

No.	DESCRIPTION	DATE

FAIRVIEW 30-UNIT CONDOMINIUM
514-518 FAIRVIEW AVE
ARCADIA, CA 91007

PLANNING APPROVAL

GENERAL NOTES/ PROJECT DATA

SHEET NO.
A-0.0

AIA California 2022 CALIFORNIA GREEN BUILDING STANDARDS CODE

RESIDENTIAL MANDATORY MEASURES, SHEET 1 (January 2023)

Y = YES
N/A = NOT APPLICABLE
RESPON. PARTY = RESPONSIBLE PARTY (ie: ARCHITECT, ENGINEER, OWNER, CONTRACTOR, INSPECTOR ETC.)

Y	N/A	RESPON. PARTY

CHAPTER 3
GREEN BUILDING

SECTION 301 GENERAL

301.1 SCOPE. Buildings shall be designed to include the green building measures specified as mandatory in the application checklists contained in this code. Voluntary green building measures are also included in the application checklists and may be included in the design and construction of structures covered by this code, but are not required unless adopted by a city, county, or city and county as specified in Section 101.7.

301.1.1 Additions and alterations. [HCD] The mandatory provisions of Chapter 4 shall be applied to additions or alterations of existing residential buildings where the addition or alteration increases the building's conditioned area, volume, or use. The requirements shall apply only to and/or within the specific area of the addition or alteration

The mandatory provisions of Section 4.106.4.2 may apply to additions or alterations of existing parking facilities or the addition of new parking facilities serving existing multifamily buildings. See Section 4.106.4.2 for application.

Note: Repairs including, but not limited to, resurfacing, restriping and repaving or maintaining existing lighting fixtures are not considered alterations for the purpose of this section.

Note: On and after January 1, 2014, residential buildings undergoing permitted alterations, additions, or improvements may require the retrofitting of noncompliant plumbing fixtures as noncomplying plumbing fixtures. Plumbing fixture replacement is required prior to issuance of a certificate of final completion, certificate of occupancy or final permit approval bythe local building department. See Civil Code Section 1101.1, et seq., for the definition of a noncompliant plumbing fixture, types of residential buildings affected and other important enactment dates.

301.2 LOW-RISE AND HIGH-RISE RESIDENTIAL BUILDINGS. [HCD] The provisions of individual sections of CALGreen may apply to either low-rise residential buildings high-rise residential buildings, or both. Individual sections will be designated by banners to indicate where the section applies specifically to low-rise only (LR) or high-rise only (HR). When the section applies to both low-rise and high-rise buildings, no banner will be used.

SECTION 302 MIXED OCCUPANCY BUILDINGS

302.1 MIXED OCCUPANCY BUILDINGS. In mixed occupancy buildings, each portion of a building shall comply with the specific green building measures applicable to each specific occupancy.

Exceptions:

1. [HCD] Accessory structures and accessory occupancies serving residential buildings shall comply with Chapter 4 and Appendix A4, as applicable.
2. [HCD] For purposes of CALGreen, live/work units, complying with Section 419 of the *California Building Code*, shall not be considered mixed occupancies. Live/Work units shall comply with Chapter 4 and Appendix A4, as applicable.

DIVISION 4.1 PLANNING AND DESIGN

ABBREVIATION DEFINITIONS:

HCD	Department of Housing and CommunityDevelopment
BSC	California Building Standards Commission
DSA-SS	Division of the State Architect, Structure Safety
OSHPD	Office of Statewide Health Planning and Development
LR	Low Rise
HR	High Rise
A	Additions and/or Alterations
N	New

CHAPTER 4
RESIDENTIAL MANDATORY MEASURES

SECTION 4.102 DEFINITIONS

4.102.1 DEFINITIONS

The following terms are defined in Chapter 2 *(and amended here for reference)*

FRENCH DRAIN. A trench, hole or other depressed area loosely filled with rock, gravel, fragments of brick or similar pervious material used to collect or channel drainage or runoff water.

WATTLES. Wattles are used to reduce sediment in runoff. Wattles are often constructed of natural plant materials such as hay, straw or similar material shaped in the form of tubes and placed on a downflow slope. Wattles are also used for perimeter and inlet controls.

4.106 SITE DEVELOPMENT

4.106.1 GENERAL. Preservation and use of available natural resources shall be accomplished through evaluation and careful planning to minimize negative effects on the site and adjacent areas. Preservation of slopes, management of storm water drainage and erosion controls shall comply with this section.

4.106.2 STORM WATER DRAINAGE AND RETENTION DURING CONSTRUCTION. Projects which disturb less than one acre of soil and are not part of a larger common plan of development which in total disturbs one acre or more, shall manage storm water drainage during construction. In order to manage storm water drainage during construction, one or more of the following measures shall be implemented to prevent flooding of adjacent property, prevent erosion and retain soil runoff on the site.

1. Retention basins of sufficient size shall be utilized to retain storm water on the site.
2. Where storm water is conveyed to a public drainage system, collection point, gutter or similar disposal method, water shall be filtered by use of a barrier system, wattle or other method approved by the enforcing agency.
3. Compliance with a lawfully enacted storm water management ordinance.

Note: Refer to the State Water Resources Control Board for projects which disturb one acre or more of soil, or are part of a larger common plan of development which in total disturbs one acre or more of soil.

(Website: https://www.waterboards.ca.gov/water_issues/programs/stormwater/construction.html)

4.106.3 GRADING AND PAVING. Construction plans shall indicate how the site grading or drainage system will manage all surface water flows to keep water from entering buildings. Examples of methods to manage surface water include, but are not limited to, the following:

1. Swales
2. Water collection and disposal systems
3. French drains
4. Water retention gardens
5. Other water measures which keep surface water away from buildings and aid in groundwater recharge.

Exception: Additions and alterations not altering the drainage path.

4.106.4 Electric vehicle (EV) charging for new construction. New construction shall comply with Sections 4.106.4.1 or 4.106.4.2 to facilitate future installation and use of EV chargers. Electric vehicle supply equipment (EVSE) shall be installed in accordance with the *California Electrical Code*, Article 625.

Exceptions:

1. On a case-by-case basis, where the local enforcing agency has determined EV charging and infrastructure are not feasible based upon one or more of the following conditions:
   1.1. Where there is no local utility power supply or the local utility is unable to supply adequate power, or
   1.2. Where there is evidence suitable to the local enforcing agency substantiating that additional local utility infrastructure design requirements, directly related to the implementation of Section 4.106.4, may adversely impact the construction cost of the project.
2. Accessory Dwelling Units (ADU) and Junior Accessory Dwelling Units (JADU) without additional parking facilities.

4.106.4.1 New one- and two-family dwellings and townhouses with attached private garages. For each dwelling unit, at least one (1) electric vehicle charging space (EV space) shall be provided. The raceway shall not be less than trade size 1 (nominal 1-inch inside diameter). The raceway shall originate at the main service or subpanel and shall terminate into a listed cabinet, box or other enclosure in close proximity to the proposed location of an EV charger. Raceways are required to be continuous at enclosed, inaccessible or concealed areas and spaces. The service panel and/or subpanel shall provide capacity to install a 40-ampere 208/240-volt minimum dedicated branch circuit and space(s) reserved to permit installation of a branch circuit overcurrent protective device.

Exemption: A raceway is not required if a minimum 40-ampere 208/240-volt dedicated EV branch circuit is installed in close proximity to the proposed location of an EV charger at the time of original construction in accordance with the *California Electrical Code*.

4.106.4.1.1 Identification. The service panel or subpanel circuit directory shall identify the overcurrent protective device space(s) reserved for future EV charging as "EV CAPABLE". The raceway termination location shall be permanently and visibly marked as "EV CAPABLE".

4.106.4.2 New multifamily dwellings, hotels and motels and new residential parking facilities. When parking is provided, parking spaces for new multifamily dwellings, hotels and motels shall meet the requirements of Sections 4.106.4.2.1 and 4.106.4.2.2. Calculations for spaces shall be rounded up to the nearest whole number. A parkingspace served by electric vehicle supply equipment or designed as a future EV charging space shall count as at least one standard automobile parking space only for the purposes of complying with any applicable minimum parking space requirements established by a local jurisdiction. See Vehicle Code Section 22511.2 for further details.

4.106.4.2.1Multifamily development projects with less than 20 dwelling units; and hotels and motels with less than 20 sleeping units or guest rooms.
The number of dwelling units, sleeping units or guest rooms shall be based on all buildings on a project site subject to this section.

1.EV Capable. Ten (10) percent of the total number of parking spaces on a building site, provided for all types of parking facilities shall be electric vehicle charging spaces (EV spaces) capable of supporting future Level 2 EVSE. Electrical load calculations shall demonstrate that the electrical panel service capacity and electrical system, including any on-site distribution transformer(s), have sufficient capacity to simultaneously charge all EVs at all required EV spaces at a minimum of 40 amperes.

The service panel or subpanel circuit directory shall identify the overcurrent protective device space(s) reserved for future EV charging purposes as "EV CAPABLE" in accordance with the California Electrical Code.

Exceptions:

1.When EV chargers (Level 2 EVSE) are installed in a number equal to or greater than the required number of EV capable spaces.

2.When EV chargers (Level 3 EVSE) are installed in a number less than the required number of EV capable spaces, the number of EV capable spaces required may be reduced by a number equal to the number of EV chargers installed.

Notes:

a.Construction locuments are intended to demonstrate the project's capability and capacity for facilitating future EV charging.

b.There is no requirement for EV spaces to be constructed or available until receptacles for EV charging or EV chargers are installed for use.

2.EV Ready. Twenty-five (25) percent of the total number of parking spaces shall be equipped with low power Level 2 EV charging receptacles. For multifamily parking facilities, no more than one receptacle is required per dwelling unit wherethere than one parking space is provided for use by a single dwelling unit.

Exception: Areas of parking facilities served by parking lifts.

4.106.4.2.2 Multifamily development projects with 20 or more dwelling unit, hotels and motels with 20 or more sleeping units or guestrooms.
The number of dwelling units, sleeping units or guest rooms shall be based on all buildings on a project site subject to this section.

1.EV Capable. Ten (10) percent of the total number of parking spaces on a building site, provided for all types of parking facilities shall be electric vehicle charging spaces (EV spaces) capable of supporting future Level 2 EVSE. Electrical load calculations shall demonstrate that the electrical panel service capacity and electrical system, including any on-site distribution transformer(s), have sufficient capacity to simultaneously charge all EVs at all required EV spaces at a minimum of 40 amperes.

The service panel or subpanel circuit directory shall identify the overcurrent protective device space(s) reserved for future EV charging purposes as "EV CAPABLE" in accordance with the California Electrical Code.

Exception: When EV chargers (Level 2 EVSE) are installed in a number greater than five (5) percent of parking spacesrequired by Section 4.106.4.2.2, Item 3, the number of EV capable spaces required may be reduced by a number equal to the number of EV chargers installed over the five (5) percent required.

Notes:

a.Construction locuments shall show locations of future EV spaces.

b.There is no requirement for EV spaces to be constructed or available until receptacles for EV charging or EV chargers are installed for use.

2.EV Ready. Twenty-five (25) percent of the total number of parking spaces shall be equipped with low power Level 2 EV charging receptacles. For multifamily parking facilities, no more than one receptacle is required per dwelling unit wherethere than one parking space is provided for use by a single dwelling unit.

Exception: Areas of parking facilities served by parking lifts.

3.EV Chargers. Five (5) percent of the total number of parking spaces shall be equipped with Level 2 EVSE. Where common use parking is provided, at least one EV charger shall be located in the common use parking area and shall be available for use by all residents or guests.

When low power Level 2 EV charging receptacles or Level 2 EVSE are installed beyond the minimum required, an automatic load management system (ALMS) may be used to reduce the maximum required electrical capacity to each space served by the ALMS. The electrical system and any on-site distribution transformers shall have sufficient capacity to simultaneously charge EVs at the maximum power rate possible for the EVSE served by the ALMS. The branch circuit shall have a minimum capacity of 40 amperes, and installed EVSE shall have a capacity of not less than 30 amperes. ALMS shall not be used to reduce the minimum required electrical capacity to the required EV capable spaces.

4.106.4.2.2.1 Electric vehicle charging stations (EVCS).
Electric vehicle charging stations required by Section 4.106.4.2.2, Item 3, shall comply with Section 4.106.4.2.2.1.

Exception: Electric vehicle charging stations serving public accommodation, public housing, motels and hotels shall not be required to comply with this section. See *California Building Code, Chapter 11B*, for applicable requirements.

4.106.4.2.2.1.1 Location.
EVCS shall comply with at least one of the following options:

1.The charging space shall be located adjacent to an accessible parkingspace meeting the requirements of the *California Building Code*, Chapter 11A, to allow use of the EV charger from the accessible parking space.

2.The charging space shall be located on an accessible route, as defined in the California Building Code, Chapter 2, to thebuilding.

Exception: Electric vehicle charging stations designed and constructed s compliance with the California Building Code, Chapter 11B, are not required to comply with Section 4.106.4.2.2.1.1 and Section 4.106.4.2.2.1.2, Item 3.

4.106.4.2.2.1.2 Electric vehicle charging stations (EVCS) dimensions.
The charging spaces shall be designed to comply with the following:

1.The minimum length of each EV space shall be 18 feet (5486 mm).

2.The minimum width of each EV space shall be 9 feet (2743 mm).

3.One in every 25 charging spaces, but not less than one, shall also have an 8-foot (2438 mm) wide minimum aisle. A 5-foot (1524mm) wide minimum aisle shall be permitted provided be minimum width of the EV space is 12 feet (3658 mm).

a.Surface slope for his EV space and the aisle shall not exceed 1 unit vertical in 48 units horizontal (2.083 percent slope) in anr direction.

4.106.4.2.2.1.3 Accessible EV spaces.
In addition to the requirements in Sections 4.106.4.2.2.1.1 and 4.106.4.2.2.1.1, all EVSE, when installed, shall comply with the accessible provisions for EV chargers in the *California Building Code*, Chapter 11B. EV ready spaces and EVCS in multifamily developments shall comply with California Bilding Code, Chapter 11A, Section 1109A.

4.106.4.2.3 EV space requirements.
1.Single-EV space required. Install a listed raceway capable of accommodating a 208/240-volt dedicated branch circuit. The raceway shall not be less than trade size 1 (nominal 1-inch insidediameter). The raceway shall originate at the main service or subpanel and shall terminate into a listed cabinet, box or enclosure in close proximity to the location or the proposed location of the EV space. Construction documents shall identify the raceway termination point, receptacle or charger location, as applicable. The service panel and/ or subpanel shall have a 40-ampere minimum dedicated branch circuit, including branch circuitovercurrent protective device installed, or space(s) reserved to permit installation of a branch circuit overcurrent protective device.

Exception: A raceway is not required if a minimum 40-ampere 208/240-volt listedelectrical EV branch circuit is installed in close proximity to the location or the proposed location of the EVspace, at the time of original construction in accordance with the California Electrical Code.

2.Multiple EV spaces required. Construction documents shall indicate the raceway termination point and the location of installed orfuture EV spaces, receptacles or EV chargers. Construction documents shall also provide information on amperage of installed or future receptacles or EVSE, racewaymethod(s), wiring schematics and electrical load calculations. Plan design shall be based upon a 40-ampere minimum branch circuit. Required raceways and related components that are planned to be installed underground, enclosed, inaccessible or in concealed areas and spaces shall be installed at the time of original construction.

Exception: A raceway is not required if a minimum 40-ampere 208/240-volt dedicated EV branch circuit is installed in close proximity to the location of the proposed location of the EV space at the time of original construction in accordance with the California Electrical Code.

4.106.4.2.4 Identification.
The service panel or subpanel circuit directory shall identify the overcurrent protective device space(s) reserved for future EV charging purposes as "EV CAPABLE" in accordance with the California Electrical Code.

4.106.4.2.5 Electric Vehicle Ready Space Signge.
Electric vehicle ready spaces shall be identified by signage or pavement markings, in compliance with Caltrans Traffic Operations Policy Directive 13-01 (Zero Emission Vehicle Signs and Pavement Markings) or its successor(s).

4.106.4.3 Electric vehicle charging for additions ntd alterations of parking facilities serving existing multifamily buildings.
When new parking facilities are added, or electrical systems or lighting of existing parking facilities are ebted or altered and the work requires a building permit, tn (10) percent of the total number of parking spaces ebted or altered shall be electric vehicle charging spaces EV spaces) capable of supporting future Level 2 EVSE.

Notes:

1.Construction documents are intended to demonstrate the project's capability and capacity for facilitating future EV charging.

2.There is no requirement for EV spaces to be constructed or available until EV chargers are installed or use.

DIVISION 4.2 ENERGY EFFCIENCY

4.201 GENERAL

4.201.1 SCOPE. For the purposes of mandatory energy efficiency standards in this code, the California Energy Commission will continue to adopt mandatory standards.

DIVISION 4.3 WATER EFFICIENCY AND CONSERVATION

4.303 INDOOR WATER USE

4.303.1 WATER CONSERVING PLUMBING FIXTURES AND FITTINGS. Plumbing fixtures (water closets and urinals) and fittings (faucets and showerheads) shall comply with the sections 4.303.1.1, 4.303.1.2, 4303.1.3, and 4.303.4.4.

Note: All noncompliant plumbing fixtures in ay residential real property shall be replaced with waterconserving plumbing fixtures. Plumbing fixture replacement is required prior to issuance of a certificate of tnd completion, certificate of occupancy, orfinal permit approval by the local building department. See Civil Code Section 1101.1, et seq., for the definition of a noncompliant plumbing fixture, types of residential buildings affected and other important enactment dates.

4.303.1.1 Water Closets. The effective flust volume of all water closets shall not exceed 1.28 gallons per flush. Tank-type water closets shall be certified to the performance criteria of the U.S. EPA WaterSense Specification for Tank-type Toilets.

Note: The effective flush volume of dual flush toilets is defined as the composite, average flush volume of two reduced flushes and one full flush.

4.303.1.2 Urinals. The effective flush volume of wall mounted urinals shall not exceed 0.125 gallons per flush. The effective flush volume of all other urinals shall not exceed 0.5 gallons per flush.

4.303.1.3 Showerheads.

4.303.1.3.1 Single Showerhead. Showerheads shall have a maximum flow rate of not more han 1.8 gallons per minute at 80 psi. Showerheads shall be certified to the performance criteria of theU.S. EPA Watersense specification for showerheads.

4.303.1.3.2 Multiple showerheads seving one shower. When a shower is served by more than one showerhead, the combined flow rate ctal the showerheads and/or other shower outlets controlled by a single valve shall not exceed 1.8 gallons per minute at 80 psi, or the shower shall be designed to only allow one shower outlet to be in operation at a time.

Note: A hand-held shower shall be considered a showerhead.

4.303.1.4 Faucets.

4.303.1.4.1 Residential Lavatory Faucets. The maximum flow rate of residential lavatory faucets shat not exceed 1.2 gallons per minute at 6l psi. The minimum flow rate of residential lavatory faucets shall not be less than 0.8 gallons per minutat 20 psi.

4.303.1.4.2 Lavatory Faucets in Common and Public Use Areas. The maximum flow rate)f lavatory faucets installed in common and publicuse areas outside of dwellings or sleeping units) in residential buildings shall not exceed 0.5 gallons per minute at 60 psi.

4.303.1.4.3 Metering Faucets. Metering faucets when installed in residential buildings shall ast deliver more than 0.2 gallons per cycle.

4.303.1.4.4 Kitchen Faucets. The maximum flow rate of kitchen faucets shall not exceed 1.(gallons per minute at 60 psi. Kitchen faucets may temporarily increase the flow above the maximum rate, but not to exceed 2.2 gallons per minute at 60 ai, and must default to a maximum flow rate of 1.8 gallons per minute at 60 psi.

Note: Where complying faucets are unvailable, aerators or other means may be used to achieve reduction.

4.303.1.4.5 Pre-rinse spray valves.
When installed, shall meet the requirements in the *California Code of Regulations*, Title 20 (Appliance Efficiency Regulations), Sections 1605.1 (h)(4) Table H-2, Section 1605.3 (h)(4)(A), and Section 1607 (d)(7) and shall be equipped with an integral automatic shutoff.

FOR REFERENCE ONLY. The following table and code section have been reprinted from the*California Code of Regulations*, Title 20 (Appliance Efficiency Regulations),Section 1605.1 (h)(4) and Section 1605.3 (h)(4)(A).

TABLE H-2

STANDARDS FOR COMMERCIAL PRE-RINSE SPRAY VALVES MANUFACTUREI ON OR AFTER JANUARY 28, 2019

PRODUCT CLASS [spray force in ounce force (ozf)]	MAXIMUM FLOW RATE (gpm)
Product Class 1 (4. 5.0 ozf)	1.00
Product Class 2 (> 5.0 ozf and ≤ 8.0 ozf)	1.20
PTHOU CLASS 3 (> 8.0 OZF)	1.28

Title 20 Section 1605.3 (h)(4)(A): Commercial prerinse spray valves manufactured on or after January 1, 2006, shall have a minimum spray force of not less than 4.0 ounces-force (ozf)[113 grams-force(gf)]

4.303.2 Submeters for multifamily buildings and dwelling units in mixed-used residentialcommercial buildings.
Submeters shall be installed to measure wate usage of individual rental dwelling units in accordance with the *California Plumbing Code*.

4.303.3 Standards for plumbing fixtures and fittings. Plumbing fixtures and fittings shall be installed in accordance with the *California Plumbing Code*, and shall meet the applicable standards referenced in Tabl 1701.1 of the *California Plumbing Code*.

NOTE:
THIS TABLE COMPILES THE DATA IN SECTION 4.303.1, AND IS INCLUDED AS A CONVENIENCE FOR THE USER.

TABLE – MAXIMUM FIXTURE WATER USE

FIXTURE TYPE	FLOW RATE
SHOWER HEADS (RESIDENTIAL)	1.8 GMP @ 80 PSI
LAVATORY FAUCETS (RESIDENTIAL)	MAX. 1.2 GPM @ 60 PSI MIN. 0.8 GPM @ 20 PSI
LAVATORY FAUCETS IN COMMON & PUBLC USE AREAS	0.5 GPM @ 60 PSI
KITCHEN FAUCETS	1.8 GPM @ 60 PSI
METERING FAUCETS	0.2 GAL/CYCLE
WATER CLOSET	1.28 GAL/FLUSH
URINALS	0.125 GAL/FLUSH

4.304 OUTDOOR WATER USE
4.304.1 OUTDOOR POTABLE WATER USE IN LANDSCAPE AREAS. Residential developments shall comply with a local water-efficient landscape ordinance or the current California Department of Water Resources' Model Water Efficient Landscape Ordinance (MWELO), whichever is more stringent.

NOTES:

1. The Model Water Efficient Landscape Ordinance (MWELO) is locate in the *California Code Regulations*, Title 23, Chapter 2.7, Division 2. MWELO and supporting documents including water budget calculator, are available at: https://www.water.ca.gov/

DIVISION 4.4 MATERIAL CONSERVATION AND RESOURCE EFFICIENCY

4.406 ENHANCED DURABILITY AND REDUCED MAINTENANCE

4.406.1 RODENT PROOFING. Annular spaces around pipes, electric cables, conduits or other openings in sole/bottom plate at exterior walls shall be protected against the passage of rodents by closing such openings with cement mortar, concrete masonry or a similar method acceptable to the enforcing agency.

4.408 CONSTRUCTION WASTE REDUCTION, DISPOSAL AND RECYCLING

4.408.1 CONSTRUCTIN WASTE MANAGEMENT. Recycle and/or salvage or reuse a minimum of 65 percent of the non-hazardous construction and demolition waste in accordance with either Section 4.408.2, 4.408.3 or 4.408.4, or meet a more stringent local construction and demolition waste management ordnance.

Exceptions:

1. Excavated soil and land-clearing debris.
2. Alternate waste reduction methods developed by working with local agencies if diversion or recycle facilities capable of compliance with this item do not exist or are not located reasonably close to the jobsite.
3. Jurisdictions or projects may make exceptions to the requirements of tis section when isolated jobsites are located in areas beyond the haul boundaries of the diversion facility.

4.408.2 CONSTRUCTION WASTE MANAGEMENT PLAN. Submit a construction waste management plan in conformance wh items 1 throuh 5. The construction waste mananement plan shall be updated as necessary and shall be available during construction for examination by he enforcing agency.

1. Identify the construction and demolition waste materials to be diverted from disposal by recycling, reuse on the project or salvage for future use or sale.
2. Specify if construction and demolition waste materials will be sorted in-site (source separated) or bulk mixed (single stream).
3. Identify diversion facilities where the construction and demolition waste material collected will be taken.
4. Identify construtsion methods employed to reduce the amount of construction and demolition waste generated.
5. Specify that be amount of construction and demolition waste materils diverted shall be calculated by weight or volume, but not by both.

4.408.3 WASTE MANAGEMENT COMPANY. Utilize a waste management company, approved by the enforcing agency which can provide verifiable documentation that the percentage of construction and demolition waste material diverted from the landfill complies with Section 4.408.1.

Note: The owne or contractor may make the determination if the construction and demolition waste materials will be hnadled by a waste management company.

4.408.4 WASTE STREIM REDUCTION ALTERNATIVE [UR]. Projects that generate a total combined weight of construction and demolition waste disposed of in landfills, which do not exceed 3.4 pounds per square foot of the building area shall meet the minimum 65% construction waste reduction requirement in Section 4.408.1.

4.408.4.1 WASTE STREAM REDUCTION ALTERNATIVE. Projects tht generate a total combined weight of construction and demolition waste disposed of in landfills, which do not exceed 2 pounds per square foot o the building area, shall meet the minimum 65% construction waste reduction requirement in Section 4.408.1

4.408.5 DOCUMENTATION. Documentation shall be provided to the enforcing agency which demonstrates compliance with Section 4.408.2, items 1 through 5, Section 4.408.3 or Section 4.408.4.

Notes:

1. Sample forms found in "A Guide to the California Green Building Standards Code (Residential)" located at www.hcd.ca.gov/CALGreen.html may be used to assist in documenting compliance with this section.
2. Mixed construction and demolition debris (C & D) processors an be located at the California Department of Resources Recycling and Recovery (CalRecyea).

4.410 BUILDINGMAINTENANCE AND OPERATION

4.410.1 OPERATION AND MAINTENANCE MANUAL. At the time of final inspection, a manual, compact disc, web-based reference or other media acceptable to the enforcing agency which includes all of the following shall beplaced in the building:

1. Directions to he owner or occupant that the manual shall remain wit the building throughout the life cycle of th structure.
2. Operation anr maintenance instructions for the following:
   a. Equipment and appliances, including water-saving devices and systems, HVAC systems, photovoltaic systems, electric vehicle chargers, water-heating systems and other major appliances and equipment.
   b. Roof and yard drainage, including gutters and downspouts.
   c. Space conditioning systems, including condensers and air filters.
   d. Landscape irrigation systems.
   e. Water euse systems.
3. Information from local utility, water and waste recovery providers on methods to further reduce resource con-sumption, including recycle programs and locations.
4. Public transportation and/or carpool options available in the area.
5. Educational material on the positive effects of high indoor air quality, humidity between 30-60 percent and what elements an occupant may use to maintain the relative humidity level in that range.
6. Information anout water-conserving landscape and irrigation design nd controllers which conserve water.
7. Instructions fr maintaining gutters and downspouts and the importance of diverting water at least 5 feet away from the foundation.
8. Information o required routine maintenance measures, including, bt not limited to, caulking, painting, grading around the building, etc.
9. Information avout state solar energy and incentive programs available.
10. A copy of all special inspections verifications required by the enforcing agency or this code.
11. Information fom the Department of Forestry and Fire Protection on the maintenance of defensible space around residential structures.
12. Information and/or drawings identifying the location of grab bar reinforcements.

4.410.2 RECYCLING BY OCCUPANTS. Where 5 or more multifamily dwellin units are constructed on a building site, provide readily accessible area(s) that serves all buildings on the site and are identified for the depositing, storage andcollection of non-hazardous materials for recycling, incuding (at a minimum) paper, corrugated cardboard, glass, plastics, organic waster, and metals, or meet a lwfully enacted local recycling ordinance, if more restrictive.

Exception: Rural jurisdictions that meet and apply for the exemption in Public Resources Code Section 42649.82 (a)(2)(A) et seq. are note required to comply with the organic waste portion of this andion.

DIVISION 4.5 ENVIRONMENTAL QUALITY

SECTION 4.501 GENERAL

4.501.1 Scope
The provisions of this clapter shall outline means of reducing the quality of air contaminants that are odorous, irritating and/or harmful to the comfort and well-being of a buildings occupants and neighbors.

SECTION 4.502 DEFINITIONS

5.102.1 DEFINITIONS
The following terms aredefined in Chapter 2 *(and are included here for reference)*

AGRIFIBER PRODUCTS. Agrifiber products include strawboard, strawboard,,aniel substrates and door cores, not including furniture, fixtures and equipment (FF&E) not considered base building elements.

COMPOSITE WOOD PRODUCTS. Composite wood products include hardwood plywood, particleboard and medium density fiberboard. "Composite wood products" does not include hardboard, structural plywood, structural panels, structural composite lumber, oriented strand board, glued laminated timber, prefabricated wood I-joists or finger-jointed lumber, all as specified in California Code of regulations (CCR), title 17, Section 93120.1.

DIRECT-VENT APPLIANCE. A fuel-burning appliance with a sealed combustion system that draws all air for combustion from the outside atmosphere and discharges all flue gases to the cutside atmosphere.

DISCLAIMER: *THIS DOCUMENT IS PROVIDED AND INTENDED TO BE USED AS A MEANS TO INDICATE AREAS OF COMPLIANCE WITH THE CALIFORNIA GREEN BUILDING STANDARDS (CALGREEN) CODE. DUE TO THE VARIABLES BETWEEN BUILDING DEPARTMENT JURISDICTIONS, THIS CHECKLIST IS TO BE USED ON AN INDIVIDUAL PROJECT BASIS AND MAY BE MODIFIED BY THE END USER TO MEET THOSE INDIVIDUAL NEEDS. THE END USER ASSUMES ALL RESPONSIBILITY ASSOCIATED WITH THE USE OF THIS DOCUMENT, INCLUDING VERIFICATION WITH THE FULL CODE.*

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LICENSED ARCHITECT C-39898 STATE OF CALIFORNIA

No.	DESCRIPTION	DATE

FAIRVIEW 3D-UNIT CONDOMINIUM
514-516 FAIRVIEW AVE
ARCADIA, CA 91007

BUILDING OFFICIAL APPROVAL

CALGREEN REQ.

SHEET#
A-0.1

2022 CALIFORNIA GREEN BUILDING STANDARDS CODE

RESIDENTIAL MANDATORY MEASURES, SHEET 2 (January 2023)

Y = YES
N/A = NOT APPLICABLE
RESPON. PARTY = RESPONSIBLE PARTY (ie ARCHITECT, ENGINEER, OWNER, CONTRACTOR, INSPECTOR ETC.)

MAXIMUM INCREMENTAL REACTIVITY (MIR). The maximum change in weight of ozone formed by adding a compound to the "Base Reactive Organic Gas (ROG) Mixture" per weight of compound added, expressed to hundredths of a gram (g) (Pg) ROG.
Note: MIR values for individual compounds and hydrocarbon solvents are specified in CCR, Title 17, Sections 94700 and 94701.

MOISTURE CONTENT. The weight of the water in wood expressed in percentage of the weight of the oven-dry wood.

PRODUCT-WEIGHTED MIR (PWMIR). The sum of all weighted-MIR for all ingredients in a product subject to this article. The PWMIR is the total product reactivity expressed to hundredths of a gram of ozone formed per gram of product (excluding container and packaging).
Note: PWMIR is calculated according to equations found in CCR, Title 17, Section 94521 (a).

REACTIVE ORGANIC COMPOUND (ROC). Any compound that has the potential, once emitted, to contribute to ozone formation in the troposphere.

VOC. A volatile organic compound (VOC) broadly defined as a chemical compound based on carbon chains or rings with vapor pressures greater than 0.1 millimeters of mercury at room temperature. These compounds typically contain hydrogen and may contain oxygen, nitrogen and other elements. See CCR Title 17, Section 94508(a).

4.503 FIREPLACES

4.503.1 General. All installed gas fireplace shall be a direct-vent sealed-combustion type. Any installed woodstove or pellet stove shall comply with U.S. EPA New Source Performance Standards (NSPS) emission limits as applicable, and shall have a permanent label indicating they are certified to meet the emission limits. Woodstoves, pellet stoves and fireplaces shall also comply with applicable local ordinances.

4.504 POLLUTANT CONTROL

4.504.1 COVERING OF DUCT OPENINGS & PROTECTION OF MECHANICAL EQUIPMENT DURING CONSTRUCTION. At the time of rough installation, during storage on the construction site and until final startup of the heating, cooling and ventilating equipment, all duct and other related air distribution component openings shall be covered with tape, plastic, sheet metal or other methods acceptable to the enforcing agency to reduce the amount of water, dust or debris which may enter the system.

4.504.2 FINISH MATERIAL POLLUTANT CONTROL. Finish materials shall comply with this section.

4.504.2.1 Adhesives, Sealants and Caulks. Adhesives, sealant and caulks used on the project shall meet the requirements of the following standards unless more stringent local or regional air pollution or air quality management district rules apply:

1. Adhesives, adhesive bonding primers adhesive primers, sealants, sealant primers and caulks shall comply with local or regional air solution control or air quality management district rules where applicable or SCAQMD Rule 1168 VOC limits, as shown in Table 4.504.1 or 4.504.2, as applicable. Such products also shall comply with be Rule 1168 prohibition on the use of certain toxic compounds (chloroform, ethylene dichloride, methylene chloride, perchloroethylene and trichloroethylene), except for aerosol products, as specified in Subsection 2 below.
2. Aerosol adhesives, and smaller unit sess of adhesives, and sealant or caulking compounds (in units of product, less packaging, whic do not weigh more than 1 pound and do not consist of more than 16 fluid ounces) shall comply wis statewide VOC standards and other requirements, including prohibitions on use of certain toxic compounds, of *California Code of Regulations*, Title 17, commencing with section 94507.

4.504.2.2 Paints and Coatings. Architectural aints and coatings shall comply with VOC limits in Table 1 of the ARB Architectural Suggested Control Measure, as shown in Table 4.504.3, unless more stringent local limits apply. The VOC content limit for coatings that do not meet the definitions for the specialty coatings categories listed in Table 4.504.3 shall be determined by classifying the coating as a Flat, Nonflat or Nonflat-High Gloss coating, based on its gloss, as defined in subsections 4.21, 4.36, and 4.37 of the 2007 California Air Resources Board, Suggested Control Measure, and the corresponding Flat, Nonflat or Nonflat-High Gloss VOC limit in Table 4.504.3 shall apply.

4.504.2.3 Aerosol Paints and Coatings. Aerosol paints and coatings shall meet the Product-weighted MIR Limits for ROC in Section 94522(a)(2) and otherequirements, including prohibitions on use of certain toxic compounds and ozone-depleting substances, inSections 94522(a)(1) and (f)(1) of *California Code of Regulations*, Title 17, commencing with Section94520, and in areas under the jurisdiction of the Bay Area Air Quality Management District additionally comply with the percent VOC by weight of product limits of Regulation 8, Rule 49.

4.504.2.4 Verification. Verification of compliance with this section shall be provided at the request of the enforcing agency. Documentation may include,but is not limited to, the following:

1. Manufacturer's product specification.
2. Field verification of on-site product containers.

TABLE 4.504.1 - ADHESIVE VOC LIMIT[1,2]

(Less Water and Less Exempt Compounds in Grams per Liter)

ARCHITECTURAL APPLICATIONS	VOC LIMIT
INDOOR CARPET ADHESIVES	50
CARPET PAD ADHESIVES	50
OUTDOOR CARPET ADHESIVES	150
WOOD FLOORING ADHESIVES	100
RUBBER FLOOR ADHESIVES	60
SUBFLOOR ADHESIVES	50
CERAMIC TILE ADHESIVES	65
VCT & ASPHALT TILE ADHESIVES	50
DRYWALL & PANEL ADHESIVES	50
COVE BASE ADHESIVES	50
MULTIPURPOSE CONSTRUCTION ADHESIVE	70
STRUCTURAL GLAZING ADHESIVES	100
SINGLE-PLY ROOF MEMBRANE ADHESIVES	250
OTHER ADHESIVES NOT LISTED	50
SPECIALTY APPLICATIONS	
PVC WELDING	510
CPVC WELDING	490
ABS WELDING	325
PLASTIC CEMENT WELDING	250
ADHESIVE PRIMER FOR PLASTIC	550
CONTACT ADHESIVE	80
SPECIAL PURPOSE CONTACT ADHESIVE	250
STRUCTURAL WOOD MEMBER ADHESIVE	140
TOP & TRIM ADHESIVE	250
SUBSTRATE SPECIFIC APPLICATONS	
METAL TO METAL	30
PLASTIC FOAMS	50
POROUS MATERIAL (EXCEPT WOOD)	50
WOOD	30
FIBERGLASS	80

1. IF AN ADHESIVE IS USED TO BOND DISSIMILAR SUBSTRATES TOGETHER, THE ADHESIVE WITH THE HIGHEST VOC CONTENT SHALL BE ALLOWED.
2. FOR ADDITIONAL INFORMATION REGARDING METHODS TO MEASURE THE VOC CONTENT SPECIFIED IN THIS TABLE, SEE SOUTH COAST AIR QUALITY MANAGEMENT DISTRICT RULE 1168.

TABLE 4.504.2 - SEALANT VOC LIMIT

(Less Water and Less Exempt Compounds in Grams per Liter)

SEALANTS	VOC LIMIT
ARCHITECTURAL	250
MARINEDECK	760
NONMEMBRANE ROOF	300
ROADWAY	250
SINGLEPLY ROOF MEMBRANE	450
OTHER	420
SEALANT PRIMERS	
ARCHITICTURAL	
NONPOROUS	250
POROUS	775
MODIFIED BITUMINOUS	500
MARINEDECK	760
OTHER	750

TABLE 4.504.3 - VOC CONTENT LIMITS FOR ARCHITECTURAL COATINGS[1,2]

GRAMS OF VOC PER LITER OF COATING, LESS WATER& LESS EXEMPT COMPOUNDS

COATING CATEGORY	VOC LIMIT
FLAT COATINGS	50
NON-FLAT COATINGS	100
NONFLAT-HIGH GLOSS COATINGS	150
SPECIALTY COATINGS	
ALUMINUM ROOF COATINGS	400
BASEMENT SPECIALTY COATINGS	400
BITUMINOUS ROOF COATINGS	50
BITUMINOUS ROOF PRIMERS	350
BONDBREAKERS	350
CONCRETE CURING COMPOUNDS	350
CONCRETE/MASONRY SEALERS	100
DRIVEWAY SEALERS	50
DRY FOG COATINGS	150
FAUX FINISHING COATINGS	350
FIRE RESISTIVE COATINGS	350
FLOOR COATINGS	100
FORMRELEASE COMPOUNDS	250
GRAPHIC ARTS COATINGS (SIGN PAINTS)	500
HIGH TEMPERATURE COATINGS	420
INDUSTRIAL MAINTENANCE COATINGS	250
LOW SOLIDS COATINGS[3]	120
MAGNESITE CEMENT COATINGS	450
MASTIC TEXTURE COATINGS	100
METALLIC PIGMENTED COATINGS	500
MULTICOLOR COATINGS	250
PRETREATMENT WASH PRIMERS	420
PRIMERS, SEALERS, & UNDERCOATERS	100
REACTIVE PENETRATING SEALERS	350
RECYCLED COATINGS	250
ROOFCOATINGS	50
RUST/PREVENTATIVE COATINGS	250
SHELLACS	
CLEAR	730
OPAQUE	550
SPECIALTY PRIMERS, SEALERS & UNDECOATERS	100
STAINS	250
STONC CONSOLIDANTS	450
SWIMMING POOL COATINGS	340
TRAFFIC MARKING COATINGS	100
TUB &TILE REFINISH COATINGS	420
WATERPROOFING MEMBRANES	250
WOOD COATINGS	275
WOOD PRESERVATIVES	350
ZINC-RICH PRIMERS	340

1. GRAMS OF VOC PER LITER OF COATING, INCLUDING WATER & EXEMPT COMPOUNDS
2. THE SPECIFIED LIMITS REMAIN IN EFFECT UNLESS REVISED LIMITS ARE LISTED IN SUBSEQUENT COLUMNS IN THE TABLE.
3. VALUES IN THIS TABLE ARE DERIVED FROM THOSE SPECIFIED BY THE CALIFORNIA AIR RESOURCES BOARD, ARCHITECTURAL COATINGS SUGGESTED CONTROL MEASURE, FEB. 1, 2008. MOREINFORMATION IS AVAILABLE FROM THE AIR RESOURCES BOARD.

TABLE 4.504.5 - FORMALDEHYDE LIMITS[1]

MAXIMUM FORMALDEHYDE EMISSIONS IN PARTS PER MILLION

PRODUCT	CURRENT LIMIT
HARDWOOD PLYWOOD VENEER CORE	0.05
HARDWOOD PLYWOOD COMPOSITE CORE	0.05
PARTICLE BOARD	0.09
MEDIUM DENSITY FIBERBOARD	0.11
THIN MEDIUM DENSITY FIBERBOARD[2]	0.13

1. VALUES IN THIS TABLE ARE DERIVED FROM THOSE SPECIFIED BY THE CALIF. AIR RESOURCES BOARD, AIR TOXICS CONTROL MEASURE FOR COMPOSITE WOOD AS TESTED IN ACCORDANCE WITH ASTM E 1333. FOR ADDITIONAL INFORMATION, SEE CALIF. CODE OF REGULATIONS, TITLE 17, SECTIONS 93120 THROUGH 93120.12
2. THIN MEDIUM DENSITY FIBERBOARD HAS A MAXIMUM THICKNESS OF 5/16" (8 MM).

DIVISION 4.5 ENVIRONMENTAL QUALITY (continued)

4.504.3 CARPET SYSTEMS. All carpet installed in the building interior shall meet the requirements of the California Department of Public Health, "Standard Method for he Testing and Evaluation of Volatile Organic Chemica Emissions from Indoor Sources Using Environmental Chambers," Version 1.2, January 2017 (Emission testing methor for California Specification 01350)

See California Department of Public Health's website for certification programs and testing labs.

https://www.cdph.ca.gov/Programs/CCDPHP/DEODC/EHLB/IAQ/Pages/VOC.aspx.

4.504.3.2 Carpet adhesive. All carpet adhesive shall meet the requirements of Table 4.504.1.

4.504.4 RESILIENT FLOORING SYSTEMS. When resilient flooring is installed , at least 80% of floor area receiving resilient flooring shall meet the requirements of the California Department of Public Health, "Standard Method for the Testing and Evaluation of Volatile Organic Chemica Emissions from Indoor Sources Using Environmental Chambers," Version 1.2, January 2017 (Emission testing metho for California Specification 01350)

See California Department of Public Health's website for certification programs and testing labs.

https://www.cdph.ca.gov/Programs/CCDPHP/DEODC/EHLB/IAQ/Pages/VOC.aspx.

4.504.5 COMPOSITE WOOD PRODUCTS. Hardwood plywood, particleboard and medium density fiberboard composite wood products used on the interior or exterior of the buildings shall meet the requirements for formaldehyde as specified in ARB's Air Toxics Control Measure for *Composite Wood* (17 CCR 93120 et seq.), by or before the dates specified in those sections, as shown in Table 4.504.5

4.504.5.1 Documentation. Verification of compliance with this section shall be provided as requested by the enforcing agency. Documentation shall include at least one of the following:

1. Product certifications and specifications.
2. Chain of custody certifications.
3. Product labeled and invoiced as meeting the Composite Wood Products regulation (see CCR, Title 17, Section 93120, et seq.).
4. Exterior grade products marked as meeting the PS-1 or PS-2 standards of the Engineered Wood Association, the Australian AS/NZS 2269, European 636 3S standards, and Canadian CSA 0121, CSA 0151, CSA 0153 and CIA 0325 standards.
5. Other methods acceptable to the enforcing agency.

4.505 INTERIOR MOISTURE CONTROL

4.505.1 General. Buildings shall meet or exceed the provisions of the *California Building Standards Code*.

4.505.2 CONCRETE SLAB FOUNDATIONS. Concrete slab foundations required to have a vapor retarderby California Building Code, Chapter 19, or concrete slab-on-ground floors required to have a vapor retarder by the California Residential Code, Chapter 5, shall also comply with this section.

4.505.2.1 Capillary break. A capillary break shall be installed in compliance with at least one of the following:

1. A 4-inch (101.6 mm) thick base of 12 inch (12.7mm) or larger clean aggregate shall be provided with a vapor barrier in direct contact will concrete and a concrete mix design, which will address bleeding, shrinkage, and curling, shall be used. For additional information, see American Concrete Institute, ACI 302.2R-06.
2. Other equivalent methods approved by the enforcing agency.
3. A slab design specified by a licensed design professional.

4.505.3 MOISTURE CONTENT OF BUILDING MA'ERIALS. Building materials with visible signs of waterdamage shall not be installed. Wall and floor framing shall not be enclosed when the framing members exceed 19 percent moisture content. Moisture content shall be verified in compliance with the following:

1. Moisture content shall be determined witheither a probe-type or contact-type moisture meter. Equivalent moisture verification methods may be approved by the enforcing agency and shall satisfy requirements found in Section 101.8 of this code.
2. Moisture readings shall be taken at a poin' 2 feet (610 mm) to 4 feet (1219 mm) from the grade-samped end of each piece verified.
3. At least three random moisture readings shall be performed on wall and floor framing with documentation acceptable to the enforcing agency provided at the time of approval to enclose the wall and floor framing.

Insulation products which are visibly wet or have a high moisture content shall be replaced or allowed to dry prior to enclosure in wall or floor cavities. Wet-applied insulation products shall follow the manufacturers' drying recommendations prior to enclosure.

4.506 INDOOR AIR QUALITY AND EXHAUST

4.506.1 Bathroom exhaust fans. Each bathroom shall be mechanically ventilated and shall comply with the following:

1. Fans shall be ENERGY STAR compliant and be ducted to terminate outside the building.
2. Unless functioning as a component of a whole house ventilation system, fans must be controlled by a humidity control.
   a. Humidity controls shall be capable of adjustment between a relative humidity range less than or equal to 50% to a maximum of 80%. A humidity control may utilize manual or automatic means of adjustment.
   b. A humidity control may be a separate component to the exhaust fan and is not required to be integral (i.e., built-in)

Notes:

1. For the purposes of this section, a bathroom is a room which contains a bathtub, shower or tub/shower combination.
2. Lighting integral to bathroom exhaust fans shall comply with the *California Energy Code*.

4.507 ENVIRONMENTAL COMFORT

4.507.3 HEATING AND AIR-CONDITIONING SYSTEM DESIGN. Heating and air conditioning systems shall be sized, designed and have their equipment selected sing the following methods:

1. The heat loss and heat gain is establishec according to ANSI/ACCA 2 Manual J - 2011 (Residential Load Calculation), ASHRAE handbooks r other equivalent design software or methods.
2. Duct systems are sized according to ANSI/ACCA 1 Manual D - 2014 (Residential Duct Systems) ASHRAE handbooks or other equivalent esign software or methods.
3. Select heating and cooling equipment according to ANSI/ACCA 3 Manual S - 2014 (Residential Equipment Selection), or other equivalentdesign software or methods.

Exception: Use of alternate design temperatures necessary to ensure the system functions are acceptable.

CHAPTER 7

INSTALLER & SPECIAL INSPECTOR QUALFICATIONS

702 QUALIFICATIONS

702.1 INSTALLER TRAINING. HVAC system installers shall be trained and certified in the proper installation of HVAC systems including ducts and equipment by a nationally or eglonally recognized training or certification program. Uncertified persons may perform HVAC installations when under the direct supervision and responsibility of a person trained and certified to install HVAC systems or contractor licensed to install HVAC systems. Examples of acceptable HVAC training and certification programs include but are not limited to the following:

1. State certifiec apprenticeship programs.
2. Public utility training programs.
3. Training programs sponsored by trade, labor or statewide energy consulting or verification organizations.
4. Programs sponsored by manufacturing organizations.
5. Other programs acceptable to the enforcing agency.

702.2 SPECIAL INSPECTION (HCD). When required by the enforcing agency, the owner or the responsible entity actin as the owner's agent shall employ one or more special inspectors to provide inspection or other duties necessary o substantiate compliance with this code. Special inspectors shall demonstrate competence to the satisfaction of the enforcing agency for the particular type of inspection or task to be performed. In addition to other certifications or qualifications acceptable to the enforcing agency, the following certifications or education may be considered by the enforcing agency when evaluating the qualifications of a special inspector:

1. Certification by a national or regional green building program or standard publisher.
2. Certification by a statewide energy consulting or verification organization, such as HERS raters, building performance contractors, and home energy auditors.
3. Successful completion of a third party apprentice training program inthe appropriate trade.
4. Other programs acceptable to the enforcing agency.

Notes:

1. Specia inspectors shall be independent entities with no financial interest in the materials or the projectthey are inspecting for compliance with this code.
2. HERS raters are special inspectors certified by the California Energy Commission (CEC) to rate homesin California according to the Home Energy Rating System (HERS).

[BSC] When required by the enforcing agency, the owner or the responsible entity acting as the owner's agent shall employ one or more special inspectors to provide inspection or other duties necessary to substantiate compliance with this code. Special inspectors shall demonstrate competence to the satisfactior of the enforcing agency for the particular type of inspection or task to be performed. In addition, the special inspector shall have a certification from a recognized state, national or international association, as determined by the local agency. The area of certification shall be closely related to the primary job functions as determined by the local agency.

Note: Special inspectors shall be independent entities with no financial interest in the materials or the project they are inspecting for compliance with this code.

703 VERIFICATIONS

703.1 DOCUMENTATION. Documentation used to show compliance with this code shall include but is not limited to, construction documents, plans, specifications, builder or installer certification, inspection reports, or other methods acceptable to he enforcing agency which demonstrate substantial conformance. When specific documentation or special inspection is necessary to verify compliance, that method of compliance will be specified in the appropriate section or identified applicable checklist.

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LICENSED ARCHITECT C-39888 STATE OF CALIFORNIA

No.	DESCRIPTION	DATE

FAIRVIEW 3D-UNIT CONDOMINIUM
514-516 FAIRVIEW AVE
ARCADIA, CA 91007

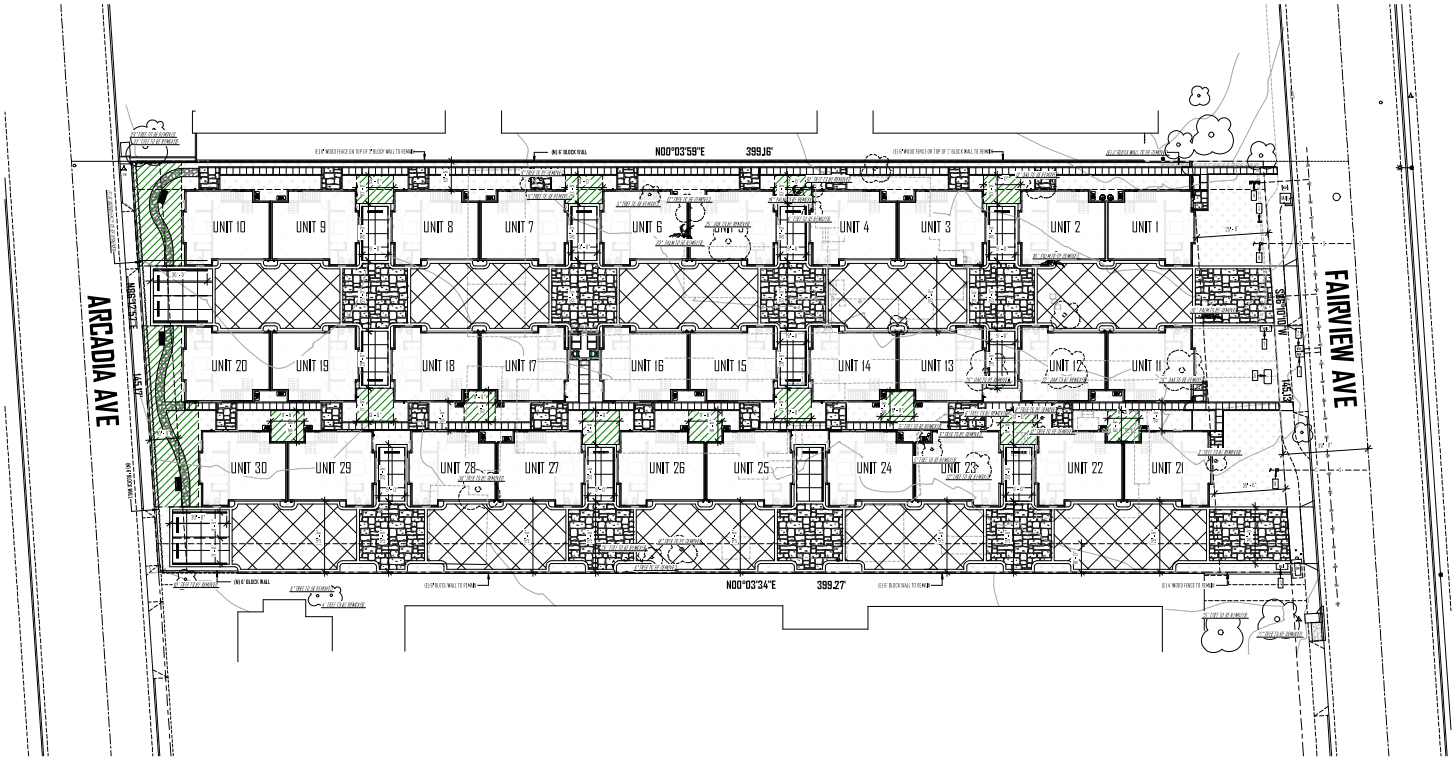
AS STAMP APPROVED

CALGREEN REQ.

SHEET NO.
A-0.2

DATE 07/28/2023

DISCLAIMER: *THIS DOCUMENT IS PROVIDED AND INTENDED TO BE USED AS A MEANS TO INDICATE AREAS OF COMPLIANCE WITH THE CALIFORNIA GREEN BUILDING STANDARDS (CALGREEN) CODE. DUE TO THE VARIABLES BETWEEN BUILDING DEPARTMENT JURISDICTIONS, THIS CHECKLIST IS TO BE USED ON AN INDIVIDUAL PROJECT BASIS AND MAY BE MODIFIED BY THE END USER TO MEET THOSE INDIVIDUAL NEEDS. THE END USER ASSUMES ALL RESPONSIBILITY ASSOCIATED WITH THE USE OF THIS DOCUMENT, INCLUDING VERIFICATION WITH THE FULL CODE.*



1. WATER METER AND DOUBLE POST WATER COMPANY "A" SIZING MASTER METER
2. CONSTRUCT 1500 G.P.M. FIRE WATER METER FOR IRRIGATION SYSTEMS
3. CONSTRUCT CAST TRADING STONE BACKFLOW PREVENTER
4. INSTALL 4" SCH. 80 PVC CLEANOUT PIPE INSTALLED IN THE LATERAL AT NEAR OF WAY TO BE REVIEWED AND APPROVED BY PUBLIC WORKS PRIOR TO ISSUANCE OF PERMIT (TYP.)
5. 30" X 48" TRANSFORMER BOX
6. CURBS, GUTTERS, AND SIDEWALKS MAY BE REQUIRED TO BE REMOVED AND REPLACED PER CITY STANDARDS
7. SALISBURY LOCATOR BOX (TYP.)
8. INSTALL 4" DIA SWEPT TEE PIPE PER SPEC TO FOR GROUND LEVEL UPPER FLOORS SHALL NOT GO THROUGH THE GROUNDWATER VALVE

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

Eric Tsang Architects
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LICENSED ARCHITECT
C-30956
STATE OF CALIFORNIA

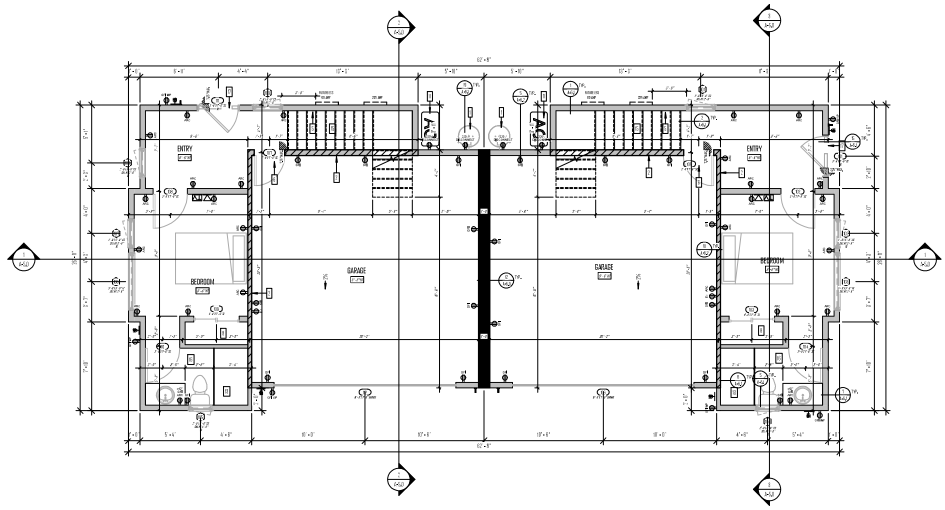
No.	DESCRIPTION	DATE

FAIRVIEW 30-UNIT CONDOMINIUM
514 – 560 FAIRVIEW AVE
ARCADIA, CA 91007

PLANNING APPROVAL

SITE PLAN

SHEET NO.
A-1.0



1 1ST FLOOR CONSTRUCTION PLAN
1/4" = 1'-0"

FLOOR PLAN NOTES

1. THE NFRC TEMPORARY LABEL DISPLAYED ON WINDOWS MUST REMAIN ON THE UNIT UNTIL FINAL INSPECTION HAS BEEN COMPLETED.
2. FOR ALL GLAZING AT DOOR AND WINDOW:
   A. U-FACTOR: 0.30
   B. SHGC: 0.23
3. BASEMENTS, HABITABLE ATTICS AND EVERY SLEEPING ROOM SHALL HAVE AT LEAST ONE OPERABLE EMERGENCY ESCAPE AND RESCUE OPENING HAVING A MINIMUM NET CLEAR OPENING OF 5.7 SQUARE FEET EXCEPT FOR GRADE FLOOR OPENINGS SHALL HAVE A MINIMUM NET CLEAR OPENING OF 5 SQUARE FEET. THE MIN. NET CLEAR OPENING HEIGHT SHALL BE 24 IN. WIDTH SHALL BE 20 IN. MIN. AND BOTTOM OF THE CLEAR OPENING SHALL BE NO GREATER THAN 44 INCHES MEASURED FROM THE FLOOR.
4. A MINIMUM OF FOUR BRANCH CIRCUITS SHALL BE IDENTIFIED AND HAVE THEIR SOURCE OF SUPPLY COLLOCATED AT A SINGLE PANELBOARD SUITABLE TO BE SUPPLIED BY THE ESS. AT LEAST ONE CIRCUIT SHALL SUPPLY THE REFRIGERATOR, ONE LIGHTING CIRCUIT SHALL BE LOCATED NEAR THE PRIMARY EGRESS AND AT LEAST ONE CIRCUIT SHALL SUPPLY A SLEEPING ROOM RECEPTACLE OUTLET.
5. **GAS COOKTOP:** A DEDICATED 240 VOLT BRANCH CIRCUIT WIRING SHALL BE INSTALLED WITHIN 3 FEET FROM THE COOKTOP AND ACCESSIBLE TO THE COOKTOP WITH NO OBSTRUCTIONS. THE BRANCH CIRCUIT CONDUCTORS SHALL BE RATED AT 50 AMPS MINIMUM. THE BLANK COVER SHALL BE IDENTIFIED AS "240V READY." ALL ELECTRICAL COMPONENTS SHALL BE INSTALLED IN ACCORDANCE WITH THE CALIFORNIA ELECTRICAL CODE. THE MAIN ELECTRICAL SERVICE PANEL SHALL HAVE A RESERVED SPACE TO ALLOW FOR THE INSTALLATION OF A DOUBLE POLE CIRCUIT BREAKER FOR A FUTURE ELECTRIC COOKTOP INSTALLATION. THE RESERVED SPACE SHALL BE PERMANENTLY MARKED AS "FOR FUTURE 240V USE.
6. **GAS DRYER:** A DEDICATED 240 VOLT BRANCH CIRCUIT WIRING SHALL BE INSTALLED WITHIN 3 FEET FROM THE CLOTHES DRYER LOCATION AND ACCESSIBLE TO THE CLOTHES DRYER LOCATION WITH NO OBSTRUCTIONS. THE BRANCH CIRCUIT CONDUCTORS SHALL BE RATED AT 30 AMPS MINIMUM. THE BLANK COVER SHALL BE IDENTIFIED AS "240V READY." ALL ELECTRICAL COMPONENTS SHALL BE INSTALLED IN ACCORDANCE WITH THE CALIFORNIA ELECTRICAL CODE. THE MAIN ELECTRICAL SERVICE PANEL SHALL HAVE A RESERVED SPACE TO ALLOW FOR THE INSTALLATION OF A DOUBLE POLE CIRCUIT BREAKER FOR A FUTURE ELECTRIC CLOTHES DRYER INSTALLATION. THE RESERVED SPACE SHALL BE PERMANENTLY MARKED AS "FOR FUTURE 240V USE.
7. EVERY SLEEPING ROOM SHALL HAVE AT LEAST ONE OPERABLE EMERGENCY ESCAPE AND RESCUE OPENING HAVING A MINIMUM NET CLEAR OPENING OF 5.7 SQUARE FEET EXCEPT FOR GRADE FLOOR OPENINGS SHALL HAVE A MINIMUM NET CLEAR OPENING OF 5 SQUARE FEET. THE MIN. NET CLEAR OPENING HEIGHT SHALL BE 24 IN. WIDTH SHALL BE 20 IN. MIN. AND BOTTOM OF THE CLEAR OPENING SHALL BE NO GREATER THAN 44 INCHES MEASURED FROM THE FLOOR.
8. ESS READY INTERCONNECTION EQUIPMENT WITH A MINIMUM BACKED-UP CAPACITY OF 60 AMPS AND A MINIMUM OF FOUR ESS-SUPPLIED BRANCH CIRCUITS. SEE FLOOR PLAN FOR FUTURE LOCATION OF ESS PANEL
9. **FIXTURE MAXIMUM FLOWRATE**
   A. SHOWERHEADS- 1.8 GPM
   B. LAVATORY FAUCETS- 1.2 GPM
   C. KITCHEN FAUCETS- 1.8 GPM
   D. WATER CLOSETS- 1.28 GPF
10. THE SERVICE PANEL OR SUBPANEL CIRCUIT DIRECTORY SHALL IDENTIFY THE OVERCURRENT PROTECTIVE DEVICE SPACE(S) RESERVED FOR FUTURE EV CHARGIN AS EV CAPABLE. THE RACEWAY TERMINATION LOCATION SHALL BE PERMANENT AND VISIBLY MARKED EV CAPABLE.
11. THE PANEL OR SUBPANEL SHALL PROVIDE CAPACITY TO INSTALL A 40-AMPERE MINIMUM DEDICATED BRANCH CIRCUIT AND SPACE(S) RESERVED TO PERMIT INSTALLATION OF A BRANCH CIRCUIT OVERCURRENT PROTECTIVE DEVICE
12. RACEWAY SHALL ORIGINATE AT THE MAIN SERVICE OR A SUBPDANEL AND TERMINATE IN CLOSE PROXIMITY TO THE PROPOSED LOCATION OF THE CHARGING SYSTEM INTO A LISTED CABINET, BOX OR ENCLOSURE.
13. **IN AREA USED FOR CHARGING ELECTRIC VEHICLES, ELECTRIC EQUIPMENT SHALL BE INSTALLED PER (R328.2) GENERAL INSTALLATION REQUIREMENTS**
   A. THE ELECTRIC VEHICLE CHARGING SYSTEM SHALL BE LISTED BY A NATIONALLY RECOGNIZED TESTING LABORATORY (I.E., UL) IN COMPLIANCE WITH UL 2202 "STANDARD FOR ELECTRIC VEHICLE (EV) CHARGING SYSTEM EQUIPMENT(CEC 90.7)
   B. THE ELECTRIC VEHICLE CHARGING SYSTEM SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURERGUIDELINE AND SHALL BE SUITABLE FOR THE ENVIRONMENT (INDOOR/OUTDOOR). THE CHARGING STATION SHALL BE LABELVENTILATION NOT REQUIREDIN A LOCATION CLEARLY VISIBLE AFTER INSTALLATION. (CEC 625.15)
   C. SIZE THE ELECTRICAL PANEL FOR THE PROPOSED LOAD/CIRCUITS FROM THE ELECTRIC VEHICLE CHARGING SYSTEM.
   D. THE ELECTRIC VEHICLE CHARGING COUPLING (THE NOZZLE) SHALL BE LOCATED BETWEEN48 48" ABOVE THE FINISHED FLOOR. (CEC 625.29, 625.30)
14. THE NFRC TEMPORARY LABEL DISPLAYED ON WINDOWS MUST REMAIN ON THE UNIT UNTIL FINAL INSPECTION HAS BEEN COMPLETED.
15. ALL WINDOW/ GLAZING:
   A. U-FACTOR = 0.30
   B. SHGC = 0.23
   C. STC = 35
16. THE LOAD RESISTANCE OF GLASS UNDER UNIFORM LOAD SHALL BE DETERMINED IN ACCORDANCE WITH ASTM E 1300.

FLOOR PLAN LEGENDS

- A/C CONDENSER UNIT. PROVIDE 36" SQ CONCRETE PAD PER UNIT. 3" MIN ABOVE GRADE FUJITSU AOU48RLXFZ1 MULTISPLIT DUCTLESS HEATPUMP PER ENERGY REPORT 9.80 HSPF & 17.0 SEER
- TELEVISION ANTENNA WITH CABLE READY
- TELEPHONE OUTLET
- DUPLE WATERPROOF OUTLET/GFI
- DUPLEX OUTLET W/ GROUND FAULT CIRCUIT -INTERRUPTER
- DUPLEX CONVENIENCE OUTLET @12" ABOVE FLOOR & 9" ABOVE COUNTER @ KITCHEN & BATH
- DUPLEX OUTLET W/ ARC-FAULT INTERRUPTER
- FOR OUTLET LOCATED AT FIREWALL, PROTECT BOXES WITH LISTED 3M™ FIRE BARRIER MOLDABLE PUTTY PADS MPP+
- ELECTRICAL WATER HEATER 80 GALLON RHEEM XE80T10H22U0 OR EQUAL
- WASHER SPACE WITH HOSE BIBB PROVIDED
- DRYER SPACE WITH PROPER VENTILATION TO OUTSIDE AIR AND GAS HOOK-UP
- A 48" WID/ 72" HT REFRIGERATOR SPACE WITH WATER LINE PROVIDED
- 36" STOVE WITH 30" CLEARANCE WITH PROPER VENTILATION TO OUTSIDE AIR (180 CFM MIN.) PROVIDE EXHAUST HOOD ABOVE FOR A MAX. 3 SONES AT 100 CFM
- DW 24" WIDE DISHWASHER
- WATER CLOSET (1.28 GALLONS PER FLUSH MAX) 24" CLEAR IN FRONT AND 30" MIN WIDE COMPARTMENT.
- 225 AMP. MIN ELECTRICAL PANEL
  ELECTRICAL SERVICE GROUNDING GROUNDING SHALL BE REQUIRED AND THE ELECTRICAL SERVICE GROUNDING ELECTRODE SHALL BE
  - OF THE CONCRETE ENCASED TYPE.
  - LOCATED IN THE BOTTOM THREE (3) INCHES OF THE FOOTING.
  - NOT LESS THAN TWENTY (20) FEET IN LENGTH.
  - BARE COPPER CONDUCTOR, SIZED IN ACCORDANCE WITH THIS CODE, TABLE 250.66, BUT NOT SMALLER THAN NO. 4 A.W.G.
  - PANEL LOCATION NEEDS TO BE COORDINATED WITH EDISON CO.
- FUEL GAS VALVE
- HOSE BIB: ALL HOSE BIBS MUST BE PROTECTED BY AN ANTI SIPHON DEVICE (CPC 603.1)
- EXHAUST DUCT- 4" DIAMETER EXHAUST FOR DRYER, 6" DIAMETER EXHAUST FOR KITCHEN, LIMITED TO 14' AND 2 ELBOWS, REDUCE 2' FOR EVERY ELBOW IN EXCESS OF 2. (100 CFM MIN)
- ALL SHOWERS AND TUB-SHOWERS SHALL HAVE EITHER A PRESSURE BALANCE OR A THERMOSTATIC MIXING VALUE
- ROOF DECK DRAIN AND OVERFLOW DRAIN, CAST IRON DOWNSPOUT WITHIN EXTERIOR WALL

ABBRVIATIONS

AW	AWNING
CLST	CLOSET
CS	CASEMENT
DBL	DOUBLE
FD	FRENCH DOOR
HFRD	HALFROUND
PD	POCKET DOOR
SC	SOLID CORD
SL	SLIDING
TG	TEMPER GLASS
TRPL	TRIPLE

WINDOW SCHEDULE

#	WINDOW TYPE	WD.	HT.	SILL HT.	NOTES
101	CASEM.	2'-6"	5'-0"	2'-6"	
102	CASEM.	2'-6"	5'-0"	2'-6"	TG
103	FIXED2	5'-0"	5'-0"	2'-6"	
104	CASEM.	2'-0"	3'-6"	4'-0"	TG
105	CASEM.	2'-0"	3'-6"	4'-0"	TG
106	FIXED2	5'-0"	5'-0"	2'-6"	
107	CASEM.	2'-6"	5'-0"	2'-6"	TG
108	CASEM.	2'-6"	5'-0"	2'-6"	TG
109	CASEM.	2'-6"	5'-0"	2'-6"	TG
201	AWNING1	2'-6"	2'-6"	5'-6"	TG
202	CASEM.	2'-6"	5'-0"	3'-0"	
203	CASEM.	2'-6"	5'-0"	3'-0"	
204	CASEM.	2'-6"	5'-0"	3'-0"	
205	FIXED2	5'-0"	5'-0"	3'-0"	
206	CASEM.	2'-6"	5'-0"	3'-0"	
207	FIXED2	5'-0"	5'-0"	3'-0"	
208	FIXED2	5'-0"	5'-0"	3'-0"	
209	CASEM.	2'-6"	5'-0"	3'-0"	
210	DBL.CASEMENT	5'-0"	5'-0"	3'-0"	
211	FIXED2	5'-0"	5'-0"	3'-0"	
212	CASEM.	2'-6"	5'-0"	3'-0"	
213	FIXED2	5'-0"	5'-0"	3'-0"	
214	CASEM.	2'-6"	5'-0"	3'-0"	
215	CASEM.	2'-6"	5'-0"	3'-0"	
216	CASEM.	2'-6"	5'-0"	3'-0"	
217	AWNING1	2'-6"	2'-6"	5'-6"	TG
301	AWNING1	2'-6"	2'-6"	5'-0"	
302	FIXED2	2'-6"	5'-0"	2'-0"	
303	CASEM.	2'-6"	5'-0"	2'-6"	
304	FIXED2	5'-0"	5'-0"	2'-6"	
305	CASEM.	2'-6"	5'-0"	2'-6"	
306	CASEM.	2'-6"	4'-6"	2'-6"	
307	CASEM.	2'-0"	4'-0"	3'-0"	
308	CASEM.	2'-6"	5'-0"	2'-6"	
309	FIXED2	5'-0"	5'-0"	2'-6"	
310	DBL.CASEMENT	5'-0"	5'-0"	3'-0"	
311	CASEM.	2'-0"	4'-0"	3'-0"	
312	CASEM.	2'-6"	4'-6"	2'-6"	
313	CASEM.	2'-6"	5'-0"	2'-6"	
314	FIXED2	5'-0"	5'-0"	2'-6"	
315	CASEM.	2'-6"	5'-0"	2'-6"	
316	FIXED2	2'-6"	5'-0"	2'-0"	
317	AWNING1	2'-6"	2'-6"	5'-0"	

DOOR SCHEDULE

#	DOOR TYPE	WD.	HT.	NOTES
101	PIVOT	3'-6"	7'-6"	TG
102	SINGLE FLUSH	3'-0"	7'-6"	
103	HORIZ. SLIDER	4'-0"	7'-6"	
104	SINGLE FLUSH	3'-0"	7'-6"	
105	SINGLE FLUSH	2'-8"	7'-6"	
106	GARAGE	16'-0"	7'-0"	
107	SINGLE FLUSH	2'-8"	7'-6"	
108	SINGLE FLUSH	3'-0"	7'-6"	
109	HORIZ. SLIDER	4'-0"	7'-6"	
110	SINGLE FLUSH	3'-0"	7'-6"	
111	PIVOT	3'-6"	7'-6"	TG
112	GARAGE	16'-0"	7'-0"	
201	SINGLE FLUSH	2'-8"	7'-6"	
202	BIFOLD	4'-0"	7'-6"	
203	SINGLE FLUSH	2'-8"	7'-6"	
204	SINGLE FLUSH	2'-8"	7'-6"	
205	HORIZ. SLIDER	6'-0"	7'-6"	
206	BIFOLD	4'-0"	7'-6"	
207	SINGLE FLUSH	2'-8"	7'-6"	
208	SINGLE FLUSH	2'-8"	7'-6"	
209	HORIZ. SLIDER	6'-0"	7'-6"	
210	SINGLE FLUSH	2'-8"	7'-6"	
301	SINGLE FLUSH	2'-8"	7'-6"	
302	SINGLE FLUSH	2'-6"	7'-6"	
303	SINGLE FLUSH	2'-6"	7'-6"	
304	SINGLE FLUSH	2'-8"	7'-6"	
305	HORIZ. SLIDER	4'-0"	7'-6"	
306	SINGLE FLUSH	2'-6"	7'-6"	
307	SINGLE FLUSH	2'-8"	7'-6"	
308	SINGLE FLUSH	2'-6"	7'-6"	
309	SINGLE FLUSH	2'-8"	7'-6"	
310	SINGLE FLUSH	2'-6"	7'-6"	
311	HORIZ. SLIDER	4'-0"	7'-6"	
312	SINGLE FLUSH	2'-6"	7'-6"	

FLOOR PLAN KEYNOTE

1	ELECTRICAL WATER HEATER 50 GALLON RHEEM XE50T10H22U0 OR EQUAL
2	ONE HR. FIRE-RESISTIVE CONSTRUCTION R-19. -PROVIDE 5/8" TYPE 'X' GYPSUM BOARD AND 7/8" STUCCO AT ALL GARAGE SIDE WALL SEPARATING HABITABLE SPACE -PROVIDE 5/8" TYPE 'X' GYPSUM BOARD AT ENTIRE GARAGE CEILING USABLE SPACE UNDER STAIRWAY -PROVIDE 5/8" TYPE 'X' GYPSUM BOARD AT WALLS AND CEILING ON ALL WALLS AND CEILING AT WASHER/DRYER AND WATERHEATER. -ONE HOUR FIRE RESISTIVE CONSTRUCTION 5/8" GYP.BD. TYPE 'X' ON ALL WALLS, CEILING, POSTS, AND BEAMS ADJACENT TO OR SUPPORTING THE DWELLING. -ONE HOUR FIRE RESISTIVE CONSTRUCTION 5/8" GYP.BD. TYPE 'X' ON ALL WALLS AND CEILING OF WATER HEATER WHERE THE OCCUPANCY SEPARATION IS HORIZONTAL. STRUCTURAL MEMBERS SUPPORTING THE SEPARATION SHALL BE PROTECTED BY EQUIVALENT FIRE-RESISTIVE CONSTRUCTION
3	DROPPED CEILING
4	HIGH CEILING. DOUBLE HEIGHT SPACE (DIAGONAL HATCH)
5	STAIR WOOD OR IRON HANDRAIL- 34" TO 38" HIGH FROM TREAD. 42" MIN BALUSTER GUARD HANDRAIL. REQUIRED GUARDS SHALL NOT HAVE OPENINGS FROM WALKING SURFACE TO REQUIRED GUARD HEIGHT WHICH ALLOWS PASSAGE OF A SPHERE 4 INCHES IN DIAMETER
6	PROVIDE A 1 3/8" THICK DOOR. SELF-CLOSING AND SELF-LATCHING DOOR WITH 20 MIN. S-RATING AND TIGHT FITTING
7	STRAIGHT OPENING
8	CABINETS OR SHELVES
9	PROVIDE HOOD VENT TO OUTSIDE AIR AT KITCHEN & DRYER. EXHAUST DUCT- 4" DIAMETER EXHAUST FOR DRYER. 6" DIAMETER EXHAUST FOR KITCHEN. LIMITED TO 14' AND 2 ELBOWS. REDUCE 2' FOR EVERY ELBOW IN EXCESS OF 2.
10	PROVIDE A 6" X14" COMBUSTION AIR VENT WITH A 6" MAX HT ABOVE FINISH FLOOR
11	PROVIDE A 36" SQ CONCRETE PAD FOR THE A/C CONDENSER UNIT AND A NEARBY POSITIVE MEANS OF DISCONECT AND 120 VOLT RECEPTACLE. EXTERIOR PADS SUPPORTING COMPRESSOR/CONDENSER/WATER HEATER SHALL BE A MINIMUM OF 3" ABOVE GRADE. [MC909.3;PC 510.6]
12	7/8" STUCCO ON ALL EXTERIOR WALLS W/ THREE COAT APPLICATIONS APPROVED BUILDING PAPER UNDER EXTERIOR FINICHES. THREE LAYERS OF GRADE D PAPER SHALL BE APPLIED OVER ALL WOOD BASE SHEATHING.
13	WALL COVERING OF SHOWER OR TUBS WITHIN SHOWERS SHALL BE CEMENT PLASTER, TILE, OR APPROVED EQUAL TO A HEIGHT OF NOT LESS THAN 72 INCHES ABOVE DRAIN INLET. MATERIALS OTHER THAN STRUCTURAL ELEMENTS SHALL BE MOISTURE RESISTANT. GLASS ENCLOSURE DOORS AND PANE
14	SAFETY GLAZING/TEMPERED GLASS (SEE DOOR/WINDOW TAGS FOR "TG") ALL GLAZING IN HAZARDOUS LOCATIONS MUST BE IDENTIFIED BY A LABEL (PERMANENT IF TEMPERED) AS SAFETY GLAZING. [2406]-GLAZING IN ALL DOORS. -GLAZING IN BATH AND SHOWER ENCLOSURES -GLAZING WITHIN A 24" ARC OF A DOOR EDGE -PANELS OVER 9 SQUARE FEET HAVING THE LOWEST EDGE LESS THAN 18" ABOVE THE FINISH -FLOOR AND HAVING A TOP EDGE GREATER THAN 36" ABOVE THE FLOOR. -GLAZING 5'-0" FROM TOP OR BOTTOM OF STAIRWAYS WITH BOTTOM EDGE LESS THAN 60" ABOVE WALKING SURFACE -WARDROBE DOORS.

FLOOR PLAN KEYNOTE

15	STAIR -MINIMUM 36" WIDE STAIRWAY AND LANDINGS -THE LARGEST RISE OR RUN IN A FLIGHT OF STAIRS MAY NOT EXCEED THE SMALLEST BY MORE THAN 3/8" -DIMENSION HEADROOM OVER STAIRS TO HAVE 6'-8" MIN FROM NOSING OF TREAD.
16	VENTILATION DEVICE MUST BE VENTED TO THE OUTSIDE WITH EITHER INTERMITT ENT (KITCHEN 100 CFM, BATHROOM: 50 CFM) OR CONTINUOUS AIR (KITCHEN: 5 AC/H) [CECE150(o)]
17	LANDING. WITH A WIDTH NOT LESS THAN THE WIDTH OF DOOR AND LENGTH IN THE DIRECTION OF TRAVEL OF NOT LESS THAN 36 INCHES. WILL BE PROVIDED ON EACH SIDE OF DOORS. THE ELEVATION OF LANDING SHALL NOT EXCEED 1 1/2 INCH DIFFERENCE THAN THE THRESHOLD OF THE DOORWAY (7.75 INCH IF DOOR DOES NOT SWING OVER LANDING OR STEPS) [CRC R311.3]
18	APPLIANCE FIREPLACE. SEE PLAN FOR F.P. BOX SIZE. PROVIDE F.G. IGNITOR SWITCH. DIRECT VENT AND TERMINATION PER MFR. SPECS. SEE MFR. SPECS. FOR RAISED HEARTH REQ. (SUPERIOR VRT 4500) APPROVED TO US AND CANADIAN SAFETY PERFORMANCE STANDARDS ANSI Z21.99/CSA 2.33-M98 VENTED GAS FIREPLACE HEATERS.
19	THE EXHAUST FAN CONTROL USED FOR WHOLE-BUILDING CONTINUOUS OPERATION IS REQUIRED TO MAINTAIN MINIMUM LEVELS OF OUTSIDE AIR VENTILATION REQUIRED FOR GOOD HEALTH. THE FAN CONTROL SHOULD BE ON AT ALL TIMES WHEN THE BUILDING IS OCCUPIED, UNLESS THERE IS A SEVERE OUTDOOR AIR CONTAMINATION. "PANASONIC FV-13VK3 130/D CFM 6" DUCT" INSTALL PER MANUFACTURER'S SPEC. 114 CFM MIN. DUCT LOCATION: SECOND FLOOR HALLWAY. SEE REFLECTED CEILING PLAN
20	1 HR FIRE RATED/ FIRE BLOCKING IS REQUIRED IN CONCEALED SPACES 10' O.C. HORIZONTAL AND VERTICALLY AT THE CEILING AND FLOOR LEVELS. CONNECTIONS BETWEEN HORIZONTAL AND VERTICAL SPACES. CONCEALED SPACES BETWEEN STAIR AND LANDING. OPENINGS AROUND VENTS, PIPES, DUCTS, CABLES WIRES, CHIMNEYS AND FIREPLACE/ ALL DUCTS AND ELEVATOR SHAFTS
21	A DRYER COMPARTMENT SHALL BE PROVIDED WITH A MINIMUM OPENING OF 100 SQUARE INCHES FOR MAKEUP AIR IN THE DOOR OR BY OTHER APPROVED MEANS. [CMC 504.3.2]
22	WATER PROOF MATERIAL ENDURO PRODUCTS, INC. ICC-ESR- 2245, ENDURA-KOTE TOTAL SYSTEM MIN 1/4" THICK OVER 1/16" THICK MIN TEXTURE & COLOR COAT OVER 1/16" THICK MIN. 2ND COAT, OVER 1/8" THK. MIN. 1ST COAT, AND OVER 2.5 POUND PER SQUARE YARD GAL VANIZED METAL LATH OVER PLYWOOD ROOF SHEATING (TYP.)
23	ENCLOSED ACCESSIBLE SPACE UNDER STAIRS SHALL HAVE WALLS, UNDER-STAIR SURFACE AND ANY SOFFITS PROTECTED ON THE ENCLOSED SIDE WITH 1/2-INCH GYPSUM BOARD. BUILDING CODE 1009.6.3
24	WHERE THE WATER CLOSET IS NOT PLACED ADJACENT TO A SIDE WALL CAPABLE OF ACCOMMODATING A GRAB BAR, THE BATHROOM SHALL HAVE PROVISIONS FOR INSTALLATION OF FLOORMOUNTED, FOLDAWAY OR SIMILAR ALTERNATE GRAB BAR REINFORCEMENTS.

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No.	DESCRIPTION	DATE

FAIRVIEW 30-UNIT CONDOMINIUM
514-518 FAIRVIEW AVE
ARCADIA, CA 91007

AHJ STAMP APPROVAL

1ST FLOOR CONSTRUCTION PLAN

SHEET NO.
A-2.0

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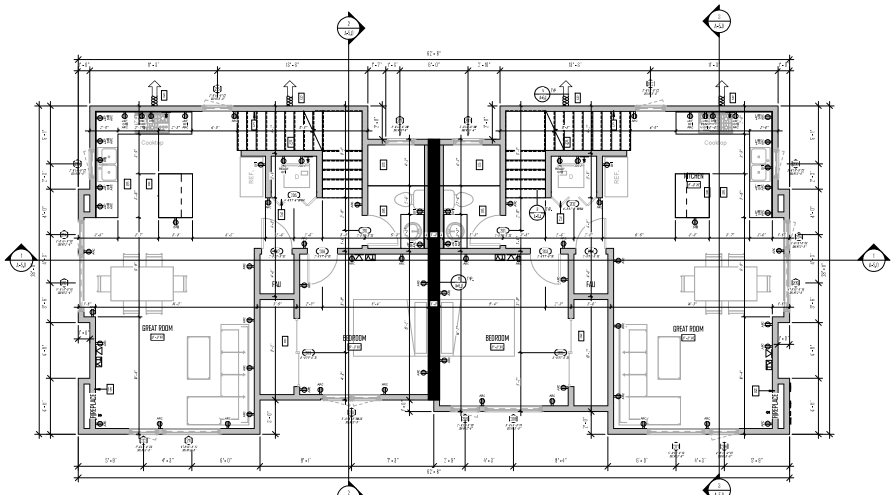

① 2ND FLOOR CONSTRUCTION PLAN
1/4" = 1'-0"

FLOOR PLAN NOTES

1. THE NFRC TEMPORARY LABEL DISPLAYED ON WINDOWS MUST REMAIN ON THE UNIT UNTIL FINAL INSPECTION HAS BEEN COMPLETED.
2. FOR ALL GLAZING AT DOOR AND WINDOW:
   A. U-FACTOR: 0.30
   B. SHGC: 0.23
3. BASEMENTS, HABITABLE ATTICS AND EVERY SLEEPING ROOM SHALL HAVE AT LEAST ONE OPERABLE EMERGENCY ESCAPE AND RESCUE OPENING HAVING A MINIMUM NET CLEAR OPENING OF 5.7 SQUARE FEET EXCEPT FOR GRADE FLOOR OPENINGS SHALL HAVE A MINIMUM NET CLEAR OPENING OF 5 SQUARE FEET. THE MIN. NET CLEAR OPENING HEIGHT SHALL BE 24 IN.. WIDTH SHALL BE 20 IN. MIN.. AND BOTTOM OF THE CLEAR OPENING SHALL BE NO GREATER THAN 44 INCHES MEASURED FROM THE FLOOR.
4. A MINIMUM OF FOUR BRANCH CIRCUITS SHALL BE IDENTIFIED AND HAVE THEIR SOURCE OF SUPPLY COLLOCATED AT A SINGLE PANELBOARD SUITABLE TO BE SUPPLIED BY THE ESS. AT LEAST ONE CIRCUIT SHALL SUPPLY THE REFRIGERATOR, ONE LIGHTING CIRCUIT SHALL BE LOCATED NEAR THE PRIMARY EGRESS AND AT LEAST ONE CIRCUIT SHALL SUPPLY A SLEEPING ROOM RECEPTACLE OUTLET.
5. **GAS COOKTOP:** A DEDICATED 240 VOLT BRANCH CIRCUIT WIRING SHALL BE INSTALLED WITHIN 3 FEET FROM THE COOKTOP AND ACCESSIBLE TO THE COOKTOP WITH NO OBSTRUCTIONS. THE BRANCH CIRCUIT CONDUCTORS SHALL BE RATED AT 50 AMPS MINIMUM. THE BLANK COVER SHALL BE IDENTIFIED AS "240V READY." ALL ELECTRICAL COMPONENTS SHALL BE INSTALLED IN ACCORDANCE WITH THE CALIFORNIA ELECTRICAL CODE. THE MAIN ELECTRICAL SERVICE PANEL SHALL HAVE A RESERVED SPACE TO ALLOW FOR THE INSTALLATION OF A DOUBLE POLE CIRCUIT BREAKER FOR A FUTURE ELECTRIC COOKTOP INSTALLATION. THE RESERVED SPACE SHALL BE PERMANENTLY MARKED AS "FOR FUTURE 240V USE.
6. **GAS DRYER:** A DEDICATED 240 VOLT BRANCH CIRCUIT WIRING SHALL BE INSTALLED WITHIN 3 FEET FROM THE CLOTHES DRYER LOCATION AND ACCESSIBLE TO THE CLOTHES DRYER LOCATION WITH NO OBSTRUCTIONS. THE BRANCH CIRCUIT CONDUCTORS SHALL BE RATED AT 30 AMPS MINIMUM. THE BLANK COVER SHALL BE IDENTIFIED AS "240V READY." ALL ELECTRICAL COMPONENTS SHALL BE INSTALLED IN ACCORDANCE WITH THE CALIFORNIA ELECTRICAL CODE. THE MAIN ELECTRICAL SERVICE PANEL SHALL HAVE A RESERVED SPACE TO ALLOW FOR THE INSTALLATION OF A DOUBLE POLE CIRCUIT BREAKER FOR A FUTURE ELECTRIC CLOTHES DRYER INSTALLATION. THE RESERVED SPACE SHALL BE PERMANENTLY MARKED AS "FOR FUTURE 240V USE.
7. EVERY SLEEPING ROOM SHALL HAVE AT LEAST ONE OPERABLE EMERGENCY ESCAPE AND RESCUE OPENING HAVING A MINIMUM NET CLEAR OPENING OF 5.7 SQUARE FEET EXCEPT FOR GRADE FLOOR OPENINGS SHALL HAVE A MINIMUM NET CLEAR OPENING OF 5 SQUARE FEET. THE MIN. NET CLEAR OPENING HEIGHT SHALL BE 24 IN.. WIDTH SHALL BE 20 IN. MIN.. AND BOTTOM OF THE CLEAR OPENING SHALL BE NO GREATER THAN 44 INCHES MEASURED FROM THE FLOOR.
8. ESS READY INTERCONNECTION EQUIPMENT WITH A MINIMUM BACKED-UP CAPACITY OF 60 AMPS AND A MINIMUM OF FOUR ESS-SUPPLIED BRANCH CIRCUITS. SEE FLOOR PLAN FOR FUTURE LOCATION OF ESS PANEL
9. **FIXTURE MAXIMUM FLOWRATE**
   A. SHOWERHEADS- 1.8 GPM
   B. LAVATORY FAUCETS- 1.2 GPM
   C. KITCHEN FAUCETS- 1.8 GPM
   D. WATER CLOSETS- 1.28 GPF
10. THE SERVICE PANEL OR SUBPANEL CIRCUIT DIRECTORY SHALL IDENTIFY THE OVERCURRENT PROTECTIVE DEVICE SPACE(S) RESERVED FOR FUTURE EV CHARGING AS EV CAPABLE. THE RACEWAY TERMINATION LOCATION SHALL BE PERMANENT AND VISIBLY MARKED EV CAPABLE.
11. THE PANEL OR SUBPANEL SHALL PROVIDE CAPACITY TO INSTALL A 40-AMPERE MINIMUM DEDICATED BRANCH CIRCUIT AND SPACE(S) RESERVED TO PERMIT INSTALLATION OF A BRANCH CIRCUIT OVERCURRENT PROTECTIVE DEVICE
12. RACEWAY SHALL ORIGINATE AT THE MAIN SERVICE OR A SUBPDANEL AND TERMINATE IN CLOSE PROXIMITY TO THE PROPOSED LOCATION OF THE CHARGING SYSTEM INTO A LISTED CABINET, BOX OR ENCLOSURE.
13. **IN AREA USED FOR CHARGING ELECTRIC VEHICLES, ELECTRIC EQUIPMENT SHALL BE INSTALLED PER (R328.2) GENERAL INSTALLATION REQUIREMENTS**
   A. THE ELECTRIC VEHICLE CHARGING SYSTEM SHALL BE LISTED BY A NATIONALLY RECOGNIZED TESTING LABORATORY (I.E., UL) IN COMPLIANCE WITH UL 2202 "STANDARD FOR ELECTRIC VEHICLE (EV) CHARGING SYSTEM EQUIPMENT(CEC 90.7)
   B. THE ELECTRIC VEHICLE CHARGING SYSTEM SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER GUIDELINE AND SHALL BE SUITABLE FOR THE ENVIRONMENT (INDOOR/OUTDOOR). THE CHARGING STATION SHALL BE LABEL VENTILATION NOT REQUIRED IN A LOCATION CLEARLY VISIBLE AFTER INSTALLATION. (CEC 625.15)
   C. SIZE THE ELECTRICAL PANEL FOR THE PROPOSED LOAD/CIRCUITS FROM THE ELECTRIC VEHICLE CHARGING SYSTEM.
   D. THE ELECTRIC VEHICLE CHARGING COUPLING (THE NOZZLE) SHALL BE LOCATED BETWEEN 18" 48" ABOVE THE FINISHED FLOOR. (CEC 625.29. 625.30)
14. THE NFRC TEMPORARY LABEL DISPLAYED ON WINDOWS MUST REMAIN ON THE UNIT UNTIL FINAL INSPECTION HAS BEEN COMPLETED.
15. ALL WINDOW/ GLAZING:
   A. U-FACTOR = 0.30
   B. SHGC = 0.23
   C. STC = 35
16. THE LOAD RESISTANCE OF GLASS UNDER UNIFORM LOAD SHALL BE DETERMINED IN ACCORDANCE WITH ASTM E 1300.

FLOOR PLAN LEGENDS

- A/C CONDENSER UNIT. PROVIDE 36" SQ CONCRETE PAD PER UNIT. 3" MIN ABOVE GRADE
  FUJITSU AOU48RLXFZ1 MULTISPLIT DUCTLESS HEATPUMP PER ENERGY REPORT 9.80 HSPF & 17.0 SEER
- TELEVISION ANTENNA WITH CABLE READY
- TELEPHONE OUTLET
- DUPLE WATERPROOF OUTLET/GFI
- DUPLEX OUTLET W/ GROUND FAULT CIRCUIT -INTERRUPTER
- DUPLEX CONVENIENCE OUTLET @12" ABOVE FLOOR & 9" ABOVE COUNTER @ KITCHEN & BATH
- DUPLEX OUTLET W/ ARC-FAULT INTERRUPTER
- FOR OUTLET LOCATED AT FIREWALL, PROTECT BOXES WITH LISTED 3M™ FIRE BARRIER MOLDABLE PUTTY PADS MPP+
- ELECTRICAL WATER HEATER 80 GALLON RHEEM XE80T10H22U0 OR EQUAL
- WASHER SPACE WITH HOSE BIBB PROVIDED
- DRYER SPACE WITH PROPER VENTILATION TO OUTSIDE AIR AND GAS HOOK-UP
- A 48" WID/ 72" HT REFIGERATOR SPACE WITH WATER LINE PROVIDED
- 36" STOVE WITH 30" CLEARANCE WITH PROPER VENTILATION TO OUTSIDE AIR (180 CFM MIN.) PROVIDE EXHAUST HOOD ABOVE FOR A MAX. 3 SONES AT 100 CFM
- 24" WIDE DISHWASHER
- WATER CLOSET (1.28 GALLONS PER FLUSH MAX) 24" CLEAR IN FRONT AND 30" MIN WIDE COMPARTMENT.
- 225 AMP. MIN ELECTRICAL PANEL
  ELECTRICAL SERVICE GROUNDING GROUNDING SHALL BE REQUIRED AND THE ELECTRICAL SERVICE GROUNDING ELECTRODE SHALL BE
  - OF THE CONCRETE ENCASED TYPE.
  - LOCATED IN THE BOTTOM THREE (3) INCHES OF THE FOOTING.
  - NOT LESS THAN TWENTY (20) FEET IN LENGTH.
  - BARE COPPER CONDUCTOR. SIZED IN ACCORDANCE WITH THIS CODE. TABLE 250.66, BUT NOT SMALLER THAN NO. 4 A.W.G.
  - PANEL LOCATION NEEDS TO BE COORDINATED WITH EDISON CO.
- FUEL GAS VALVE
- HOSE BIB: ALL HOSE BIBS MUST BE PROTECTED BY AN ANTI SIPHON DEVICE (CPC 603.1)
- EXHAUST DUCT- 4" DIAMETER EXHAUST FOR DRYER. 6" DIAMETER EXHAUST FOR KITCHEN. LIMITED TO 14' AND 2 ELBOWS, REDUCE 2' FOR EVERY ELBOW IN EXCESS OF 2. (100 CFM MIN)
- ALL SHOWERS AND TUB-SHOWERS SHALL HAVE EITHER A PRESSURE BALANCE OR A THERMOSTATIC MIXING VALUE
- ROOF DECK DRAIN AND OVERFLOW DRAIN. CAST IRON DOWNSPOUT WITHIN EXTERIOR WALL

ABBRVIATIONS

AW	AWNING
CLST	CLOSET
CS	CASEMENT
DBL	DOUBLE
FD	FRENCH DOOR
HFRD	HALFROUND
PD	POCKET DOOR
SC	SOLID CORD
SL	SLIDING
TG	TEMPER GLASS
TRPL	TRIPLE

WINDOW SCHEDULE

#	WINDOW TYPE	WD.	HT.	SILL HT.	NOTES
101	CASEM.	2'-6"	5'-0"	2'-6"	
102	CASEM.	2'-6"	5'-0"	2'-6"	TG
103	FIXED2	5'-0"	5'-0"	2'-6"	
104	CASEM.	2'-0"	3'-6"	4'-0"	TG
105	CASEM.	2'-0"	3'-6"	4'-0"	TG
106	FIXED2	5'-0"	5'-0"	2'-6"	
107	CASEM.	2'-6"	5'-0"	2'-6"	TG
108	CASEM.	2'-6"	5'-0"	2'-6"	TG
109	CASEM.	2'-6"	5'-0"	2'-6"	TG
201	AWNING1	2'-6"	2'-6"	5'-6"	TG
202	CASEM.	2'-6"	5'-0"	3'-0"	
203	CASEM.	2'-6"	5'-0"	3'-0"	
204	CASEM.	2'-6"	5'-0"	3'-0"	
205	FIXED2	5'-0"	5'-0"	3'-0"	
206	CASEM.	2'-6"	5'-0"	3'-0"	
207	FIXED2	5'-0"	5'-0"	3'-0"	
208	FIXED2	5'-0"	5'-0"	3'-0"	
209	CASEM.	2'-6"	5'-0"	3'-0"	
210	DBL.CASEMENT	5'-0"	5'-0"	3'-0"	
211	FIXED2	5'-0"	5'-0"	3'-0"	
212	CASEM.	2'-6"	5'-0"	3'-0"	
213	FIXED2	5'-0"	5'-0"	3'-0"	
214	CASEM.	2'-6"	5'-0"	3'-0"	
215	CASEM.	2'-6"	5'-0"	3'-0"	
216	CASEM.	2'-6"	5'-0"	3'-0"	
217	AWNING1	2'-6"	2'-6"	5'-6"	TG
301	AWNING1	2'-6"	2'-6"	5'-0"	
302	FIXED2	2'-6"	5'-0"	2'-0"	
303	CASEM.	2'-6"	5'-0"	2'-6"	
304	FIXED2	5'-0"	5'-0"	2'-6"	
305	CASEM.	2'-6"	5'-0"	2'-6"	
306	CASEM.	2'-6"	4'-6"	2'-6"	
307	CASEM.	2'-0"	4'-0"	3'-0"	
308	CASEM.	2'-6"	5'-0"	2'-6"	
309	FIXED2	5'-0"	5'-0"	2'-6"	
310	DBL.CASEMENT	5'-0"	5'-0"	3'-0"	
311	CASEM.	2'-0"	4'-0"	3'-0"	
312	CASEM.	2'-6"	4'-6"	2'-6"	
313	CASEM.	2'-6"	5'-0"	2'-6"	
314	FIXED2	5'-0"	5'-0"	2'-6"	
315	CASEM.	2'-6"	5'-0"	2'-6"	
316	FIXED2	2'-6"	5'-0"	2'-0"	
317	AWNING1	2'-6"	2'-6"	5'-0"	

DOOR SCHEDULE

#	DOOR TYPE	WD.	HT.	NOTES
101	PIVOT	3'-6"	7'-6"	TG
102	SINGLE FLUSH	3'-0"	7'-6"	
103	HORIZ. SLIDER	4'-0"	7'-6"	
104	SINGLE FLUSH	3'-0"	7'-6"	
105	SINGLE FLUSH	2'-8"	7'-6"	
106	GARAGE	16'-0"	7'-0"	
107	SINGLE FLUSH	2'-8"	7'-6"	
108	SINGLE FLUSH	3'-0"	7'-6"	
109	HORIZ. SLIDER	4'-0"	7'-6"	
110	SINGLE FLUSH	3'-0"	7'-6"	
111	PIVOT	3'-6"	7'-6"	TG
112	GARAGE	16'-0"	7'-0"	
201	SINGLE FLUSH	2'-8"	7'-6"	
202	BIFOLD	4'-0"	7'-6"	
203	SINGLE FLUSH	2'-8"	7'-6"	
204	SINGLE FLUSH	2'-8"	7'-6"	
205	HORIZ. SLIDER	6'-0"	7'-6"	
206	BIFOLD	4'-0"	7'-6"	
207	SINGLE FLUSH	2'-8"	7'-6"	
208	SINGLE FLUSH	2'-8"	7'-6"	
209	HORIZ. SLIDER	6'-0"	7'-6"	
210	SINGLE FLUSH	2'-8"	7'-6"	
301	SINGLE FLUSH	2'-8"	7'-6"	
302	SINGLE FLUSH	2'-6"	7'-6"	
303	SINGLE FLUSH	2'-6"	7'-6"	
304	SINGLE FLUSH	2'-8"	7'-6"	
305	HORIZ. SLIDER	4'-0"	7'-6"	
306	SINGLE FLUSH	2'-6"	7'-6"	
307	SINGLE FLUSH	2'-8"	7'-6"	
308	SINGLE FLUSH	2'-6"	7'-6"	
309	SINGLE FLUSH	2'-8"	7'-6"	
310	SINGLE FLUSH	2'-6"	7'-6"	
311	HORIZ. SLIDER	4'-0"	7'-6"	
312	SINGLE FLUSH	2'-6"	7'-6"	

FLOOR PLAN KEYNOTE

1	ELECTRICAL WATER HEATER 50 GALLON RHEEM XE50T10H22U0 OR EQUAL
2	ONE HR. FIRE-RESISTIVE CONSTRUCTION R-19. -PROVIDE 5/8" TYPE 'X' GYPSUM BOARD AND 7/8" STUCCO AT ALL GARAGE SIDE WALL SEPARATING HABITABLE SPACE -PROVIDE 5/8" TYPE 'X' GYPSUM BOARD AT ENTIRE GARAGE CEILING USABLE SPACE UNDER STAIRWAY -PROVIDE 5/8" TYPE 'X' GYPSUM BOARD AT WALLS AND CEILING ON ALL WALLS AND CEILING AT WASHER/DRYER AND WATERHEATER. -ONE HOUR FIRE RESISTIVE CONSTRUCTION 5/8" GYP.BD. TYPE 'X' ON ALL WALLS, CEILING, POSTS, AND BEAMS ADJACENT TO OR SUPPORTING THE DWELLING. -ONE HOUR FIRE RESISTIVE CONSTRUCTION 5/8" GYP.BD. TYPE 'X' ON ALL WALLS AND CEILING OF WATER HEATER WHERE THE OCCUPANCY SEPARATION IS HORIZONTAL. STRUCTURAL MEMBERS SUPPORTING THE SEPARATION SHALL BE PROTECTED BY EQUIVALENT FIRE-RESISTIVE CONSTRUCTION
3	DROPPED CEILING
4	HIGH CEILING. DOUBLE HEIGHT SPACE (DIAGONAL HATCH)
5	STAIR WOOD OR IRON HANDRAIL- 34" TO 38" HIGH FROM TREAD. 42" MIN BALUSTER GUARD HANDRAIL. REQUIRED GUARDS SHALL NOT HAVE OPENINGS FROM WALKING SURFACE TO REQUIRED GUARD HEIGHT WHICH ALLOWS PASSAGE OF A SPHERE 4 INCHES IN DIAMETER
6	PROVIDE A 1 3/8" THICK DOOR. SELF-CLOSING AND SELF-LATCHING DOOR WITH 20 MIN. S-RATING AND TIGHT FITTING
7	STRAIGHT OPENING
8	CABINETS OR SHELVES
9	PROVIDE HOOD VENT TO OUTSIDE AIR AT KITCHEN & DRYER. EXHAUST DUCT- 4" DIAMETER EXHAUST FOR DRYER. 6" DIAMETER EXHAUST FOR KITCHEN. LIMITED TO 14' AND 2 ELBOWS. REDUCE 2' FOR EVERY ELBOW IN EXCESS OF 2.
10	PROVIDE A 6"X14" COMBUSTION AIR VENT WITH A 6" MAX HT ABOVE FINISH FLOOR
11	PROVIDE A 36" SQ CONCRETE PAD FOR THE A/C CONDENSER UNIT AND A NEARBY POSITIVE MEANS OF DISCONECT AND 120 VOLT RECEPTACLE. EXTERIOR PADS SUPPORTING COMPRESSOR/CONDENSER/WATER HEATER SHALL BE A MINIMUM OF 3" ABOVE GRADE. [MC909.3;PC 510.6]
12	7/8" STUCCO ON ALL EXTERIOR WALLS W/ THREE COAT APPLICATIONS APPROVED BUILDING PAPER UNDER EXTERIOR FINISHES. THREE LAYERS OF GRADE D PAPER SHALL BE APPLIED OVER ALL WOOD BASE SHEATHING.
13	WALL COVERING OF SHOWER OR TUBS WITHIN SHOWERS SHALL BE CEMENT PLASTER, TILE, OR APPROVED EQUAL. TO A HEIGHT OF NOT LESS THAN 72 INCHES ABOVE DRAIN INLET. MATERIALS OTHER THAN STRUCTURAL ELEMENTS SHALL BE MOISTURE RESISTANT. GLASS ENCLOSURE DOORS AND PANE
14	SAFETY GLAZING/TEMPERED GLASS (SEE DOOR/WINDOW TAGS FOR "TG") ALL GLAZING IN HAZARDOUS LOCATIONS MUST BE IDENTIFIED BY A LABEL (PERMANENT IF TEMPERED) AS SAFETY GLAZING. [2406]-GLAZING IN ALL DOORS. -GLAZING IN BATH AND SHOWER ENCLOSURES -GLAZING WITHIN A 24" ARC OF A DOOR EDGE -PANELS OVER 9 SQUARE FEET HAVING THE LOWEST EDGE LESS THAN 18" ABOVE THE FINISH -FLOOR AND HAVING A TOP EDGE GREATER THAN 36" ABOVE THE FLOOR. -GLAZING 5'-0" FROM TOP OR BOTTOM OF STAIRWAYS WITH BOTTOM EDGE LESS THAN 60" ABOVE WALKING SURFACE -WARDROBE DOORS.

FLOOR PLAN KEYNOTE

15	STAIR -MINIMUM 36" WIDE STAIRWAY AND LANDINGS -THE LARGEST RISE OR RUN IN A FLIGHT OF STAIRS MAY NOT EXCEED THE SMALLEST BY MORE THAN 3/8" -DIMENSION HEADROOM OVER STAIRS TO HAVE 6'-8" MIN FROM NOSING OF TREAD.
16	VENTILATION DEVICE MUST BE VENTED TO THE OUTSIDE WITH EITHER INTERMITTENT (KITCHEN 100 CFM, BATHROOM: 50 CFM) OR CONTINUOUS AIR (KITCHEN: 5 AC/H) (CEC E150(o))
17	LANDING. WITH A WIDTH NOT LESS THAN THE WIDTH OF DOOR AND LENGTH IN THE DIRECTION OF TRAVEL OF NOT LESS THAN 36 INCHES. WILL BE PROVIDED ON EACH SIDE OF DOORS. THE ELEVATION OF LANDING SHALL NOT EXCEED 1 1/2 INCH DIFFERENCE THAN THE THRESHOLD OF THE DOORWAY (7.75 INCH IF DOOR DOES NOT SWING OVER LANDING OR STEPS) (CRC R311.3)
18	APPLIANCE FIREPLACE. SEE PLAN FOR F.P. BOX SIZE. PROVIDE F.G. IGNITOR SWITCH. DIRECT VENT AND TERMINATION PER MFR. SPECS.. SEE MFR. SPECS. FOR RAISED HEARTH REQ. (SUPERIOR VRT 4500) APPROVED TO US AND CANADIAN SAFETY PERFORMANCE STANDARDS ANSI Z21.99/CSA 2.33-M98 VENTED GAS FIREPLACE HEATERS.
19	THE EXHAUST FAN CONTROL USED FOR WHOLE-BUILDING CONTINUOUS OPERATION IS REQUIRED TO MAINTAIN MINIMUM LEVELS OF OUTSIDE AIR VENTILATION REQUIRED FOR GOOD HEALTH. THE FAN CONTROL SHOULD BE ON AT ALL TIMES WHEN THE BUILDING IS OCCUPIED. UNLESS THERE IS A SEVERE OUTDOOR AIR CONTAMINATION. "PANASONIC FV-13VK3 130/D CFM 6" DUCT" INSTALL PER MANUFACTURER'S SPEC. 114 CFM MIN. DUCT LOCATION: SECOND FLOOR HALLWAY. SEE REFLECTED CEILING PLAN
20	1 HR FIRE RATED/ FIRE BLOCKING IS REQUIRED IN CONCEALED SPACES 10' O.C. HORIZONTAL AND VERTICALLY AT THE CEILING AND FLOOR LEVELS. CONNECTIONS BETWEEN HORIZONTAL AND VERTICAL SPACES. CONCEALED SPACES BETWEEN STAIR AND LANDING. OPENINGS AROUND VENTS, PIPES, DUCTS, CABLES WIRES, CHIMNEYS AND FIREPLACE/ ALL DUCTS AND ELEVATOR SHAFTS
21	A DRYER COMPARTMENT SHALL BE PROVIDED WITH A MINIMUM OPENING OF 100 SQUARE INCHES FOR MAKEUP AIR IN THE DOOR OR BY OTHER APPROVED MEANS. [CMC 504.3.2]
22	WATER PROOF MATERIAL ENDURO PRODUCTS, INC. ICC-ESR- 2245. ENDURA-KOTE TOTAL SYSTEM MIN 1/4" THICK OVER 1/16" THICK MIN TEXTURE & COLOR COAT OVER 1/16" THICK MIN. 2ND COAT. OVER 1/8" THK. MIN. 1ST COAT. AND OVER 2.5 POUND PER SQUARE YARD GAL VANIZED METAL LATH OVER PLYWOOD ROOF SHEATING (TYP.)
23	ENCLOSED ACCESSIBLE SPACE UNDER STAIRS SHALL HAVE WALLS, UNDER-STAIR SURFACE AND ANY SOFFITS PROTECTED ON THE ENCLOSED SIDE WITH 1/2-INCH GYPSUM BOARD. BUILDING CODE 1009.6.3
24	WHERE THE WATER CLOSET IS NOT PLACED ADJACENT TO A SIDE WALL CAPABLE OF ACCOMMODATING A GRAB BAR, THE BATHROOM SHALL HAVE PROVISIONS FOR INSTALLATION OF FLOORMOUNTED, FOLDAWAY OR SIMILAR ALTERNATE GRAB BAR REINFORCEMENTS.

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Architects

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LICENSED ARCHITECT
ERIC CHI WANG TSANG
C-38568
10-31-202_
RENEWAL DATE
STATE OF CALIFORNIA

No.	DESCRIPTION	DATE

FAIRVIEW 30-UNIT CONDOMINIUM

514-518 FAIRVIEW AVE
ARCADIA, CA 91007

AHJ STAMP APPROVAL

2ND FLOOR CONSTRUCTION PLAN

SHEET NO.
A-2.1

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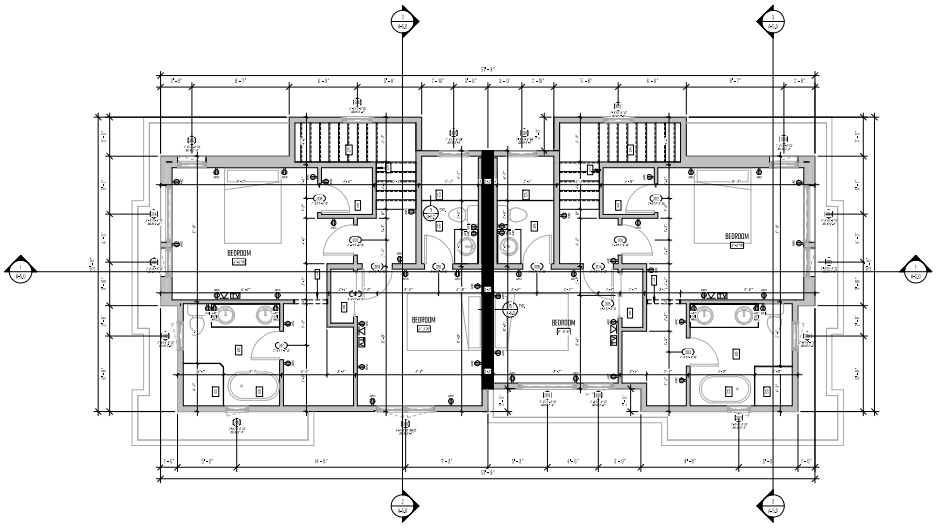


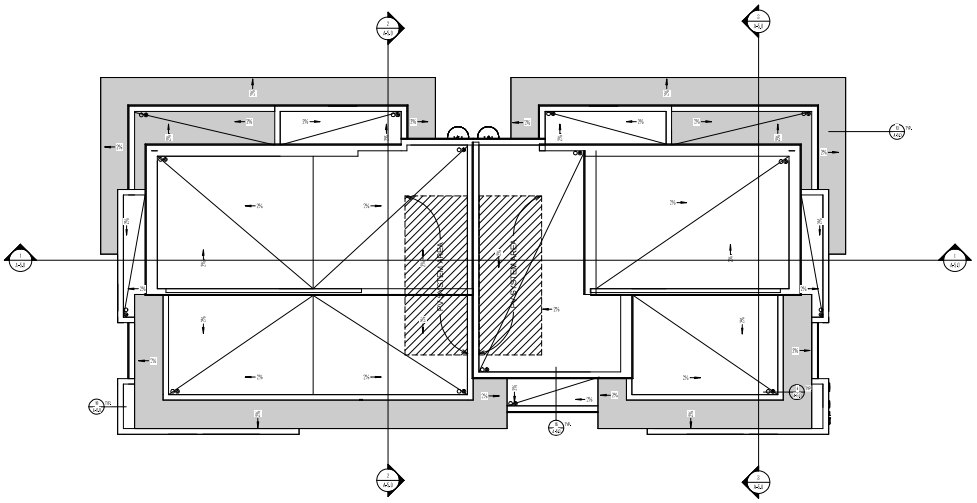
1 3RD FLOOR CONSTRUCTION PLAN
1/4" = 1'-0"

FLOOR PLAN NOTES

1. THE FIRE TEMPORARY LABEL DISPLAYED ON WINDOWS MUST REMAIN ON THE UNIT UNTIL FINAL INSPECTION HAS BEEN COMPLETED.
2. FOR ALL GLAZING AT FLOOR OPENINGS:
   a. CASEMENT: 4.20
   b. SINGLE: 4.20
3. BASEMENTS, WORKABLE ATTICS AND UTILITY SPACES ROOM SHALL HAVE AT LEAST ONE OPENABLE EMERGENCY EGRESS AND RESCUE OPENING HAVING A MINIMUM NET CLEAR OPENING OF 5.7 SQUARE FEET EXCEPT FOR GRADE FLOOR OPENINGS WHICH SHALL HAVE A MINIMUM NET CLEAR OPENING OF 5 SQUARE FEET. THE NET CLEAR OPENING HEIGHT SHALL BE 24 IN. AND THE NET CLEAR OPENING WIDTH SHALL BE 20 IN. THE FINISH SILL HEIGHT SHALL NOT BE GREATER THAN 44 INCHES MEASURED FROM THE FLOOR.
4. A MINIMUM OF FOUR BRANCH CIRCUITS SHALL BE REQUIRED AND ONE FOR EACH OF THE FOLLOWING SHALL BE PROVIDED: ONE FOR THE LIVING ROOM, ONE FOR THE KITCHEN, DINING ROOM AND HALLWAY, ONE FOR THE BEDROOMS AND ONE FOR THE LAUNDRY. THE LAUNDRY CIRCUIT SHALL NOT BE USED TO SUPPLY OTHER OUTLETS. ONE CIRCUIT SHALL BE ALLOCATED FOR THE PRIMARY FURNACE AND AT LEAST ONE CIRCUIT SHALL SUPPLY A BUILTIN HOMERUN RECEPTACLE OUTLET.
5. **EAC DEVICES** EVERY UNIT SHALL BE PROVIDED WITH AT LEAST ONE 15 AMP OR 20 AMP BRANCH CIRCUIT SHALL BE INSTALLED FOR ELECTRIC EQUIPMENT. EAC DEVICES SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS AND THE CALIFORNIA ELECTRICAL CODE. THE MANUFACTURER'S INSTRUCTIONS SHALL BE KEPT ON THE PREMISES. ALL ELECTRICAL COMPONENTS SHALL BE INSTALLED IN ACCORDANCE WITH THE CALIFORNIA ELECTRICAL CODE, THE MANUFACTURER'S INSTRUCTIONS SHALL HAVE A RECORDED SPACE TO ALLOW FOR THE INSTALLATION OF A DOUBLE POLE CIRCUIT BREAKER FOR A FUTURE ELECTRIC VEHICLE CHARGING STATION. THE RESERVED SPACE SHALL BE PERMANENTLY MARKED AS "RESERVED FOR EVSE".
6. **EAC SERVICE** EVERY UNIT SHALL HAVE A BRANCH CIRCUIT WHICH SHALL BE INSTALLED WITH A SWEEP FROM THE CLOTHES DRYER LOCATION AND ACCESSIBLE TO THE CLOTHES DRYER LOCATION WITHIN 3 FEET OF THE CLOTHES DRYER. THE BRANCH CIRCUIT CONDUCTORS SHALL BE RATED AT 30 AMPS MINIMUM. THE BRANCH CIRCUIT SHALL BE IDENTIFIED AT THE PANELBOARD. ALL ELECTRICAL COMPONENTS SHALL BE INSTALLED IN ACCORDANCE WITH THE CALIFORNIA ELECTRICAL CODE. THE MANUFACTURER'S INSTRUCTIONS SHALL BE KEPT ON THE PREMISES. ALL ELECTRICAL COMPONENTS SHALL HAVE A RECESSED SPACE TO ALLOW FOR THE INSTALLATION OF A DOUBLE POLE CIRCUIT BREAKER FOR A FUTURE ELECTRIC CLOTHES DRYER. THE RESERVED SPACE SHALL BE PERMANENTLY MARKED AS "FOR FUTURE DRYER USE".
7. EVERY CLOTHES ROOM SHALL HAVE AT LEAST ONE OPENABLE EMERGENCY EGRESS AND RESCUE OPENING HAVING A MINIMUM NET CLEAR OPENING OF 5.7 SQUARE FEET EXCEPT FOR GRADE FLOOR OPENINGS WHICH SHALL HAVE A MINIMUM NET CLEAR OPENING OF 5 SQUARE FEET. THE NET CLEAR OPENING HEIGHT SHALL BE 24 IN., AND THE NET CLEAR OPENING WIDTH SHALL BE 20 IN. AND BOTTOM OF THE CLEAR OPENING SHALL BE NO GREATER THAN 44 INCHES MEASURED FROM THE FLOOR.
8. ALL HEATING AND AIR CONDITIONING EQUIPMENT WITH A MINIMUM RATED CAPACITY OF 30 AMPS AND A MINIMUM POWER SUPPLY SUPPORTED BRANCH CIRCUIT, SEE FLOOR PLAN FOR FUTURE LOCATION OF EQUIPMENT.
9. **FIXTURE MAXIMUM FLOWRATE**
   a. SHOWERHEAD = 1.8 GPM
   b. LAVATORY FAUCET= 1.2 GPM
   c. KITCHEN FAUCET= 1.8 GPM
   d. WATER CLOSET= 1.28 GPF
10. THE SERVICE PANEL IS LOCATED: EXCEPT AS OTHERWISE SHALL BE APPROVED BY THE ENFORCEMENT AGENCY, THE MAXIMUM PERMISSIBLE DISTANCE FROM ALL DWELLING UNITS SHALL BE 150 FEET MEASURED ALONG A HORIZONTAL AND VERTICAL PATH.
11. THE PANEL OR SUBPANEL SHALL PROVIDE CAPACITY TO INSTALL A 40-AMPERE MINIMUM DEDICATED BRANCH CIRCUIT AND SPACES RESERVED TO PERMIT INSTALLATION OF A BRANCH CIRCUIT OVERCURRENT PROTECTIVE DEVICE.
12. RACEWAYS SHALL BE INSTALLED AT THE MAIN SERVICE OR A SUBPANEL AND TERMINATE IN CLOSED PROXIMITY TO THE PROPOSED LOCATION OF THE CHARGING SYSTEM WITH A CAPACITY SUFFICIENT TO ACCOMMODATE THE ELECTRICAL CIRCUIT REQUIRED.
13. **PLUMBING FOR CHARGING ELECTRIC VEHICLES. ELECTRIC EQUIPMENT SHALL BE INSTALLED PER ARTICLE 2 GENERAL LOCATION REQUIREMENTS.**
   a. THE ELECTRIC VEHICLE CHARGING SYSTEM SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS AND THE CALIFORNIA ELECTRICAL CODE. THE MANUFACTURER'S INSTRUCTIONS SHALL BE KEPT ON THE PREMISES.
   b. THE ELECTRIC VEHICLE CHARGING SYSTEM SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS AND SHALL BE LISTED BY THE ENFORCEMENT AGENCY. THE CHARGING SYSTEM SHALL BE LABELED AS A DEDICATED EQUIPMENT AND INSTALLED WITH A DEDICATED BRANCH CIRCUIT.
   c. SEE THE ELECTRICAL PANEL FOR THE PROPOSED LOCATION OF THE DEDICATED CIRCUIT BREAKER FOR THE CHARGING SYSTEM.
   d. THE ELECTRIC VEHICLE CHARGING SYSTEM SHALL BE INSTALLED IN A LOCATION WHERE IT WILL NOT BE DAMAGED BY NORMAL VEHICLE OPERATION.
14. THE FIRE TEMPORARY LABEL DISPLAYED ON WINDOWS MUST REMAIN ON THE UNIT UNTIL FINAL INSPECTION HAS BEEN COMPLETED.
15. ALL WINDOWS GLAZING:
   a. CASEMENT = 4.20
   b. SINGLE = 4.20
   c. ETC = 30
16. THE LEAKAGE RATE UNIT OF GLASS HAVE TO PERFORM LEAST SHALL BE ATTEMPTED IN ACCORDANCE WITH ASTM E 1424.

FLOOR PLAN LEGENDS

- A/C CONDENSER PAD, MINIMUM 30" SQ. CONCRETE PAD FOR A/C SO AS ABOVE GRADE OR AS OTHERWISE APPROVED BY MANUFACTURER, PER LOCAL REQUIREMENTS AND CODE
- TELEVISION ANTENNA WITH CABLE READY
- TELEPHONE OUTLET
- SMOKE ALARM/DETECTOR (SEE NOTE 1)
- DUPLEX OUTLET, W/ GROUND FAULT CIRCUIT INTERRUPTER
- DUPLEX OUTLET MOUNTED ABOVE COUNTER
- DUPLEX OUTLET W/ ARC-FAULT INTERRUPTER
- FOR BUILT LOCATED AT PERIMETER, PROTECT BOXES WITH FLUSH MOUNTED WATER RESISTANT COVERS
- ELECTRICAL WATER HEATER TO BE LOCATED ON GROUND FLOOR
- WASHER SPACE WITH HOSE BIBB PROVIDED
- DRYER SPACE WITH PROPER VENTILATION TO OUTSIDE AIR AND GAS HOOK-UP
- 3-HR RATED "X" GYP BOARD AT DRIVE WAY WALLS (IF APPLICABLE)
- 30" STOVE WITH 30" CLEARANCE WITH PROPER VENTILATION TO OUTSIDE AIR (SEE MECHANICAL PLANS) CONNECT GAS LINE WITH FLEXIBLE STAINLESS STEEL TUBING
- 24" WIDE DISHWASHER
- WATER CLOSET (1.28 GALLONS PER FLUSH MAXIMUM) - QUANTITY AND SIZE AS SHOWN
- 24" WIDE SHOWER
- SHOWER SPACE WITH MIN. 1024 SQ. IN. AREA AND MIN. 30" DIAMETER CIRCLE



1 ROOF PLAN (BUILDING #1)
1/4" = 1'-0"

FLOOR PLAN NOTES

1. THE FIRE TEMPORARY LINES DESCRIBED ON DRAWING MUST REMAIN ON THE JOB SITE UNTIL FINAL INSPECTION HAS BEEN COMPLETED.
2. FOR ALL GLAZING AT DOOR OPENINGS:
   A. SAFETY GLASS
   B. SHOE - 4.20
3. BASEMENTS, HABITABLE ATTICS AND EVERY SLEEPING ROOM SHALL HAVE AT LEAST ONE OPERABLE EMERGENCY ESCAPE AND RESCUE OPENING HAVING A MINIMUM NET CLEAR OPENING OF 5.7 SQUARE FEET EXCEPT FOR GRADE FLOOR OPENINGS WHICH SHALL HAVE A MINIMUM NET CLEAR OPENING OF 5 SQUARE FEET. THE MINIMUM NET CLEAR OPENING HEIGHT SHALL BE 24 IN. AND THE MINIMUM NET CLEAR OPENING WIDTH SHALL BE 20 IN. THE BOTTOM OF THE CLEAR OPENING SHALL BE NOT GREATER THAN 44 INCHES MEASURED FROM THE FLOOR.
4. A MINIMUM OF FOUR BRANCH CIRCUITS SHALL BE PROVIDED AND EACH CIRCUIT SHALL BE CLASSIFIED AS A SINGLE OVERCURRENT DEVICE TO BE SUPPLIED BY THE LOCAL LAUNDRY ROOM. EACH CIRCUIT SHALL SUPPLY THE REFRIGERATOR, ONE LIGHTING CIRCUIT SHALL BE LOCATED NEAR THE PRIMARY ENTRY, AND AT LEAST ONE CIRCUIT SHALL SUPPLY A BEDROOM RECEPTACLE OUTLET.
5. **GAS SERVICES** SYSTEM SIZED THE GAS PIPING SYSTEM BEFORE ANY CONCEALMENT OR COVERING OF THE PIPING. ALL GAS PIPING SHALL BE INSTALLED IN A WORKMANLIKE MANNER. GAS PIPING SHALL NOT BE USED TO SUPPORT OTHER PIPING. PIPING SHALL NOT BE RUN IN OR THROUGH AIR DUCTS, CLOTHES CHUTES, CHIMNEYS OR FLUES, GUTTERS, SADDLES, OR SLEEVES. PIPING SHALL NOT BE RUN IN ELEVATOR, DUMBWAITER OR ESCALATOR SHAFTS. PIPING SHALL BE ADEQUATELY SUPPORTED AND PROTECTED FROM DAMAGE. PIPING SHALL BE SUPPORTED AT INTERVALS NOT EXCEEDING THE APPROPRIATE SPACING SPECIFIED IN TABLE 12-1. PIPING SHALL BE PROTECTED FROM CORROSION AND EXPANSION AND CONTRACTION AS REQUIRED BY THE CODE. PIPING SHALL BE TESTED AS PRESCRIBED BY THE CODE. PIPING SHALL BE PURGED AS PRESCRIBED BY THE CODE. APPLIANCES SHALL BE CONNECTED TO THE PIPING SYSTEM BY RIGID METALLIC PIPE AND FITTINGS, COPPER TUBING OR APPROVED FLEXIBLE CONNECTORS. APPLIANCES SHALL BE VENTED AS REQUIRED BY THE CODE.
6. **GAS SERVICES** EXTERIOR GAS PIPE RISERS SHALL BE INSTALLED WITHIN STREET FRONTAGE CLOTHES DRYER LOCATION AND ACCESSIBLE TO THE CLOTHES DRYER LOCATION WITHIN 5 FEET (1524 MM) OF THE APPLIANCE. THE BRANCH CIRCUIT CONDUCTORS SHALL BE SIZED AT 30 AMPS MINIMUM. THE BRANCH CIRCUIT SHALL BE RATED AT 240 VOLTS. ALL ELECTRICAL COMPONENTS SHALL BE INSTALLED IN ACCORDANCE WITH THE CALIFORNIA ELECTRICAL CODE. THE NON-ELECTRICAL CONNECTIONS SHALL HAVE A RECEIVED SIGNED TO ALLOW FOR THE INSTALLATION OF A DOUBLE POLE CIRCUIT BREAKER FOR A FUTURE ELECTRIC CLOTHES DRYER. CLOTHES DRYER EXHAUST SHALL BE PROVIDED WITH A MINIMUM OF 24 INCHES (610 MM) CLEARANCE FOR SERVICE AND REPAIR OF THE DRYER.
7. ENTRY LEVEL SHALL HAVE AT LEAST ONE OPERABLE EMERGENCY ESCAPE AND RESCUE OPENING HAVING A MINIMUM NET CLEAR OPENING OF 5.7 SQUARE FEET EXCEPT FOR GRADE FLOOR OPENINGS SHALL HAVE A MINIMUM NET CLEAR OPENING OF 5 SQUARE FEET. THE NET CLEAR OPENING HEIGHT SHALL BE 24 IN., AND THE MINIMUM NET CLEAR OPENING WIDTH SHALL BE 20 IN. THE BOTTOM OF THE CLEAR OPENING SHALL BE NOT GREATER THAN 44 INCHES MEASURED FROM THE FLOOR.
8. ALL HEATING AND AIR CONDITIONING EQUIPMENT WITH A MINIMUM HEATING CAPACITY OF 80 AMPS AND A MINIMUM FUSE SIZE OF 100 AMPS SHALL BE INSTALLED IN ACCORDANCE WITH THE CALIFORNIA ELECTRICAL CODE. SEE FLOOR PLAN FOR FUTURE LOCATION OF EQUIPMENT.
9. **FIXTURE MINIMUM FLOWRATE**
   A. SHOWERHEAD = 1.8 GPM
   B. LAVATORY FAUCETS = 1.2 GPM
   C. KITCHEN FAUCETS = 1.8 GPM
   D. WATER CLOSETS = 1.28 GPF
10. THE SERVICE PANEL AS SHOWN ON SHEET A-1.1 SHALL BE LOCATED IN THE GARAGE AND SHALL BE INSTALLED IN ACCORDANCE WITH THE CALIFORNIA ELECTRICAL CODE. THE SERVICE PANEL SHALL BE PROVIDED WITH A MINIMUM OF 200 AMPS AND A MINIMUM OF 40 SPACES. THE SERVICE PANEL SHALL BE LOCATED IN THE GARAGE AND SHALL BE INSTALLED IN ACCORDANCE WITH THE CALIFORNIA ELECTRICAL CODE. THE SERVICE PANEL SHALL BE PROVIDED WITH A MINIMUM OF 200 AMPS AND A MINIMUM OF 40 SPACES. THE SERVICE PANEL SHALL BE LOCATED IN THE GARAGE AND SHALL BE INSTALLED IN ACCORDANCE WITH THE CALIFORNIA ELECTRICAL CODE.
11. THE PANEL FOR GARAGES SHALL PROVIDE CONNECTION FOR A 240 VOLT, 40 AMP DEDICATED BRANCH CIRCUIT AND SPACES RESERVED TO PERMIT INSTALLATION OF A BRANCH CIRCUIT OVERCURRENT PROTECTIVE DEVICE.
12. VACANCY SENSOR SHALL BE LOCATED AT THE MAIN ENTRANCE OF A GARAGE AND SHALL BE PROVIDED WITH THE PROPOSED LOCATION OF THE CHARGING SYSTEM WITHIN A DISTANCE CONSISTENT WITH THE LOCATIONS.
13. **PLUMBING FOR CHARGING ELECTRIC VEHICLES. ELECTRIC EQUIPMENT SHALL BE INSTALLED PER ARTICLE 2 GENERAL LOCATION REQUIREMENTS.**
   A. THE ELECTRIC VEHICLE CHARGING SYSTEM SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS AND THE CALIFORNIA ELECTRICAL CODE (CEC) STANDARD FOR ELECTRICAL DEVICES CHARGING SYSTEM EQUIPMENT (ECL).
   B. THE ELECTRIC VEHICLE CHARGING SYSTEM SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS AND SHALL BE SUITABLE FOR THE ENVIRONMENT, ACCOMMODATION, THE CHARGING STATION SHALL BE LABELED AS A DEVICE USED ONLY FOR CHARGING ELECTRIC VEHICLES.
   C. LIST THE ELECTRICAL PANEL FOR THE PROPOSED LOCATIONS FROM THE SECTION TITLED CHARGING SYSTEM.
   D. THE ELECTRIC VEHICLE CHARGING SYSTEM SHALL BE INSTALLED IN A LOCATION WHERE IT WILL NOT BE DAMAGED BY MOVING VEHICLES, SUCH AS BUMPING.
14. THE FIRE TEMPORARY LINES DESCRIBED ON DRAWING MUST REMAIN ON THE JOB SITE UNTIL FINAL INSPECTION HAS BEEN COMPLETED.
15. ALL WINDOWS SHALL:
   A. U-FACTOR = 0.29
   B. SHGC = 0.23
   C. VT = 0.51
16. THE LEAKAGE RATE OF DUCTS WHERE PERFORMANCE TESTING IS USED SHALL BE DETERMINED IN ACCORDANCE WITH ASTM E 1554.

FLOOR PLAN LEGENDS

- A/T CONDENSATE DRAIN, MINIMUM 30" SQ. CONCRETE SLAB PER MFR'S SPECIFICATIONS
- SEE ATTACHED SHEETS FOR MULTIFAMILY ELECTRICAL MASTERMIND PER ELECTRICAL ENGINEER'S SPECIFICATIONS
- TELEVISION ANTENNA WITH CABLE READY
- TELEPHONE OUTLET
- DUPLEX WATERPROOF OUTLET COVER
- DUPLEX OUTLET, 18" ABOVE FINISH FLOOR U.N.O.
- DUPLEX OUTLET W/ GROUND FAULT CIRCUIT INTERRUPTER
- DUPLEX OUTLET MOUNTED ON WALL 3 INCH ABOVE COUNTER OR OTHER BASIN
- DUPLEX OUTLET W/ ARC-FAULT INTERRUPTER
- FOR OUTLET LOCATED AT PERIMETER, PROTECT BOXES FROM FLOOD WITH APPROPRIATE WATERPROOFING METHODS.
- ELECTRICAL WATER HEATER 80 GALLON OR EQUIVALENT CAPACITY OR EQUAL
- WASHER SPACE WITH HOSE BIBB PROVIDED
- DRYER SPACE WITH PROPER VENTILATION TO OUTSIDE AIR AND GAS HOOK-UP
- 3-HR "FIRE" 12" W/ REINFORCED CONCRETE SHEAR WITH MASONRY (IF PROVIDED)
- 3/4" STEEL PIPE W/ CLEARANCE WITH PROPER VENTILATION TO OUTSIDE AIR (IF PROVIDED)
- PROVIDE CONDUIT AND LABEL FOR FUTURE ELECTRIC CHARGING STATION
- 24" MIN. BELOW COUNTER
- WATER CLOSETS 1.28 GALLONS PER FLUSH MAXIMUM - EQUAL TO FRONT AND TOP MFG. WEIR COMPARTMENTS.
- SOLAR PANEL INSTALLATION PLANES
- ELECTRICAL SERVICE GROUNDING GROUNDING SHALL BE REQUIRED AND THE ELECTRICAL SERVICE GROUND ELECTRODE SHALL BE:
  - BY THE CONCRETE ENCASED TYPE,
  - LOCATED WITHIN THE CONCRETE FOUNDATIONS OF THE BUILDING,
  - NOT LESS THAN TWENTY (20) FEET IN LENGTH,
  - HAVE COPPER CONDUCTOR, SIZED IN ACCORDANCE WITH THE CODE, CABLE SHALL BE NOT SMALLER THAN NO. 4 AWG,
  - THREE LOCATIONS WHERE TO PUT GROUNDED WITH FOOTINGS.
- FUEL GAS PIPING
- HOSE BIB ALL HOSE BIBS SHALL BE PROTECTED BY AN APPROVED BACKFLOW DEVICE
- CONDUIT FOR 4" DIAMETER CONDUIT FOR SINGLE 2" DIAMETER CONDUIT FOR DOUBLE, OR TWO 2" DIAMETER CONDUITS, RESPECTIVELY
- ALL DRAINAGE AND TRAP DRAINAGE SHALL HAVE EITHER A PRESSURE BALANCE OR A THERMOSTATIC MIXING VALVE
- ROOF DECK DRAIN AND OVERFLOW SHALL EXIT NON-DOWNSPOUT AT NON-OCCUPIED WALL

ABBREVIATIONS

AB	ANCHOR
CLOS	CLOSET
CT	CASEMENT
DBL	DOUBLE
FD	FRENCH DOOR
MTD	MOUNTING
PR	PICKETS DOOR
SC	SHOWER CURB
SL	SLIDER
TG	TEMPERED GLASS
TYP	TYPICAL

WINDOW SCHEDULE

#	WINDOW TYPE	W.D.	H.D.	SILL HT.	NOTES
101	CASEMENT	2'-0"	3'-0"	3'-0"	
102	CASEMENT	2'-0"	3'-0"	3'-0"	TG
103	CASEMENT	2'-0"	3'-0"	3'-0"	
104	CASEMENT	2'-0"	3'-0"	3'-0"	TG
105	CASEMENT	2'-0"	3'-0"	3'-0"	TG
106	CASEMENT	2'-0"	3'-0"	3'-0"	
107	CASEMENT	2'-0"	3'-0"	3'-0"	
108	CASEMENT	2'-0"	3'-0"	3'-0"	TG
109	CASEMENT	2'-0"	3'-0"	3'-0"	TG
110	CASEMENT	2'-0"	3'-0"	3'-0"	TG
111	CASEMENT	2'-0"	3'-0"	3'-0"	
112	CASEMENT	2'-0"	3'-0"	3'-0"	
113	CASEMENT	2'-0"	3'-0"	3'-0"	
114	CASEMENT	2'-0"	3'-0"	3'-0"	
115	CASEMENT	2'-0"	3'-0"	3'-0"	
116	FIXED	2'-0"	3'-0"	3'-0"	
117	CASEMENT	2'-0"	3'-0"	3'-0"	
118	CASEMENT	2'-0"	3'-0"	3'-0"	
119	CASEMENT	2'-0"	3'-0"	3'-0"	
120	CASEMENT	2'-0"	3'-0"	3'-0"	
121	CASEMENT	2'-0"	3'-0"	3'-0"	
122	CASEMENT	2'-0"	3'-0"	3'-0"	
123	CASEMENT	2'-0"	3'-0"	3'-0"	
124	CASEMENT	2'-0"	3'-0"	3'-0"	
125	CASEMENT	2'-0"	3'-0"	3'-0"	
126	CASEMENT	2'-0"	3'-0"	3'-0"	
127	CASEMENT	2'-0"	3'-0"	3'-0"	
128	CASEMENT	2'-0"	3'-0"	3'-0"	
129	CASEMENT	2'-0"	3'-0"	3'-0"	
130	CASEMENT	2'-0"	3'-0"	3'-0"	
131	CASEMENT	2'-0"	3'-0"	3'-0"	
132	CASEMENT	2'-0"	3'-0"	3'-0"	
133	CASEMENT	2'-0"	3'-0"	3'-0"	
134	CASEMENT	2'-0"	3'-0"	3'-0"	
135	CASEMENT	2'-0"	3'-0"	3'-0"	
136	CASEMENT	2'-0"	3'-0"	3'-0"	
137	CASEMENT	2'-0"	3'-0"	3'-0"	
138	CASEMENT	2'-0"	3'-0"	3'-0"	
139	CASEMENT	2'-0"	3'-0"	3'-0"	
140	CASEMENT	2'-0"	3'-0"	3'-0"	
141	CASEMENT	2'-0"	3'-0"	3'-0"	
142	CASEMENT	2'-0"	3'-0"	3'-0"	
143	CASEMENT	2'-0"	3'-0"	3'-0"	
144	CASEMENT	2'-0"	3'-0"	3'-0"	
145	CASEMENT	2'-0"	3'-0"	3'-0"	
146	CASEMENT	2'-0"	3'-0"	3'-0"	
147	CASEMENT	2'-0"	3'-0"	3'-0"	
148	CASEMENT	2'-0"	3'-0"	3'-0"	
149	CASEMENT	2'-0"	3'-0"	3'-0"	
150	CASEMENT	2'-0"	3'-0"	3'-0"	

DOOR SCHEDULE

#	DOOR TYPE	W.D.	H.D.	NOTES
201	PANEL	3'-0"	7'-0"	
202	SINGLE FLUSH	3'-0"	7'-0"	TG
203	SINGLE FLUSH	3'-0"	7'-0"	
204	SINGLE FLUSH	3'-0"	7'-0"	
205	SINGLE FLUSH	3'-0"	7'-0"	
206	SINGLE FLUSH	3'-0"	7'-0"	
207	SINGLE FLUSH	3'-0"	7'-0"	
208	GARAGE	16'-0"	7'-0"	
209	SINGLE FLUSH	3'-0"	7'-0"	
210	SINGLE FLUSH	3'-0"	7'-0"	
211	SINGLE FLUSH	3'-0"	7'-0"	
212	SINGLE FLUSH	3'-0"	7'-0"	
213	SINGLE FLUSH	3'-0"	7'-0"	
214	SINGLE FLUSH	3'-0"	7'-0"	
215	SINGLE FLUSH	3'-0"	7'-0"	
216	SINGLE FLUSH	3'-0"	7'-0"	
217	SINGLE FLUSH	3'-0"	7'-0"	
218	SINGLE FLUSH	3'-0"	7'-0"	
219	SINGLE FLUSH	3'-0"	7'-0"	
220	SINGLE FLUSH	3'-0"	7'-0"	
221	SINGLE FLUSH	3'-0"	7'-0"	
222	SINGLE FLUSH	3'-0"	7'-0"	
223	SINGLE FLUSH	3'-0"	7'-0"	
224	SINGLE FLUSH	3'-0"	7'-0"	
225	SINGLE FLUSH	3'-0"	7'-0"	

FLOOR PLAN KEYNOTE

1. ELECTRICAL ENERGY READY SOLUTION PER 4.106.4 (2022 CA CODE)
   AND ALL-ELECTRIC CONSTRUCTION PER:
   PROVIDE A 40 TYPE 2 PV SYSTEM BOARD AND 3/4" CONDUIT FOR ALL GARAGE CEILING WALL SURFACE MOUNTED PANELBOARD SPACE
   PROVIDE A 40 TYPE 2 PV SYSTEM BOARD AT ROOFTOP GARAGE CEILING SPACE WITH 1" CONDUIT FOR ALL GARAGE CEILING WALL SURFACE MOUNTED PANELBOARD SPACE
2. ALL WINDOWS TYPES AND WATERHEATER.
   AND ASSEMBLY, FLEXIBLE CONSTRUCTION PER 6.5.4 - SPECIAL TYPE OF WALL, WALLS, CEILING, POSTS, AND BEAMS ADJACENT TO OR SUPPORTED BY THE OVERLOAD.
   AND ASSEMBLY, FLEXIBLE CONSTRUCTION PER 6.5.4 - SPECIAL TYPE OF WALL, WALLS, CEILING, POSTS, AND BEAMS ADJACENT TO OR SUPPORTED BY THE OVERLOAD.
   ANY WATER HEATER WHERE THE DISTRICT'S DEPARTMENT'S ENVIRONMENTAL STRUCTURAL, MECHANICAL, SUPPORTING THE STANDARD IS CALLED OR PROVIDED BY FLEXIBILITY
   FLEXIBILITY CONSTRUCTION
3. EXPOSED CEILING
4. CAST STONE, DOUBLE HEIGHT SPACE (SEE ALSO ARCH'L SHEET)
   CAST STONE OVER 8 INCH MINIMUM 4" THICK "CAST" OR EQUIVALENT TEXTURE, 42" MIN. GUARDSTONE GUARD
   MINIMUM, DESIGNED STANDARD SHALL NOT HAVE OPENINGS FROM WALKING SURFACE TO
   INTERIOR GUARD HEIGHT WHICH WOULD ALLOW PASSAGE OF A SPHERE 4 INCHES IN DIAMETER
5. PROVIDE 5/8 TYPE "X" GYP BOARD AT GARAGE WALLS AND CEILING
   PROVIDE 5/8 TYPE "X" GYP BOARD AT GARAGE WALLS AND CEILING
6. CONCRETE FOOTINGS
7. GARAGE DOOR OPENING
8. GARAGE DOOR SWING
   PROVIDE WEATHER STRIPPING AT ALL EXTERIOR DOOR OPENINGS
   PROVIDE WEATHER STRIPPING AT ALL EXTERIOR DOOR OPENINGS
9. PROVIDE 24" SQ. ATTIC ACCESS OPENING PER 4.106.4 - ACCESS TO ATTIC AND CRAWL SPACES
   ACCESS TO ATTIC AND CRAWL SPACES
10. PROVIDE 24" SQ. ATTIC ACCESS OPENING PER 4.106.4 - ACCESS TO ATTIC AND CRAWL SPACES
    PROVIDE 24" SQ. ATTIC ACCESS OPENING PER 4.106.4 - ACCESS TO ATTIC AND CRAWL SPACES
11. PROVIDE 24" SQ. ATTIC ACCESS OPENING PER 4.106.4 - ACCESS TO ATTIC AND CRAWL SPACES
    PROVIDE 24" SQ. ATTIC ACCESS OPENING PER 4.106.4 - ACCESS TO ATTIC AND CRAWL SPACES
12. PROVIDE A 30" TALL CONCRETE PAD FOR TWO A/C CONDENSER UNIT AND A NOISE PRIVACY WALL
    PROVIDE A 30" TALL CONCRETE PAD FOR TWO A/C CONDENSER UNIT AND A NOISE PRIVACY WALL
13. PROVIDE A 30" TALL CONCRETE PAD FOR TWO A/C CONDENSER UNIT AND A NOISE PRIVACY WALL
    PROVIDE A 30" TALL CONCRETE PAD FOR TWO A/C CONDENSER UNIT AND A NOISE PRIVACY WALL
14. PROVIDE A 30" TALL CONCRETE PAD FOR TWO A/C CONDENSER UNIT AND A NOISE PRIVACY WALL
    PROVIDE A 30" TALL CONCRETE PAD FOR TWO A/C CONDENSER UNIT AND A NOISE PRIVACY WALL
15. PROVIDE A 30" TALL CONCRETE PAD FOR TWO A/C CONDENSER UNIT AND A NOISE PRIVACY WALL
    PROVIDE A 30" TALL CONCRETE PAD FOR TWO A/C CONDENSER UNIT AND A NOISE PRIVACY WALL
16. PROVIDE A 30" TALL CONCRETE PAD FOR TWO A/C CONDENSER UNIT AND A NOISE PRIVACY WALL
    PROVIDE A 30" TALL CONCRETE PAD FOR TWO A/C CONDENSER UNIT AND A NOISE PRIVACY WALL
17. PROVIDE A 30" TALL CONCRETE PAD FOR TWO A/C CONDENSER UNIT AND A NOISE PRIVACY WALL
    PROVIDE A 30" TALL CONCRETE PAD FOR TWO A/C CONDENSER UNIT AND A NOISE PRIVACY WALL
18. PROVIDE A 30" TALL CONCRETE PAD FOR TWO A/C CONDENSER UNIT AND A NOISE PRIVACY WALL
    PROVIDE A 30" TALL CONCRETE PAD FOR TWO A/C CONDENSER UNIT AND A NOISE PRIVACY WALL
19. PROVIDE A 30" TALL CONCRETE PAD FOR TWO A/C CONDENSER UNIT AND A NOISE PRIVACY WALL
    PROVIDE A 30" TALL CONCRETE PAD FOR TWO A/C CONDENSER UNIT AND A NOISE PRIVACY WALL
20. PROVIDE A 30" TALL CONCRETE PAD FOR TWO A/C CONDENSER UNIT AND A NOISE PRIVACY WALL
    PROVIDE A 30" TALL CONCRETE PAD FOR TWO A/C CONDENSER UNIT AND A NOISE PRIVACY WALL
21. PROVIDE A 30" TALL CONCRETE PAD FOR TWO A/C CONDENSER UNIT AND A NOISE PRIVACY WALL
    PROVIDE A 30" TALL CONCRETE PAD FOR TWO A/C CONDENSER UNIT AND A NOISE PRIVACY WALL
22. PROVIDE A 30" TALL CONCRETE PAD FOR TWO A/C CONDENSER UNIT AND A NOISE PRIVACY WALL
    PROVIDE A 30" TALL CONCRETE PAD FOR TWO A/C CONDENSER UNIT AND A NOISE PRIVACY WALL
23. PROVIDE A 30" TALL CONCRETE PAD FOR TWO A/C CONDENSER UNIT AND A NOISE PRIVACY WALL
    PROVIDE A 30" TALL CONCRETE PAD FOR TWO A/C CONDENSER UNIT AND A NOISE PRIVACY WALL
24. PROVIDE A 30" TALL CONCRETE PAD FOR TWO A/C CONDENSER UNIT AND A NOISE PRIVACY WALL
    PROVIDE A 30" TALL CONCRETE PAD FOR TWO A/C CONDENSER UNIT AND A NOISE PRIVACY WALL
25. PROVIDE A 30" TALL CONCRETE PAD FOR TWO A/C CONDENSER UNIT AND A NOISE PRIVACY WALL
    PROVIDE A 30" TALL CONCRETE PAD FOR TWO A/C CONDENSER UNIT AND A NOISE PRIVACY WALL

WALL CONSTRUCTION AT GARAGE TO BE FIRE RESISTIVE PER 6.5.4 - SPECIAL TYPE OF WALL, WALLS, CEILING, POSTS, AND BEAMS ADJACENT TO OR SUPPORTED BY THE OVERLOAD.

ALL CONCRETE SLAB FOR GARAGE TO BE 4" MIN. REINFORCED PER STRUCTURAL

CONSTRUCTION DETAILS MUST BE VERIFIED TO THE CODE BY THE CONTRACTOR PRIOR TO THE CONSTRUCTION OF THE BUILDING.

ALL GLAZING WITHIN 24" OF DOOR AND WITHIN 18" OF FLOOR TO BE TEMPERED GLASS

ANY WATER HEATER WHERE THE DISTRICT'S DEPARTMENT'S ENVIRONMENTAL STRUCTURAL, MECHANICAL, SUPPORTING THE STANDARD IS CALLED OR PROVIDED BY FLEXIBILITY

FLEXIBILITY CONSTRUCTION

FLOOR PLAN KEYNOTE

1. CEILING
   - MINIMUM 7'-0" CEILING HEIGHT AT LIVING SPACE.
   - ALL LOWER SOFFIT AT KITCHEN & BATH AT STAIRS, MAY NOT EXCEED THE SMALLEST IN WIDTH OR LESS THAN 5'-0".
   - ALL LOWER SOFFIT AT BEDROOM AREA TO BE NOT LESS THAN 6'-4" MIN. FROM FINISH FLOOR TO BOTTOM.
2. ATTIC VENTILATION OPENINGS SHALL BE COVERED WITH CORROSION-RESISTANT MATERIALS THAT WILL NOT BLOCK OR RESTRICT THE VENTILATION OPENINGS. ATTIC VENTILATION OPENINGS SHALL NOT EXCEED THE SIZE OF THE OPENING REQUIRED FOR VENTILATION BY MORE THAN THE THICKNESS OF THE SCREEN. ATTIC VENTILATION OPENINGS SHALL NOT BE LOCATED IN SOFFITS, EAVES OR CORNICES UNLESS THEY ARE AT LEAST 10 FEET (3048 MM) OR MORE ABOVE THE BOTTOM OF THE SOFFIT, EAVE OR CORNICE. ATTIC VENTILATION OPENINGS SHALL NOT BE LOCATED IN SOFFITS, EAVES OR CORNICES UNLESS THEY ARE AT LEAST 10 FEET (3048 MM) OR MORE ABOVE THE BOTTOM OF THE SOFFIT, EAVE OR CORNICE.
3. ATTIC ACCESS OPENINGS SHALL BE PROVIDED WITH A WEATHERSTRIPPED DOOR OR LID. ATTIC ACCESS OPENINGS SHALL BE PROVIDED WITH A WEATHERSTRIPPED DOOR OR LID. ATTIC ACCESS OPENINGS SHALL BE PROVIDED WITH A WEATHERSTRIPPED DOOR OR LID.
4. A LOWER COMPARTMENT SHALL BE PROVIDED WITH A WEATHERSTRIPPED DOOR OR LID. A LOWER COMPARTMENT SHALL BE PROVIDED WITH A WEATHERSTRIPPED DOOR OR LID.
5. EXPOSED PORTLAND CEMENT PLASTER (STUCCO) SHALL BE APPLIED IN ACCORDANCE WITH CBC SECTION 2512 AND CRC SECTION R703.6. EXPOSED PORTLAND CEMENT PLASTER (STUCCO) SHALL BE APPLIED IN ACCORDANCE WITH CBC SECTION 2512 AND CRC SECTION R703.6.
6. EXPOSED PORTLAND CEMENT PLASTER (STUCCO) SHALL BE APPLIED IN ACCORDANCE WITH CBC SECTION 2512 AND CRC SECTION R703.6. EXPOSED PORTLAND CEMENT PLASTER (STUCCO) SHALL BE APPLIED IN ACCORDANCE WITH CBC SECTION 2512 AND CRC SECTION R703.6.
7. EXPOSED PORTLAND CEMENT PLASTER (STUCCO) SHALL BE APPLIED IN ACCORDANCE WITH CBC SECTION 2512 AND CRC SECTION R703.6. EXPOSED PORTLAND CEMENT PLASTER (STUCCO) SHALL BE APPLIED IN ACCORDANCE WITH CBC SECTION 2512 AND CRC SECTION R703.6.
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9. EXPOSED PORTLAND CEMENT PLASTER (STUCCO) SHALL BE APPLIED IN ACCORDANCE WITH CBC SECTION 2512 AND CRC SECTION R703.6. EXPOSED PORTLAND CEMENT PLASTER (STUCCO) SHALL BE APPLIED IN ACCORDANCE WITH CBC SECTION 2512 AND CRC SECTION R703.6.
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25. EXPOSED PORTLAND CEMENT PLASTER (STUCCO) SHALL BE APPLIED IN ACCORDANCE WITH CBC SECTION 2512 AND CRC SECTION R703.6. EXPOSED PORTLAND CEMENT PLASTER (STUCCO) SHALL BE APPLIED IN ACCORDANCE WITH CBC SECTION 2512 AND CRC SECTION R703.6.

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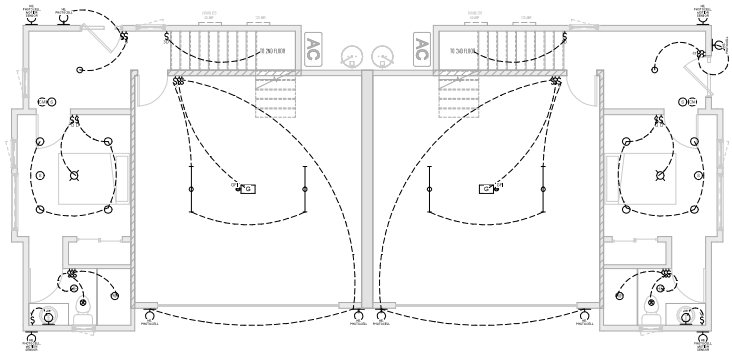
LICENSED ARCHITECT
C-30088
STATE OF CALIFORNIA

No.	DESCRIPTION	DATE

**FAIRVIE



1 1ST REFLECTED CEILING PLAN
1/4" = 1'-0"

REFLECTED CEILING PLAN LEGENDS

- SWITCH
- LIGHTING
  - 1 1-WAY SWITCH
  - 3 3-WAY SWITCH
  - D DIMMER SWITCH
  - V VACANCY SENSOR
- RECESSED DOWNLIGHT (HE=HIGH EFFICACY)
- SURFACE MOUNTED CEILING LIGHT (HE=HIGH EFFICACY)
- BRACKET MOUNTED WALL LIGHT (HE=HIGH EFFICACY)
- SUN-TUBE DAYLIGHTING FIXTURE AND DIAMETER. (MUST FLY TO THE OUTSIDE, SEE DRAWING) - FAN AND HOT WATER PUMP WHOLE HOUSE SYSTEM AND ENERGY STAR COMPLIANT DISHWASHER WITH ENERGY CONTROLLED CAPABLE OF ADJUSTMENT BETWEEN DELAYED ENERGY USAGES OF -50 PERCENT TO A MAX OF 90 PERCENT, TO BE CONTROLLED BY UTILITY SERVICE
- SURFACE MOUNTED CEILING LIGHT (NON-HE=NON-EFFICACY FLUORESCENT)
- ALL HOT WATER FAUCETS AND SHOWERS SHALL BE EQUIPPED WITH AN ACCESSIBLE BACKUP SYSTEM THAT CROSS-ALARMS SMALL SOUNDS IN ALARM AUDIBLE IN ALL SLEEPING AREAS OF THE DWELLING OR WHEN THEY SENSE, ENABLE ALARMS SHALL BE OPERATED IN ALL NEW CONSTRUCTION LOCATED IN EACH SLEEPING AREA, BOTTOM EACH SEPARATE SLEEPING AREA IN THE DWELLING UNIT OF THE BUILDING, AND AT EACH ADDITIONAL FLOOR OF BASEMENT LEVEL (CEC 907.2.11)
- ALARM DEVICE IN WATER LEVEL MONITOR ALARMS. CARBON MONOXIDE ALARMS SHALL BE INTERCONNECTED AND HARDWIRED IN NEW HOMES, CEC R315.2.2 FOR ALL ALARMS SHALL BE LOCATED OUTSIDE OF EACH SEPARATE SLEEPING UNIT AND IN EACH BEDROOM, AND ON EVERY LEVEL INCLUDING BASEMENT (CEC R315.2)
- ATTIC ACCESS AND PULLDOWN STAIRS: ATTIC ACCESS, 24" MIN. OF SOLID CEILING BELOW FLOORING FROM ATTIC TO EQUIPMENT AND 4' CLEARING, 12" MIN OF PLUMBING.
- WALL MOUNTED DOUBLE HEAD SPOT LIGHT (FLUTED ACORN STYLE OR EQUAL)
- LONG SURFACE MOUNTED FLUORESCENT LIGHT (HE=HIGH EFFICACY)
- WHOLE HOUSE FAN CAPABLE OF 2 AIR CHANGES PER HOUR MIN. (CFM) PER ASHRAE 62.2 VENTILATION STANDARD

Table 6-1: Summary of Compliant Luminaire Types

High Efficacy Luminaires*	JA8 High Efficacy Lighting – Lamps and Light Sources that must be JA8-certified	*Recessed Downlight Luminaires in Ceilings
• Pin-based linear fluorescent • Pin-based compact fluorescent • Pulse-start metal halide • High pressure sodium • GU-24 other than LEDs • Inseparable SSL luminaires installed outdoors • Inseparable SSL luminaires with colored light sources for decorative lighting purpose	• Light sources in ceiling recessed downlight luminaires.* • LED luminaires with integral sources • Screw-based LED lamps (A-lamps, PAR lamps, etc.) • Pin-based LED lamps (MR-16, MR-11, GU-10, etc.) • GU-24 based LED light source • Any source or luminaire not listed elsewhere on this table	• Shall not have screw based sockets • Shall contain JA8-certified light sources • Shall meet all performance requirements in §150.0(k)1C

Table 4-16: Prescriptive Duct Sizing for Single-Fan Exhaust Systems

Duct Type	Flex Duct				Smooth Duct			
Fan Rating 62.2 Ra (cfm@ 0.25 in. w.c.)	50	80	100	125	50	80	100	125
Diameter inch	Maximum Length ft.							
3	X	X	X	X	X	X	X	X
4	70	3	X	X	105	35	5	X
5	NL	70	35	20	NL	135	85	55
6	NL	NL	125	85	NL	NL	NL	145
7 and above	NL	NL	NL	NL	NL	NL	NL	NL

This table assumes no elbows. Deduct 10 feet of allowable duct length for each elbow.
NL = no limit on duct length of this size
X = not allowed, any length of duct of this size with assumed turns and fitting will exceed the rated pressure drop.

ASHRAE 62.2, Table 5.3

HIGH EFFICACY LIGHT SOURCES

1. PIN-BASED LINEAR FLUORESCENT LAMPS (USING ELECTRONIC BALLASTS).
2. PIN-BASED COMPACT FLUORESCENT LAMPS (USING ELECTRONIC BALLASTS).
3. PULSE-START METAL HALIDE LAMPS.
4. HIGH PRESSURE SODIUM LAMPS.
5. LAMPS THAT HAVE A HIGHER EFFICACY THAN LISTED.
6. LUMINAIRES WITH HARDWIRED HIGH EFFICIENCY (OR BETTER) INDUCTION LAMPS.
7. INCORPORATE SSL LUMINAIRES INSTALLED OUTDOORS.
8. INCORPORATE SSL LUMINAIRES WITH COLORED LIGHT SOURCES FOR DECORATIVE LIGHTING PURPOSES.

REFLECTED CEILING PLAN NOTES

1. A MINIMUM OF 50% OF THE LUMINAIRES IN A KITCHEN MUST BE FLUORESCENT OR HIGH EFFICACY.
2. BATHROOMS, GARAGES, LAUNDRY OR UTILITY ROOMS, AND CLOSETS MUST HAVE A FLUORESCENT OR HIGH EFFICACY LIGHTING, AND AT LEAST ONE LUMINAIRE CONTROLLED BY A MANUAL ON/OFF SWITCH.
3. BEDROOMS, LIVING ROOMS, FAMILY ROOMS, KITCHENS AND OTHER ROOMS USED FOR LIVING AND SLEEPING MUST HAVE FLUORESCENT OR HIGH EFFICACY LIGHTING, BY AN OCCUPANT SENSOR, AND DIMMERS MUST BE INSTALLED.
4. EXCEPTION: LIGHTING MUST BE FLUORESCENT OR HIGH EFFICACY, OR AN OCCUPANT SENSOR WITH MANUAL-ON OVERRIDE, AND MUST BE DIMMED.
5. MUST HAVE OFF CONTROLLED FLUORESCENT OR HIGH EFFICACY LIGHTING IN DRAWERS AND CABINETS.
6. RECESSED LIGHTING FIXTURES, DIMMERS, AND MOTION SENSORS CONTROLLED SEPARATE FROM OTHER LIGHTING.
7. LIGHTING IN UNHEATED SPACES SHALL HAVE ACCESSIBLE WALL-MOUNTED DIMMING CONTROLS

2022 TITLE 24, PART 6 RESIDENTIAL LIGHTING DESIGN GUIDE

1. ALL LUMINAIRES INSTALLED IN RESIDENTIAL BUILDINGS SHALL HAVE HIGH EFFICACY LAMPS AND THE LUMINAIRE MUST HAVE THE LUMINAIRE MARKING REQUIREMENTS DIVISION AND TYPE OF CONTROLS, THE ALLOWANCE TO CALCULATE THE WATTAGE OF LOW VOLTAGE LIGHTING FIXTURES.
2. THE DEFINITION OF HIGH EFFICACY LAMPS INCLUDES COMPACT FLUORESCENT LAMPS (CFL) AND LINEAR FLUORESCENT LAMPS (LFL). CFL INCLUDES SCREW-BASE, PIN-BASE, AND MODULAR LAMPS. LFL INCLUDES T8 AND T5 LAMPS. ALL LAMPS MUST COMPLY WITH MANDATORY REQUIREMENTS FOR LAMPS AND LUMINAIRES. THE DEFINITION OF HIGH EFFICACY LAMPS DOES NOT INCLUDE INCANDESCENT LAMPS, HALOGEN LAMPS OR SCREW-BASE LED LAMPS. ALL LAMPS MUST BE LISTED IN THE CEC'S MODERATE EFFICACY LAMPS DIRECTORY. LAMPS NOT LISTED IN THE DIRECTORY SHALL COMPLY WITH THE REQUIREMENTS OF JOINT APPENDIX JA8 AND BE APPROPRIATELY MARKED TO BE CONSIDERED HIGH EFFICACY.
3. ALL LUMINAIRES INSTALLED IN RESIDENTIAL BUILDINGS SHALL CONTAIN LAMPS AND LUMINAIRES THAT COMPLY WITH THE FOLLOWING REQUIREMENTS:
   - ALL LUMINAIRES SHALL CONTAIN LAMPS THAT ARE HIGH EFFICACY LAMPS.
   - ALL LUMINAIRES SHALL CONTAIN LAMPS THAT ARE APPROVED FOR THE INSTALLATION.
   - ALL LUMINAIRES SHALL CONTAIN LAMPS THAT ARE APPROVED FOR THE INSTALLATION.
4. THE MANDATORY MEASURE REQUIRES THAT ALL LUMINAIRES TO THE REQUIREMENTS ABOVE HAVE A JA8-2022 LIGHT SOURCE. THE LIGHT SOURCES AND ASSOCIATED EQUIPMENT MUST BE LISTED IN THE ENERGY COMMISSION'S JA8 DATABASE.
5. THE MANDATORY MEASURE REQUIRES THAT ALL LUMINAIRES TO THE REQUIREMENTS ABOVE HAVE A JA8-2022 LIGHT SOURCE. THE LIGHT SOURCES AND ASSOCIATED EQUIPMENT MUST BE LISTED IN THE ENERGY COMMISSION'S JA8 DATABASE.
6. ALL LUMINAIRES INSTALLED IN RESIDENTIAL BUILDINGS SHALL CONTAIN LAMPS AND LUMINAIRES THAT MEET THE FOLLOWING REQUIREMENTS:
   - ALL LUMINAIRES SHALL CONTAIN LAMPS THAT ARE HIGH EFFICACY LAMPS.
   - ALL LUMINAIRES SHALL CONTAIN LAMPS THAT ARE APPROVED FOR THE INSTALLATION.
   - ALL LUMINAIRES SHALL CONTAIN LAMPS THAT ARE APPROVED FOR THE INSTALLATION.
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   - ALL LUMINAIRES SHALL CONTAIN LAMPS THAT ARE APPROVED FOR THE INSTALLATION.
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8. THE ELEVATOR MUST PROVIDE THE NEW HOMEOWNER WITH A LIGHTING SCHEDULE AS REQUIRED BY SECTION 150.0(K)1I OF THE 2019 ENERGY CODE OF RESIDENTIAL PARTS 1 AND 2 (SEE THE EXCEPTIONS TO THIS REQUIREMENT). THE LIGHTING SCHEDULE MUST BE PROVIDED TO THE HOMEOWNER DURING THE FINAL INSPECTION PROCESS AND AT THE HIGH RISING.
9. BATHROOMS, UTILITY ROOMS AND AREAS DESIGNED FOR ALL LUMINAIRES IN ANY BATHROOM, UTILITY ROOM, OR GARAGE MUST HAVE BEEN EQUIPPED WITH HIGH EFFICACY LAMPS.
10. THE HOMEOWNER MANUAL MUST SUGGEST THAT LAMPS BE SWITCHED TO WARM WHITE OR DIMMED TO 70% OR LESS FOR NIGHTTIME USE.
11. THE ENERGY COMMISSION'S RESIDENTIAL COMPLIANCE MANUAL CONTAINS ADDITIONAL INFORMATION REGARDING THE LIGHTING REQUIREMENTS.
12. ALL INTERIOR LIGHTING MUST BE CONTROLLED BY A MANUAL ON/OFF SWITCH AND BE CAPABLE OF ACCOMMODATING ALL LAMPS AND LUMINAIRES PROVIDED IN THE DWELLING UNIT. MULTIPLE SWITCHES AND DIMMERS MAY BE INSTALLED SO LONG AS THE LIGHTING LOADS CONTROLLED BY EACH SWITCH OR DIMMER ARE CLEARLY LABELED.
13. ALL LUMINAIRES RECESSED INTO INSULATED CEILINGS MUST BE SEALED AND MARKED FOR ZERO CLEARANCE INSULATION COVER (IC).
14. ALL LUMINAIRES RECESSED INTO CEILINGS MUST BE AIR-TIGHT AND MARKED TO COMPLY WITH ASTM E283 WITH A MAXIMUM 2.0 CFM AIR LEAKAGE RATE WHEN TESTED AT A PRESSURE DIFFERENTIAL OF 1.57 PSF (75 PA). ALL RECESSED LUMINAIRES MUST BE SEALED WITH A GASKET OR CAULK BETWEEN THE HOUSING AND INTERIOR WALLBOARD OR CEILING COVERING.
15. ALL LUMINAIRES RECESSED INTO CEILINGS IN THE THERMAL ENVELOPE OF THE BUILDING MUST BE CERTIFIED AND LABELED AS MEETING THE REQUIREMENTS OF ASTM E283 BY AN APPROVED LABORATORY.
16. ALL LUMINAIRES RECESSED INTO CEILINGS IN THE THERMAL ENVELOPE OF THE BUILDING MUST BE CERTIFIED AND LABELED AS MEETING THE REQUIREMENTS OF ASTM E283 BY AN APPROVED LABORATORY.
17. ALL LUMINAIRES RECESSED INTO CEILINGS IN THE THERMAL ENVELOPE OF THE BUILDING MUST BE CERTIFIED AND LABELED AS MEETING THE REQUIREMENTS OF ASTM E283 BY AN APPROVED LABORATORY.
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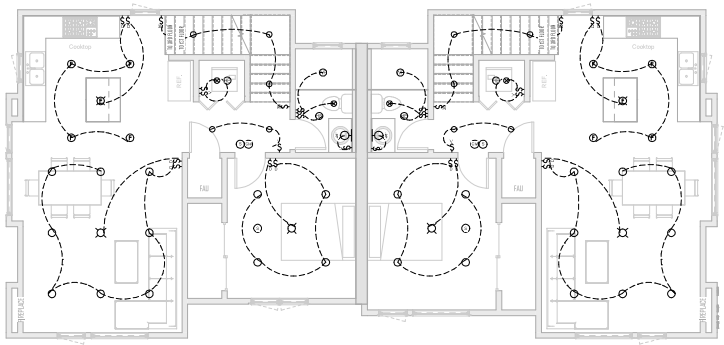
FAMILY DWELLING GUIDELINES

1. ELECTRONIC BALLAST IS A MUST (JA-HOW)
2. RECESSED CAN INSULATED SURFACES TO TYPE IC (SEE FIELD JA-HOW).
3. HIGH EFFICACY LIGHTING FOR RECESSED LIGHTING SHALL CONTAIN ONLY HIGH EFFICACY LAMPS. SHALL NOT CONTAIN A MEDIUM SCREW BASE SOCKET. IF NOT, A NON-PRODUCT LAMP HAS A LAMP EFFICACY THAT IS NOT LOWER THAN EFFICACY CORRESPONDING TABLE 150-C. FAILURE OF LAMPS STATED IS NOTICE OF GREATER SHALL BE ELECTRONIC AND SHALL HAVE AN OUTPUT PROGRAM NO LESS THAN 10%.
4. ALL LUMINAIRES SHALL BE MARKED TO INDICATE THAT THEY ARE SUITABLE FOR THE INSTALLATION AND ENCLOSURE TYPE AND SIZE OF LAMP(S) AS APPROVED BY THE ENERGY COMMISSION'S JA8 DATABASE.
5. ALL ELECTRICAL OUTLETS, OR THE CIRCUITRY SHALL BE IN A



1 2ND REFLECTED CEILING PLAN
1/4" = 1'-0"

REFLECTED CEILING PLAN LEGENDS

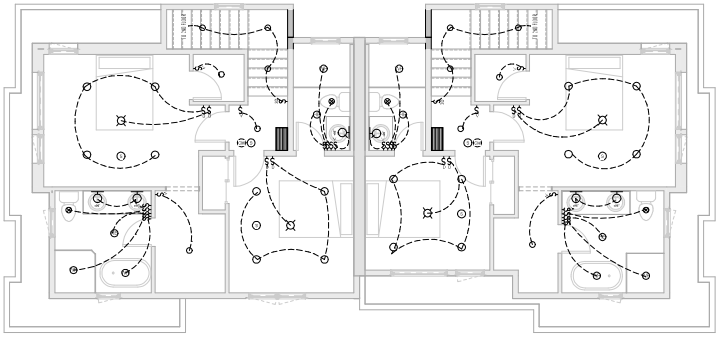
SWITCH
S SINGLE POLE
3 3-WAY SWITCH
D DIMMER SWITCH
P PANDENT SWITCH
V VACANCY SENSOR

CEILING MOUNTED LIGHT (RE=RECESSED)

SURFACE MOUNTED CEILING LIGHT (RE=RECESSED)

BRACKET MOUNTED WALL LIGHT (RE=RECESSED)

EXHAUST FAN (RATED FOR WET LOCATION WHERE INSTALLED IN SHOWER AREA) - FAN MUST BE CONTROLLED BY A HUMIDITY CONTROL (ADJUSTABLE BETWEEN A RELATIVE HUMIDITY RANGE OF NO MORE THAN 80% AND A LOWER LIMIT OF NO MORE THAN 50%). FAN MAY BE MANUALLY OPERABLE OR AUTOMATICALLY ACTIVATED. FAN MUST BE CAPABLE OF ADJUSTMENT BETWEEN THE RELATIVE HUMIDITY RANGE OF NO MORE THAN 80% AND A LOWER LIMIT OF NO MORE THAN 50%. FAN MUST BE CAPABLE OF ADJUSTMENT BETWEEN THE RELATIVE HUMIDITY RANGES OF NO MORE THAN 80% AND A LOWER LIMIT OF NO MORE THAN 50%. FAN MAY BE MANUALLY OPERABLE OR AUTOMATICALLY ACTIVATED



3RD REFLECTED CEILING PLAN
1/4" = 1'-0"

REFLECTED CEILING PLAN LEGENDS

- SWITCH
  - S SINGLE POLE
  - 3 3-WAY SWITCH
  - D DIMMER SWITCH
  - P PANDENT SWITCH
  - V VACANCY SENSOR
- CEILING MOUNTED LIGHT (HE=HIGH EFFICACY)
- SURFACE MOUNTED CEILING LIGHT (HE=HIGH EFFICACY)
- BRACKET MOUNTED WALL LIGHT (HE=HIGH EFFICACY)
- EXH=FAN (EXHAUST) TO OUTDOOR AND DRAFTSTOP, DUCTED TO THE OUTSIDE, SEE DETAIL 9 – FAN ARE NOT PARTICULAR WHOLE HOUSE SYSTEM AND STRICTLY CODE COMPLIANT EXHAUST FAN W/ HUMIDITY CONTROLLED (CAPABLE OF ADJUSTMENT BETWEEN RELATIVE HUMIDITY RANGES OF ~50 PERCENT TO A MAX OF 80 PERCENT), TO BE CONTROLLED BY HUMIDITY SENSOR
- SURFACE MOUNTED CEILING LIGHT (HE=HIGH EFFICACY FLUORESCENT)
- ALL HOUSE FAN WITH LIGHT (HE=HIGH EFFICACY)
  - BACKUP BATTERY BASED AUDIBLE SMOKE DETECTOR & ALARM, INTERCONNECTABLE TO ALL SMOKE DETECTORS IN ALL SLEEPING AREAS OF THE DWELLING UNIT WITHIN THAT ZONE; ZONED ALARMS SHALL BE OPERATIONAL IN ALL NEW CONSTRUCTION LOCATED IN EACH SLEEPING AREA, BEDTIME EARLY WARNING SYSTEM AREA AS THE BEDROOM DOOR OF THE BEDROOMS, AND AT EACH ADDITIONAL STORY OF DWELLING INCLUDING BASEMENTS (CEC 907.2.11)
- ALARM DEVICE IS RATED CARBON MONOXIDE ALARMS
  - CARBON MONOXIDE ALARMS SHALL BE BATTERY CONNECTED AND AUTOMATIC IN NEW HOMES, CEC R315.2.2 FOR ALL ALARMS SHALL BE LOCATED OUTSIDE OF EACH SEPARATE SLEEPING UNIT WITHIN 21 FEET OF A DOOR TO A SLEEPING UNIT, AT EVERY LEVEL INCLUDING BASEMENT (CEC 915.2)
- ATTIC ACCESS AND PULLDOWN STAIR, ATTIC ACCESS, 24" MIN. OF SOLID CEILING BLOCKING FLOORING FROM ACCESS TO EQUIPMENT AND AT 30 INTERIOR, 22" MIN OF PASSAGEWAY.
- WALL MOUNTED DOUBLE HEAD LIGHT (HE=HIGH EFFICACY, SEE DETAILS)
- LONG SURFACE MOUNTED FLUORESCENT LIGHT (HE=HIGH EFFICACY)
- WHOLE HOUSE FAN (GREATER CFM, BETTER MIX OF CALL FOR MFR. SPECS)
  - SEE FLOOR PLAN FOR LOCATION AND CALCULATION & LOUVER SCHEDULE

Table 6-1: Summary of Compliant Luminaire Types

High Efficacy Luminaires*	JA8 High Efficacy Lighting – Lamps and Light Sources that must be JA8-certified	*Recessed Downlight Luminaires in Ceilings
• Pin-based linear fluorescent • Pin-based compact fluorescent • Pulse-start metal halide • High pressure sodium • GU-24 other than LEDs • Inseparable SSL luminaires installed outdoors • Inseparable SSL luminaires with colored light sources for decorative lighting purpose	• Light sources in ceiling recessed downlight luminaires:* • LED luminaires with integral sources • Screw-based LED lamps (A-lamps, PAR lamps, etc.) • Pin-based LED lamps (MR-16, MR-11, GU-10, etc.) • GU-24 based LED light source • Any source or luminaire not listed elsewhere on this table	• Shall not have screw based sockets • Shall contain JA8-certified light sources • Shall meet all performance requirements in §150.0(k)1C

Table 4-16: Prescriptive Duct Sizing for Single-Fan Exhaust Systems

Duct Type	Fiex Duct				Smooth Duct			
Fan Rating 62 Pa (cfm@ 0.25 in. w.c.)	50	80	100	125	50	80	100	125
Diameter inch	Maximum Length ft.							
3	X	X	X	X	X	X	X	X
4	70	3	X	X	105	35	5	X
5	NL	70	35	20	NL	135	85	55
6	NL	NL	125	85	NL	NL	NL	145
7 and above	NL	NL	NL	NL	NL	NL	NL	NL

This table assumes no elbows. Deduct 10 feet of allowable duct length for each elbow.
NL = no limit on duct length of this size.
X = not allowed, any length of duct of this size with assumed turns and fitting will exceed the rated pressure drop.

ASHRAE 62.2, Table 5.3

HIGH EFFICACY LIGHT SOURCES

1. 70+ACCENT LINEAR FLUORESCENT LUMINAIRES (USING ELECTRONIC BALLASTS).
2. 45+ACCENT COMPACT FLUORESCENT LUMINAIRES (USING ELECTRONIC BALLASTS).
3. PULSE-START METAL HALIDE LUMINAIRES.
4. HIGH PRESSURE SODIUM LUMINAIRES.
5. LUMINAIRES WITH LAMPS > 13 WATTS OTHER THAN LEDS.
6. LUMINAIRES WITH INTEGRAL LED FIXTURES (CEILING RECESSED AND SURFACE MOUNTED) AND SOLID-STATE LAMPS.
7. INCORPORATE SSL LUMINAIRES INSTALLED OUTDOORS.
8. INCORPORATE SSL LUMINAIRES WITH COLORED LIGHT SOURCES FOR DECORATIVE LIGHTING PURPOSES.

REFLECTED CEILING PLAN NOTES

1. A MINIMUM OF 50% OF THE LUMINAIRES IN A KITCHEN MUST BE FLUORESCENT OR HIGH EFFICACY.
2. BATHROOMS, GARAGES, LAUNDRY OR UTILITY ROOMS, AND CLOSETS MUST HAVE FLUORESCENT OR HIGH EFFICACY LIGHTING. ANY AT CLOSET THAT IS LESS THAN 70 SQUARE FEET SHALL NOT REQUIRE A SWITCH.
3. BEDROOMS, LIVING ROOMS, DINING ROOMS, KITCHENS AND OTHER ROOMS USED FOR LIVING AND SLEEPING MUST HAVE FLUORESCENT OR HIGH EFFICACY LIGHTING, OR AN OCCUPANT SENSOR, AND DIMMERS MUST BE INSTALLED.
4. EXCEPTION: LIGHTING MUST BE FLUORESCENT OR HIGH EFFICACY, OR AN OCCUPANT SENSOR WITH MANUAL-ON INTERNAL PHOTO CONTROL MAY BE INSTALLED.
5. ADJACENT CONTROLLED FOR LIGHTING IN DRAWERS AND CABINETS.
6. UNDERSHELF LIGHTING FIXTURES, CONTAINED WITHIN CUPBOARDS CONTROLLED SEPARATE FROM COLOR LIGHTING.
7. LIGHTING IN HALLWAYS SHALL HAVE ACCESSIBLE WALL-MOUNTED DIMMING CONTROLS

2022 TITLE 24, PART 6 RESIDENTIAL LIGHTING DESIGN GUIDE

1. ALL LUMINAIRES INSTALLED IN RESIDENTIAL BUILDINGS SHALL BE HIGH EFFICACY LUMINAIRES THAT ILLUMINATE AND MEET THE REQUIREMENTS OF NEW NONRESIDENTIAL LIGHTING REQUIREMENTS DIVISION AND TYPE OF CONTROLS, THE ALSO ELIMINATES THE NEED TO CALCULATE THE WATTAGE OF LOW WATTAGE INSTALLED LUMINAIRES IN THE KITCHEN.
2. THE DEFINITION OF HIGH EFFICACY LUMINAIRES HAS BEEN EXPANDED TO INCLUDE ALL LED SOURCES AND ALL FIXTURES WITH PERMANENTLY INSTALLED LAMPS OTHER THAN LED SOURCES, SUCH AS INCANDESCENT, HALOGEN, COMPACT FLUORESCENT, AND CERTAIN HIGH INTENSITY DISCHARGE (HID) LAMPS. ALL HIGH EFFICACY LUMINAIRES, EXCEPT LOW POWER DECORATIVE LUMINAIRES, ARE REQUIRED TO BE CONTROLLED BY A VACANCY SENSOR. LOW POWER DECORATIVE LUMINAIRES ARE LIMITED TO 5 WATTS OR LESS AND MUST BE CONTROLLED BY A DIMMER OR OCCUPANT SENSOR. ALL OTHER HIGH EFFICACY LUMINAIRES MUST BE CONTROLLED BY EITHER A VACANCY SENSOR OR A DIMMER. ALL LUMINAIRES, INCLUDING LOW POWER DECORATIVE LUMINAIRES, MUST COMPLY WITH THE LUMINAIRE EFFICACY REQUIREMENTS.
3. ALL HIGH EFFICACY LUMINAIRES INSTALLED IN DWELLING UNITS SHALL BE CERTIFIED TO THE ENERGY COMMISSION AND LISTED IN THE ENERGY COMMISSION'S MID-YEAR DATABASE.
4. THE MANDATORY JA8-2022 REQUIREMENTS ARE TO BE REVIEWED ABOUT VOLA JA8-2019 LIGHT SOURCES. THE JA19 SOURCES ARE DESIGNED TO PROVIDE EQUALITY OF ELEVATED STANDARDS, BUT SOURCES MUST BE MARKED "JA19-2022" TO BE USED TO SATISFY EFFICIENCY REQUIREMENTS.
5. RECESSED DOWNLIGHT LUMINAIRES IN DWELLING UNITS MUST BE CERTIFIED AS AIR-TIGHT AND MEET THE LEAKAGE TEMPERATURE REQUIREMENTS, RECESSED DOWNLIGHTS LUMINAIRES WITH SCREW BASE SOCKETS ARE NO LONGER PERMITTED TO BE INSTALLED.
6. THE SUBJECT MUST PROVIDE THE NEW HOMEOWNER WITH A LUMINAIRE SCHEDULE, RESIDENTIAL LIGHTING CODE OF RESIDENTIAL PARTS 1 AND 2 DOES THIS REQUIRES A LIST OF LAMPS INSTALLED IN THE LUMINAIRES SO THAT THE HOMEOWNER KNOWS WHAT TYPE SOURCES TO PLACE WHEN THEY ARE PROCESS NEAR THE HIGH RISING.
7. BACKLIGHT, EDGE LIGHT, AND WALL WASH LUMINAIRES ARE ALL LUMINAIRES THAT HAVE A LIGHT SOURCE THAT IS INTEGRATED AND THERE IS A COMPOSITED LUMINAIRE SCHEDULE FOR THE INSPECTOR TO REVIEW.
8. THE HOMEBUYER BUNDLE ELECTRICAL DEVICES – AS DETAILED MEETING THE TEST ABOVE THE THREE FLOOR SHALL NOT BE GREATER THAN THE NUMBER OF BEDROOMS, THESE ELECTRICAL DEVICES SHALL BE SERVED BY A DIMMER, A VACANCY SENSOR, OR A TIMER SWITCH CONTROL.
9. MANUAL ENVIRONMENTAL OFF EQUIPMENT SPACE MOTION SENSORS, PHOTO-CONTROL AUTOMATIONS, THE CLOCK CONTROLS AND DEVICES INSTALLED TO COMPLY WITH 130.5(D) MUST HAVE BEEN CERTIFIED TO THE ENERGY COMMISSION FOR MANDATORY MEASURES PURSUANT TO THE PROVISIONS OF THE TITLE 20 APPLIANCE EFFICIENCY REGULATIONS, SECTIONS 1601 THROUGH 1608 OF TITLE 20 CODE OF REGULATIONS, SERIES, AS AMENDED BY 1605.3
10. THE ENERGY COMMISSION'S RESIDENTIAL VACANCY SENSORS TO CONTROL TO ATTACHED LUMINAIRES FOR THE FOLLOWING PROPERTIES: BATHROOMS, UTILITY ROOMS, LAUNDRY ROOMS, GARAGES.
11. ALL INTERIOR SWITCHES LOCATED TO THE INTERIOR OR EXTERIOR BUILDING ON THE SAME LIGHT AND OTHER CIRCUITS CHANNELS, ON AN ATTACHED GARAGE AND WITHIN SENSORY AND ONE OF THE FOLLOWING AUTOMATIC CONTROL TYPES: A PHOTOSENSOR, AND ALTERNATIVE THE SHEDS CONTROLS, ASTRONOMICAL TIME CLOCK CONTROLS THAT AUTOMATICALLY TURN OFF THE INTERIOR LIGHTING AND OUTDOOR LIGHTING BASED ON TIME OF THE DAY OR NIGHT AND SCHEDULE FOR THE NEXT DAY, OR AN ENERGY MANAGEMENT CONTROL SYSTEM (EMCS) THAT FUNCTIONS AS AN ASTRONOMICAL TIME CLOCK, DOES NOT HAVE AN OVERRIDE SWITCH THAT ALLOWS THE LUMINAIRE TO BE ALWAYS ON, AND IS PROGRAMMED TO AUTOMATICALLY TURN THE OUTDOOR LIGHTING OFF DURING DAYLIGHT HOURS.

FAMILY DWELLING GUIDELINES

1. ELECTRICAL BALANCE IS A MIXTURE OF HOME.
2. RECESSED CAN IN INSULATED CEILINGS TO TYPE IC (CERTIFIED AIRTIGHT).
3. HIGH EFFICACY LUMINAIRES FOR RECESSED LIGHTING SHALL CONTAIN ONLY HIGH EFFICACY LAMPS. SHALL NOT CONTAIN A MEDIUM SCREW BASE SOCKET. IF NOT, A NON-PERMANENTLY INSTALLED LAMP (PORTABLE LAMP, CHANDELIER, OR OTHER NON-PERMANENT LIGHTING FIXTURE) OR OTHER THAN DECORATIVE LUMINAIRES WITH TOTAL RATED LAMP WATTAGE OF 5 WATTS OR GREATER SHALL BE ELECTRONIC AND SHALL HAVE AN ON/OFF PROGRAMMABLE CONTROL.
4. ALL HIGH EFFICACY LUMINAIRES INSTALLED IN DWELLING UNITS SHALL CONTAIN LAMPS AND BALLASTS THAT ARE CERTIFIED IN THE ENERGY COMMISSION'S APPLIANCE EFFICIENCY DATABASE AND CERTIFIED TO THE ENERGY COMMISSION AS MEETING THE REQUIREMENTS SPECIFIED IN TABLE 150.0-A.
5. ALL ADJUNCT FIXTURE SHALL HAVE AN AUTOMATIC THERMOSTAT – WITH A CLOSED MECHANISM WHICH THE CLOSING OCCURS AT THE MANUALLY PROGRAM TO AUTOMATICALLY SET BACK THAT THERMOSTAT SO POINTS AT LEAST 4 DEGREES WITHIN 24 HOURS (SEE TABLE 150.0-A).
6. ALL ELECTRICAL OUTLETS, OR THE LIGHTING SHALL BE OF A MULTI-TYPE SOCKET FOR EFFICIENT LIGHTING ON THE PLAN
7. ALL THE BATHROOM SHALL HAVE AT LEAST 1 FAN – ELECTRICAL OUTLET

VENTILATION NOTES

- 1 CEILING FAN OF 0.9 CFM OR LESS AT THE REQUIRED RATED VENTILATION FLOW RATE IS REQUIRED FOR EACH CEILING MOUNTED WHOLE BUILDING VENTILATION FAN.
- AN EXHAUST FAN CONTROLLED BY A HUMIDISTAT CAPABLE OF MANUALLY OPERATING THE FAN WITH THE HUMIDISTAT SET AT A RELATIVE HUMIDITY LEVEL OF 60% OR LESS IS REQUIRED IN ALL BATHROOMS WITH A BATHTUB, SHOWER, OR COMBINATION BATHTUB/SHOWER. THE FAN CONTROL SHALL BE IN A LOCATION THAT IS NOT ADJACENT TO THE BATHTUB OR SHOWER AND IS NOT THE LOCATION OF THE CLOSEST SWITCH TO A DOOR LEADING DIRECTLY OUTDOORS.

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LICENSED ARCHITECT – C-36866 – STATE OF CALIFORNIA

No.	DESCRIPTION	DATE

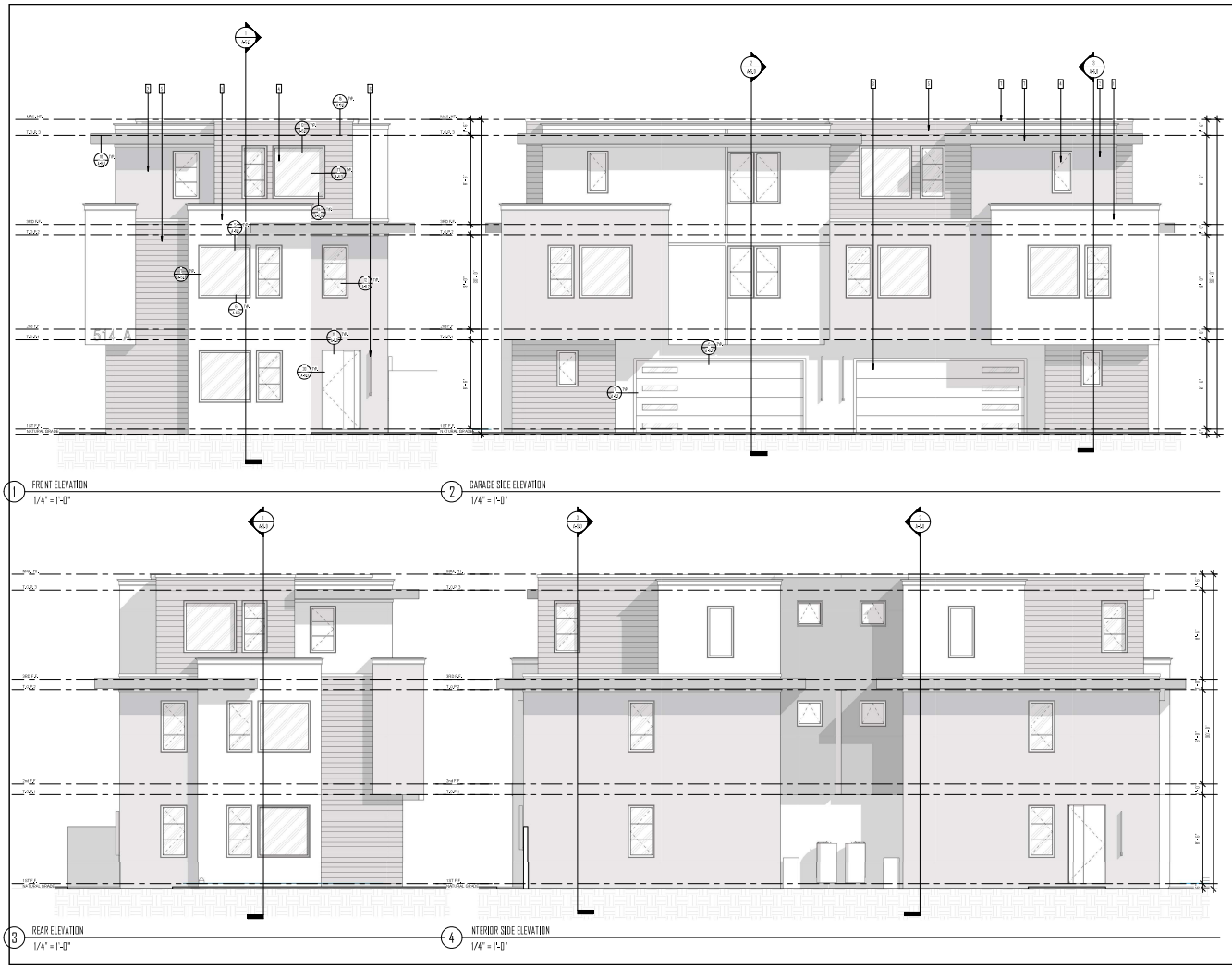
FAIRVIEW 3D-UNIT CONDOMINIUM

514–516 FAIRVIEW AVE
ARCADIA, CA 91007

AS STAMP APPROVE

3RD REFLECTED CEILING PLAN

SHEET NO.
A-3.2



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

2 GARAGE SIDE ELEVATION
1/4" = 1'-0"

3 REAR ELEVATION
1/4" = 1'-0"

4 INTERIOR SIDE ELEVATION
1/4" = 1'-0"

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LICENSED ARCHITECT
C-30550
STATE OF CALIFORNIA

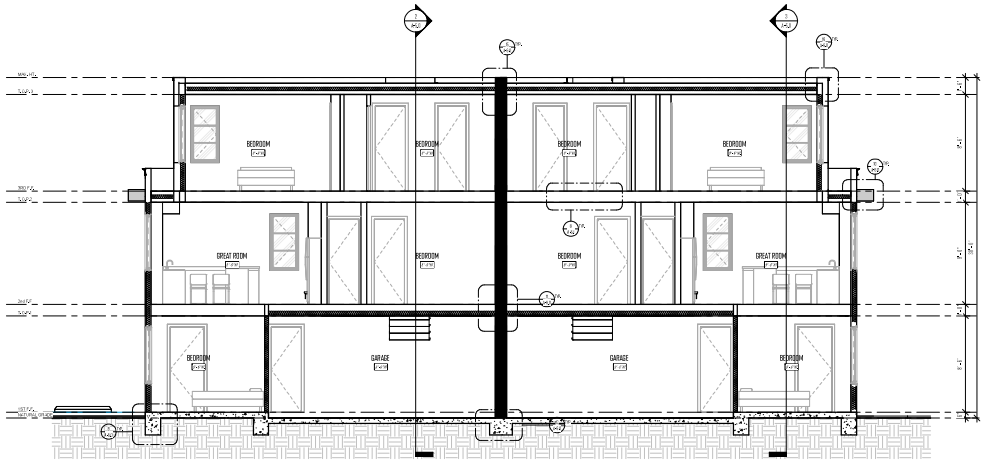
No.	DESCRIPTION	DATE

FAIRVIEW 30-UNIT CONDOMINIUM

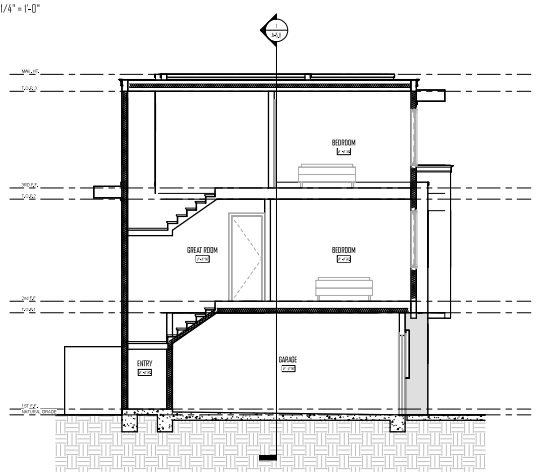
514 – 516 Fairview AVE
ARCADIA, CA 91007

ELEVATION

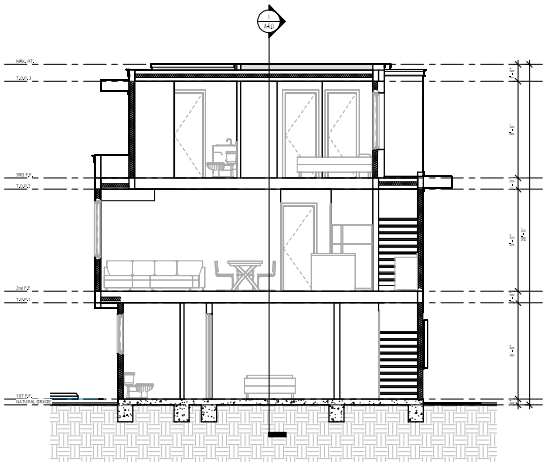
SHEET NO.
A-4.0



1 LONGITUDINAL SECTION
1/4" = 1'-0"



2 CROSS SECTION 1
1/4" = 1'-0"



3 CROSS SECTION 2
1/4" = 1'-0"

SECTION NOTES

1. PROVIDE 5/8" TYPE 'X' GYPSUM BOARD ON ALL WALLS AND CEILING

2. PROVIDE 5/8" TYPE 'X' GYPSUM BOARD ON GARAGE WALLS AND CEILING, SEPARATING HABITABLE SPACE

3. PROVIDE INSULATION TO ALL EXTERIOR WALLS, FLOORS ABOVE GARAGE AND CEILING SEPARATING PER ENERGY REPORT

4. FIRST FLOOR W/ CONCRETE SLAB ON GRADE

5. SECOND FLOOR WITH OPTION 3/4" GYPCRETE OVER 5/8" PLYWOOD OVER JOIST)

A. UNVENTED INSULATION NOTES:

a. THE UNVENTED ATTIC SPACES COMPLETELY WITHIN THE BUILDING THERMAL ENVELOPE.
b. NO INTERIOR CLASS I VAPOR RETARDERS ARE INSTALLED ON THE CEILING SIDE (ATTIC FLOOR) OF THE UNVENTED ATTIC ASSEMBLY OR ON THE CEILING SIDE OF THE UNVENTED ENCLOSED ROOF FRAMING ASSEMBLY.
c. INSULATION SHALL BE A CLASS III VAPOR RETARDER
d. INSULATION SHALL BE APPLIED IN DIRECT CONTACT WITH THE UNDERSIDE OF THE STRUCTURAL ROOF SHEATHING.
e. WHERE AIR-PERMEABLE INSULATION IS PROVIDED INSIDE THE BUILDING THERMAL ENVELOPE, IT SHALL BE INSTALLED IN ACCORDANCE WITH SECTION 5.11.IN ADDITION TO THE AIR-PERMEABLE INSULATION INSTALLED DIRECTLY BELOW THE STRUCTURAL SHEATHING, RIGID BOARD OR SHEET INSULATION SHALL BE INSTALLED DIRECTLY ABOVE THE STRUCTURAL ROOF SHEATHING IN ACCORDANCE WITH THE R-VALUES IN TABLE 150.1-F FOR CONDENSATION CONTROL.
f. INSULATION SHALL BE SEALED AT THE PERIMETER OF EACH INDIVIDUAL SHEET INTERIOR SURFACE TO FORM A CONTINUOUS LAYER.

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LICENSED ARCHITECT C-30866 STATE OF CALIFORNIA

No.	DESCRIPTION	DATE

FAIRVIEW 3D-UNIT CONDOMINIUM

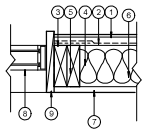
514-518 FAIRVIEW AVE
ARCADIA, CA 91007

AS-BUILT APPROVAL

SECTION

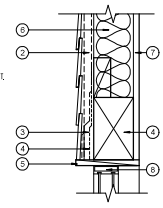
SHEET NO.
A-5.0

1. EXTERIOR PANEL SYSTEM
2. 2 LAYERS GRADE 'D' PAPER
3. 12" WIDE 'WIDETOP' FLASHING PAPER
4. FRAMING PER STR PLAN
5. 2- 2X4 FURRING
6. INSULATION PER T-24
7. INTERIOR FINISH
8. WINDOW / DOOR PER SCHEDULE
9. 12" X TRIM



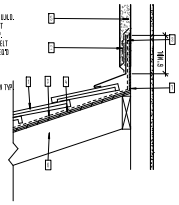
17 WINDOW JAMB @ SIDING
N.T.S.

1. EXTERIOR FINISH PER ELEVATIONS
2. 2 LAYERS GRADE 'D' PAPER
3. 12" WIDE 'WIDETOP' FLASHING PAPER
4. FRAMING PER STR PLAN
5. 12" X TRIM (SEE ELEVATION)
6. INSULATION PER T-24
7. INTERIOR FINISH
8. WINDOW / DOOR PER SCHEDULE W / CONT. SILL/HT BEHIND FLANGE
9. NON HARDENING SEALANT



13 WINDOW HEAD @ SIDING
N.T.S.

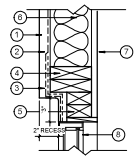
1. CONCRETE ROOF TILE "FLAT" TILE O.A.H.
2. 26 GA. GLI CORROSION-RESISTANT WEEP SCREED 4" MIN ON TILE TYP.
3. W/ANKO UNDERLAYMENT 30 LB. FELT MIN. DOUBLE UNDERLAYMENT REQ'D FOR ROOF SLOPE <3.5:12)
4. ROOF SHEATING
5. SEPARATE GRADE 'D' PAPER
6. ROOF RAFTER OR TRUSS PER PLAN TYP
7. 10" T & 1/4" LOOK BOARD



PROVIDE NAILING BATTENS AND WIRE CLIPS PER MFR. INSTALLATION RECOMMENDATIONS

9 ROOF /WALL FLASHING
N.T.S.

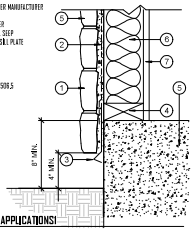
1. EXTERIOR FINISH PER ELEVATIONS
2. 2 LAYERS GRADE 'D' PAPER
3. 12" WIDE 'WIDETOP' FLASHING PAPER
4. FRAMING PER STR PLAN
5. 2X FURRING
6. INSULATION PER T-24
7. INTERIOR FINISH
8. WINDOW PER WINDOW SCHEDULE



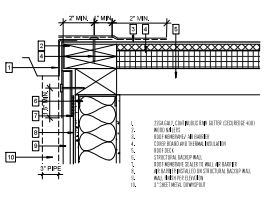
5 WINDOW HEAD @ STUCCO WALL1
N.T.S.

1. STONE VENEER INSTALL PER MANUFACTURER RECOMMENDATION
2. 2 LAYERS GRADE 'D' PAPER
3. 26 GA. GALVANIZED METAL SHEF
4. 2X4 PRESSURE TREATED SILL PLATE
5. CONCRETE FOOTING
6. INSULATION PER T-24
7. INTERIOR FINISH

WEEP SCREED INSTALL PER C.B.C. 2506.5

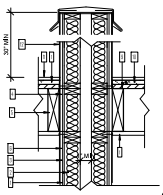


1 BRICK VENEER APPLICATIONS1
N.T.S.



18 FLAT ROOF DRIP EDGE
N.T.S.

1. EXTERIOR FINISH
2. 2 LAYERS GRADE 'D' PAPER
3. 12" WIDE 'WIDETOP' FLASHING PAPER
4. FRAMING PER STR PLAN
5. FLOOR JOIST PER STR PLAN
6. 3" THERMABEER SHEA
7. RE-STAINING OR EQUIVALENT ONE SIDE JOINTS FINISHER
8. PLYWOOD SUBFLOOR
9. 3/4" CONCRETE, TCC ESR-2540
10. FLOOR FINISH
11. STUCCO ROOF DECK PARAPET

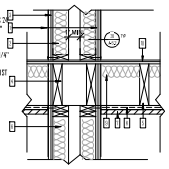


GA-WP-3820
- 1 HR FIRE RATED
- STC 51 RAL-TL-09-214
- STC 56 UGS-11000 BASED ON 3-1/2" THICK INSULATION IN ONE CAVITY

15 PARTY WALL / ROOF
N.T.S.

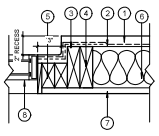
1. 5/8" TYPE X GYPSUM BOARD
2. 2 DOUBLE 2 X WOOD STUDS PER STR.
3. SHEAR PANEL PER STR PLAN
4. CONTINUOUS RIM PER STR PLAN COVID 16" O.C. MIN.)
5. FLOOR JOIST PER STR PLAN
6. BATT INSULATION PER ENERGY REPORT
7. ONE LAYER 5/8" TYPE X GYPSUM AT RIGHT ANGLES TO RESILIENT FURRING CHANNELS 24" O.C. WITH TYPE S DRYWALL SCREWS AT 12" O.C.
8. RESILIENT FURRING CHANNELS AT RIGHT ANGLES TO 2X WOOD JOIST AT 12" O.C. WITH 1 1/4" TYPE S DRYWALL SCREWS
9. 3" GLASS FIBER INSULATION LOAD PER JOIST SPACE STAPLED TO SUB FLOOR
10. 5/8" PLYWOOD SUB FLOOR WITH 1/2" PARTICLE BOARD

GA-WP-3820
- 1 HR FIRE RATED
- STC 51 RAL-TL-09-214
- STC 56 UGS-11000 BASED ON 3-1/2" THICK INSULATION IN ONE CAVITY



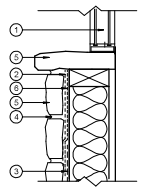
11 PARTY WALL
N.T.S.

1. EXTERIOR FINISH PER ELEVATIONS
2. 2 LAYERS GRADE 'D' PAPER
3. FURRING PER STR PLAN
4. 2- 2X4 FURRING
5. INSULATION PER T-24
6. INTERIOR FINISH
7. WINDOW PER WINDOW SCHEDULE



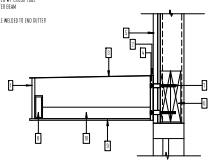
7 WINDOW JAMB @ STUCCO WALL1
N.T.S.

1. WINDOW PER WINDOW SCHEDULE
2. 12" WIDE 'WIDETOP' FLASHING PAPER
3. 2 LAYERS GRADE 'D' PAPER
4. STONE VENEER
5. SELF SEALING SELF ADHERING BITUMINOUS MEMBRANE OVER SOLID BACKING
6. NON-HARDENING SEALANT
7. INSULATION PER T-24



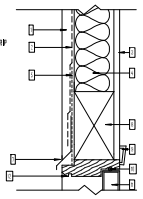
2 WINDOW SILL ON BRICK VENEER
N.T.S.

1. 12" WIDE (SEE WEAP DETAIL)
2. FLEXIBLE WIDE FLASHING
3. ALUM. PANS, MIN 2% SLOPE
4. 12" DEEP PLYWOOD SUBFLOOR BEYOND
5. EXTERIOR WALL FINISH
6. DOUBLE WOOD BLOCKING
7. 3/4" X 12" SAS SCREW W/ CRIMP TUBE
8. 4 1/2" NAILING GUTTER BEAM
9. 12" DEEP PLYWOOD
10. 2" X 12" NAILING ANGLE WELDED TO END GUTTER



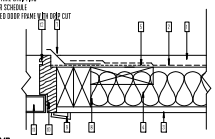
3 SOLID METAL AWNING
N.T.S.

1. EXTERIOR FINISH PER ELEVATIONS
2. 2 LAYERS GRADE 'D' PAPER
3. INTERIOR FINISH
4. INSULATION PER T-24
5. 2X4 FURRING
6. 12" WIDE 'WIDETOP' FLASHING PAPER
7. PRECAST DOOR TRIM
8. 24 GAUGE SHEET METAL ZEE FLASHING WITH 1/4" DRIP
9. HEADER PER STR. PLAN
10. WOOD CASING
11. APPROVED WEATHER STRIPPING
12. DOOR PER DOOR SCHEDULE
13. ONE PIECE MILLED DOOR FRAME WITH DRIP CUT



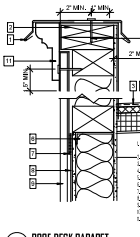
19 DOOR HEAD1
N.T.S.

1. EXTERIOR FINISH PER ELEVATIONS
2. 2 LAYERS GRADE 'D' PAPER
3. INTERIOR FINISH
4. INSULATION PER T-24
5. WIDETOP' FLASHING PAPER
6. PRECAST DOOR TRIM
7. 24 GAUGE SHEET METAL ZEE FLASHING WITH 1/4" DRIP
8. HEADER PER STR. PLAN
9. WOOD CASING
10. APPROVED WEATHER STRIPPING
11. DOOR PER DOOR SCHEDULE
12. ONE PIECE MILLED DOOR FRAME WITH DRIP CUT



20 DOOR JAMB
N.T.S.

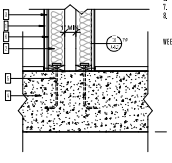
1. 5/8" SHEETROCK / FIRECODE CORE GYPSUM PANELS OR FIBEROCK PANELS
2. 2 ROWS 2 X WOOD STUDS PER STR.
3. SHEAR PANEL PER STR PLAN
4. CONTINUOUS RIM PER STR PLAN
5. FLOOR JOIST PER STR PLAN
6. 3" THERMABEER SHEA
7. RE-STAINING OR EQUIVALENT ONE SIDE JOINTS FINISHER
8. PLYWOOD SUBFLOOR
9. 3/4" CONCRETE, TCC ESR-2540
10. FLOOR FINISH
11. STUCCO ROOF DECK PARAPET



16 ROOF DECK PARAPET
N.T.S.

1. 5/8" TYPE X GYPSUM BOARD
2. 2 DOUBLE 2 X WOOD STUDS PER STR.
3. SHEAR PANEL PER STR PLAN
4. 12" THICK CONCRETE DECK
5. 5/8" DIA. ANCHOR BOLT 7" EMBEDDED
6. BATT INSULATION PER ENERGY REPORT

GA-WP-3820
- 1 HR FIRE RATED
- STC 51 RAL-TL-09-214
- STC 56 UGS-11000 BASED ON 3-1/2" THICK INSULATION IN ONE CAVITY

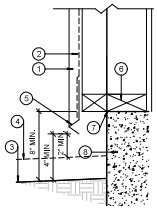


- 4 HR FIRE RATED
- STC 57-63 FOR 12" SOLID CONCRETE DECK

12 PARTY WALL AT SLAB
N.T.S.

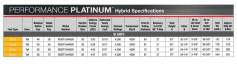
1. EXTERIOR FINISH PER ELEVATION
2. 2 LAYERS GRADE 'D' PAPER
3. FINISH GRADE
4. OUTDOOR CONCRETE SLAB
5. 26 GA CORROSION RESISTANT WEEP SCREED
6. PRESSURE TREATED SILL PLATE
7. CONTINUOUS PIPE CAULKING
8. CONCRETE FOOTING

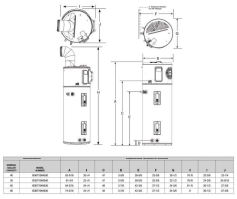
WEEP SCREED INSTALL PER C.B.C. 2506.5



8 WEEP SCREED DETAIL
N.T.S.

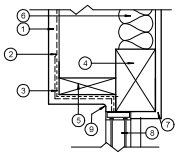
1. 5/8" GYP. BOARD
2. 2 LAYERS GRADE 'D' PAPER
3. 2X4 STUDS @ 16" O.C. (TYP. STRUCTURAL)
4. 5/8" GYP. BOARD
5. 12" WIDE WIDETOP' FLASHING PAPER
6. 2X4 WOOD BLOCKING @ 16" O.C.
7. 2X4 WOOD BLOCKING @ 16" O.C.
8. 2X4 WOOD BLOCKING @ 16" O.C.
9. 2X4 WOOD BLOCKING @ 16" O.C.
10. 2X4 WOOD BLOCKING @ 16" O.C.



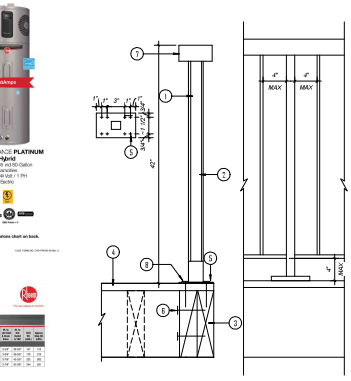


19 WATER HEATER SPECIFICATION
N.T.S.

1. EXTERIOR FINISH PER ELEVATIONS
2. 2 LAYERS GRADE 'D' PAPER
3. 12" WIDE 'WIREFLOW' FLASHING PAPER
4. HEADER PER STR PLAN
5. 29 FURRING
6. INSULATION PER T-24
7. INTERIOR FINISH
8. WINDOW PER WINDOW SCHEDULE
9. NON HARDENING SEALANT

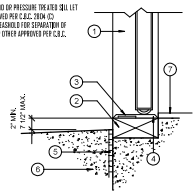


20 FURRED OUT WINDOW HEAD
N.T.S.



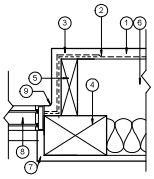
14 IRON RAILING DETAIL
N.T.S.

1. DOOR JAMB
2. FOUNDATION GRADE REDWOOD OR PRESSURE TREATED SILL SET INTO SLAB OR OTHER APPROVED PER C.B.C. 2604 (C)
3. BITUMINOUS COATING ON THRESHOLD FOR SEPARATION OF ALUMINUM & CONCRETE OR OTHER APPROVED PER C.B.C. 2509.2
4. SEALANT
5. EXPANSION JOINT
6. EXTERIOR CONCRETE
7. INTERIOR FINISH



15 THRESHOLD AT SWING-IN DOOR
N.T.S.

1. EXTERIOR FINISH PER ELEVATIONS
2. 2 LAYERS GRADE 'D' PAPER
3. 12" WIDE 'WIREFLOW' FLASHING PAPER
4. HEADER PER STR PLAN
5. 29 FURRING
6. INSULATION PER T-24
7. INTERIOR FINISH
8. WINDOW PER WINDOW SCHEDULE
9. NON HARDENING SEALANT

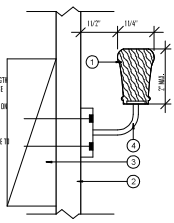


16 FURRED OUT WINDOW JAMB
N.T.S.

1. WOOD RAIL WITH EASED EDGES
2. INTERIOR WALL FINISH
3. 2X SOLID BACKING FOR SUPPORT
4. METAL SUPPORT BRACKETS

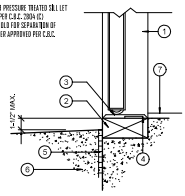
HANDRAILS SHALL BE CONTINUOUS THE FULL LENGTH OF THE STAIRS PER C.B.C. 1003.3.3.8 AND SHALL BE CAPABLE OF WITHSTANDING A LOAD OF AT LEAST 200 LBS. APPLIED IN ANY DIRECTION AT ANY POINT ON THE RAIL PER C.B.C. TABLE 16-A.

GUARDRAILS SHALL RESIST A 200LB. PER LINEAR FOOT HORIZONTAL FORCE APPLIED AT RIGHT ANGLE TO TOP RAIL PER C.B.C. TABLE 16-A



9 HANDRAIL / GUARDRAIL
N.T.S.

1. DOOR JAMB
2. FOUNDATION GRADE REDWOOD OR PRESSURE TREATED SILL SET INTO SLAB OR OTHER APPROVED PER C.B.C. 2604 (C)
3. BITUMINOUS COATING ON THRESHOLD FOR SEPARATION OF ALUMINUM & CONCRETE OR OTHER APPROVED PER C.B.C. 2509.2
4. SEALANT
5. EXPANSION JOINT
6. EXTERIOR CONCRETE
7. INTERIOR FINISH



10 THRESHOLD AT SWING-OUT DOOR
N.T.S.

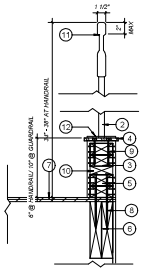
1. 1" SQUARE WROUGHT IRON POST AT 48" O.C.
2. 1/2" SQUARE ASS STEEL POST AT 4" O.C.
3. 2X SILL PLATE
4. CONTINUOUS WOOD CAP
5. DOUBLE SILL PLATE
6. DOUBLE FLOOR JOIST OR STRINGERS
7. TOP OF PLYWOOD AT TREAD OR LANDING
8. 3/8" DIA. X 4 1/2" LONG LAG SCREWS AT 8" O.C. STAGGERED. PENETRATE MIN. 3" INTO GRAIN@COUNTERSUNK AT CAP. GLUE AT BALUSTER TO NEWEL CAP
9. 3/8" DIA. X 8" LONG LAG SCREW AT 12" O.C. STAGGERED
10. 2X PLATE AS REQ'D
11. 12" WIDE HANDRAIL
12. 3/8" DIA. X 4 1/2" LONG LAG SCREWS AT 8" O.C. STAGGERED. PENETRATE MIN. 3"

12 STAIR RAILING
N.T.S.

NOTES:
HAND RAILS AND GUARDS SHALL BE DESIGNED TO RESIST A LOAD OF 50 PLF APPLIED IN ANY DIRECTION AND AT THE TOP.

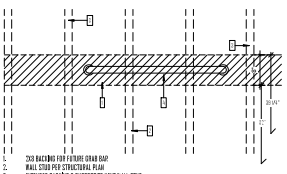
HAND RAILS ASSEMBLIES AND GUARDS SHALL BE ABLE TO RESIST A SINGLE CONCENTRATED LOAD OF 200 LBS. APPLIED IN ANY DIRECTION AT ANY POINT ALONG THE TOP.

INTERMEDIATE RAILS SHALL BE DESIGNED TO WITHSTAND HORIZONTALLY APPLIED NORMAL LOAD OF 50 POUNDS, ON AN AREA EQUAL TO 1 SQUARE FOOT.
THE CONNECTION BETWEEN ALL STRUCTURAL MEMBERS AND ALL ELEMENTS WITHIN STRUCTURE



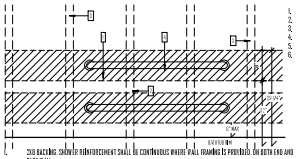
5 WATER CLOSET GRAB BAR REINFORCEMENT
N.T.S.

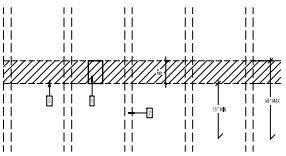
1. 2X8 BACKING FOR FUTURE GRAB BAR
2. WALL STUD PER STRUCTURAL PLAN
3. EXTENDED BACKING & SUPPORT TO NEXT WALL STUD
4. FUTURE GRAB BAR LOCATION PER PLAN
5. INFORMATION AND/OR DRAWINGS IDENTIFYING THE LOCATION OF GRAB BAR REINFORCEMENT SHALL BE PLACED IN THE OPERATION AND MAINTENANCE MANUAL



6 SHOWER GRAB BAR REINFORCEMENT
N.T.S.

1. 2X8 BACKING. SHOWER REINFORCEMENT SHALL BE CONTINUOUS WHERE WALL FRAMING IS PROVIDED, ON BOTH END AND BACK WALL
2. WALL STUD PER STRUCTURAL PLAN
3. EXTENDED BACKING & SUPPORT TO NEXT WALL STUD
4. FUTURE GRAB BAR LOCATION PER PLAN
5. INFORMATION AND/OR DRAWINGS IDENTIFYING THE LOCATION OF GRAB BAR REINFORCEMENT SHALL BE PLACED IN THE OPERATION AND MAINTENANCE MANUAL
6. LOWER GRAB BAR FOR BATHTUB. BACKING NO MORE THAN 6" ABOVE BATHTUB RIM

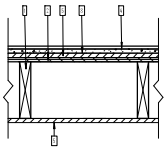




1. ELECTRICAL RECEPTACLE OUTLETS, SWITCHES AND CONTROLS, DOORBELL BUTTONS OR CONTROLS
2. WALL STUD PER STRUCTURAL PLAN
3. 2X8 IN BACKING IF NEEDED

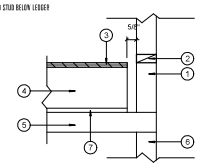
7 AGING IN PLACE DETAIL
N.T.S.

1. FLOOR JOISTS PER STR PLAN
2. PLYWOOD SUBFLOOR
3. 3/4" GYPCRETE, BC ESR-2540
4. FLOOR FINISH
5. 5/8" TYPE C GYPSUM CEILING UNDERSIDE OF GARAGE CEILING (HR)



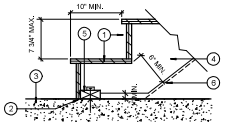
8 GYPCRETE FLOOR
N.T.S.

1. 23 STUD WALL PER STR PLAN
2. 2X DRYWALL BACKING
3. 3/4" THICK PLYWOOD STAIR TREAD
4. 2X STAIR RISER
5. MIN. 2X4 LEDGER
6. CRIPPLE WALL NAILED TO STUD BELOW LEDGER
7. TREAD BEYOND LEDGER



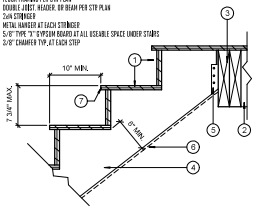
1 STAIR TO WALL
N.T.S.

1. 3/4" PLYWOOD TREADS AND RISERS (TYP.)
2. NOTCH STRINGER FOR SILL PLATE AND SET ON SEALANT PAPER
3. CONCRETE SLAB
4. 2x14 STRINGER
5. 2x4 PRESSURE TREATED SILL PLATE WITH (4) SHOT PINS INTO CONCRETE
6. 5/8" TYPE 'X' GYPSUM BOARD AT ALL USEABLE SPACE UNDER STAIRS



2 STAIR TO SLAB
N.T.S.

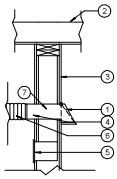
1. 5/8" PLYWOOD TREADS AND RISERS (TYP.)
2. FLOOR FRAMING PER STR PLAN
3. DOUBLE JOIST, HEADER, OR BEAM PER STR PLAN
4. 2x14 STRINGER
5. METAL HANGER AT EACH STRINGER
6. 5/8" TYPE 'X' GYPSUM BOARD AT ALL USEABLE SPACE UNDER STAIRS
7. 3/4" CHAMFER TYP. AT EACH STEP



3 STAIR TO FLOOR
N.T.S.

1. VENT WITH GRAVITY DAMPER
2. ROOF LINE
3. STUD WALL FRAMING PER STR PLAN
4. REVERSE TO 4"x4" CONNECTOR
5. CLEANOUT BOX WITH DOOR
6. FLUE CONNECTION FROM DRYER CABINET
7. PVC PIPE ROUND VENT THRU ROOF

ALL COMPONENTS AND INSTALLATION SHALL COMPLY WITH U.M.C. 504.3 REQUIREMENTS



4 DRYER VENT
N.T.S.

Eric Tsang Architects
ERIC CHI WAH TSANG, AIA
440 LAGUNITAS DR, # 205
MILL VALLEY, CA 94941
TEL (415) 388-7818
WWW.ERICTSANG.COM

LICENSED ARCHITECT — C-30855 — STATE OF CALIFORNIA

No.	DESCRIPTION	DATE

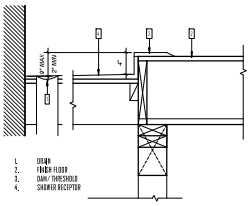
FAIRVIEW 3D-UNIT CONDOMINIUM

514 - 516 FAIRVIEW AVE
ARCADIA, CA 91007

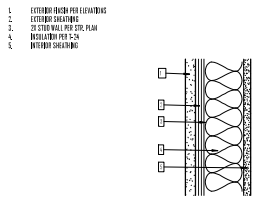
ALL STAMP APPROVAL

ARCHITECTURAL DETAILS

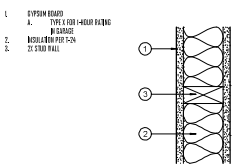
SHEET NO.
A-6.1



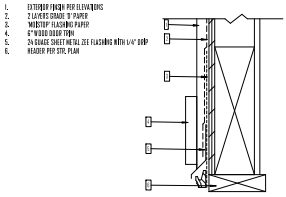
9 SUNKEN SHOWER DETAIL
N.T.S.



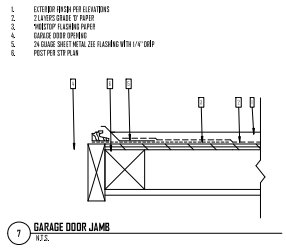
5 EXTERIOR WALL
N.T.S.



10 INTERIOR WALL
N.T.S.

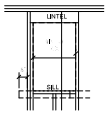


6 GARAGE DOOR HEAD
N.T.S.

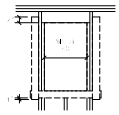


7 GARAGE DOOR JAMB
N.T.S.

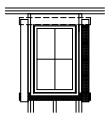
20 PENETRATION THRU WALL
N.T.S.



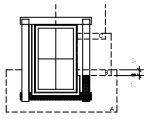
1. ATTACH SILL STRIP WITH TOP EDGE LEVEL WITH ROUGH SILL - EXTEND BEYOND EDGE OF ROUGH OPENING AT LEAST 6". SECURE ALL MOISTSTOP (OR EQUAL) WITH GALBANIZED NAILS OR POWER STAPLES.



2. ATTACH JAMB STRIP WITH SIDE EDGE EVEN WITH ROUGH JAMB FRAMING. START STRIP 1" BELOW LOWER EDGE OF SILL STRIP AND EXTEND 4" ABOVE LOWER EDGE OF LINTEL.



3. INSTALL WINDOW JAMB NAILING FLANGES OVER A CONTINUOUS BEAD OF SEALANT ON THE MOISTSTOP (OR EQUAL). INSTALL THE WINDOW HEAD MOISTSTOP (OR EQUAL) ON A CONTINUOUS BEAD OF SEALANT APPLIED TO THE WINDOW HEAD NAILING FLANGE.
THE ABOVE METHOD APPLIES ONLY TO MOST COMMONLY USED TYPE OF METAL FRAME (SURFACE MOUNTED). FOR OTHER TYPES OF FRAMS SPECIAL ATTENTION MUST BE PAID TO THE MANUFACTURER'S RECOMMENDATIONS



4. COMMENCING AT THE BOTTOM (SOLE PLATE) OF THE WALL, LAY BUILDING PAPER THAT MAY EXTEND ABOVE THE SILL FLANGE LINE ON EACH SIDE. DO NOT SLICE BUILDING PAPER HORIZONTALLY SO THAT THE PAPER WILL LAP OVER THE JAMB STRIPS. INSTALL SUCCESSIVE LINES OF BUILDING PAPER (B, C, D, ETC.) OVER JAMB AND HEAD FLANGES, LAPPING EACH COURSE.

NOTE: LINE-WIRE, WHEN USED AS BACKING TO SUPPORT BUILDING PAPER BENEATH WIRE LATH (NETTING) FOR PORTLAND CEMENT PLASTER (STUCCO), SHALL BE INSTALLED AS FOLLOWS:
A. WIRE GAUGE, SPACING, AND ATTACHMENT SHALL BE IN ACCORDANCE WITH REQUIREMENTS OF PERIPHERAL FLASHING, AT ALL EDGES OF WALL OPENINGS, MUST COVER THE WIRE BACKING.
B. NO ATTACHMENT DEVICES NOR THE WIRE BACKING SHALL COVER OR PENETRATE THE FLASHING MATERIAL.

WINDOW FLASHING
SECTION 1402.2 OF THE CODE STATES THAT "EXTERIOR OPENINGS EXPOSED TO THE WEATHER SHALL BE FLASHED IN SUCH A MANNER AS TO MAKE THEM WATERPROOF."

12 VAPOR BARRIER DETAIL
N.T.S.

Eric Tsang Architects
ERIC CHI WAH TSANG, AIA
440 LAGUNA STREET, # 103,
SAN FRANCISCO, CA 94102
TEL (415) 861-8818
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WWW.ERICTSANG.COM

LICENSED ARCHITECT
ERIC CHI WAH TSANG
No. C-30866
STATE OF CALIFORNIA

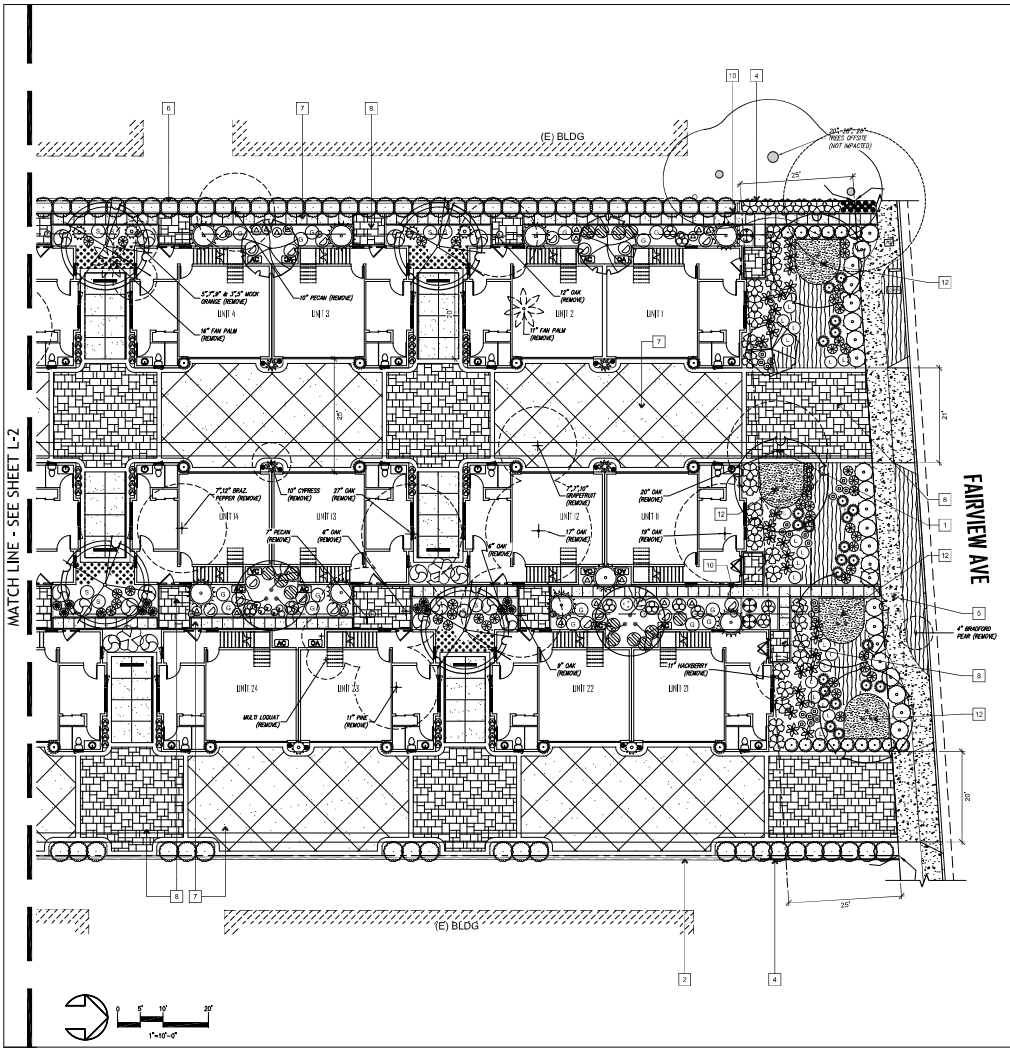
No.	DESCRIPTION	DATE

FAIRVIEW 3D-UNIT CONDOMINIUM
514-516 FAIRVIEW AVE
ARCADIA, CA 91007

BUILDING DEPARTMENT APPROVAL

ARCHITECTURAL DETAILS

SHEET NO.
A-6.2



PLANTING LEGEND

TREES

4	36" BOX	QUERCUS AGRIFOLIA COAST LIVE OAK (L) * REPLACEMENT OAKS
5	24" BOX	CERCIS CHINENSIS 'FOREST PANSY' FOREST PANSY REDBUD (M)
9	24" BOX	LAGERSTROEMIA INDICA 'MUSKOGEE' GRAPE MYRTLE (M)
8	24" BOX	OLEA EUROPAEA 'WILSONII' FRUITLESS OLIVE (L)
4	24" BOX	EUCLYPTUS POLYANTHEMOS SILVER DOLLAR GUM (L)
167	15 GAL.	PRUNUS 'BRIGHT N TIGHT' CAROLINA CHERRY (M) @ 4' O.C.

SHRUBS

9	15 GAL.	ALYOGYNE HUEGELII BLUE HIBISCUS (L)
24	15 GAL.	TIBOUCHINA URVILLEANA PRINCESS FLOWER (M)
10	15 GAL.	CUPRESSUS SEMPERVIRENS 'MONSEHL' TINY TOWER ITALIAN CYPRESS (L)
39	5 GAL.	NANDINA 'GULF STREAM' 'GULF STREAM' HEAVENLY BAMBOO (M)
37	5 GAL.	WESTRINGIA 'MUNDI' MUNDI COAST ROSEMARY (L)
73	5 GAL.	DIANELLA REV. 'LITTLE REV' LITTLE REV FLAX LILY (L)
35	5 GAL.	GARDENIA 'VEITCHII' EVERBLOOMING GARDENIA (M)
22	5 GAL.	JUNCUS PATENS CALIFORNIA GREY RUSH (L)
31	5 GAL.	OLEA 'LITTLE OLLIE' LITTLE OLLIE DWARF OLIVE (L)
23	5 GAL.	PITTOSPORUM 'MARIJAM' MARIJAM DWARF TOBIRA (M)
19	5 GAL.	LAVANDULA 'HIDCOTE BLUE' ENGLISH LAVENDER (L)
42	5 GAL.	LIGUSTRUM J. 'TEXANUM' WAXLEAF PRIVET (M)
23	5 GAL.	SALVIA GREGGII 'FURMAN'S RED' RED AUTUMN SAGE (L)
26	5 GAL.	ANIGOZANTHOS 'RED' RED KANGAROO PAW (L)
15	5 GAL.	CALLISTEMON 'LITTLE JOHN' DWARF BOTTLE BRUSH (L)
21	5 GAL.	LOROPETALUM C. 'PIPA'S RED' DWARF CHINESE FRINGE FLOWER (M)
76	5 GAL.	FESTUCA 'SISKIYOU BLUE' SISKIYOU BLUE FESCUE (L)
13	5 GAL.	KALANCHOE BRACTEATA SILVER TEASPOONS (L)
62	5 GAL.	MUHLENBERGIA CAPILLARIS PINK MUHLY GRASS (L)
28	5 GAL.	SALVIA 'BEE'S BLISS' BEE'S BLISS' SALVIA (L)
116	5 GAL.	SENECIO MADRALISCAE BLUE CHALKSTICK (L)
20	5 GAL.	LOMANDRA L. 'BREEZE' DWARF MAT RUSH (M)
32	5 GAL.	MUHLENBERGIA RIGENS DEER GRASS (M)
48	5 GAL.	ASPARAGUS DENSIFLORUS 'MYERS' FOXTAIL FERN (M)

GROUND COVERS

693 SF.	1 GAL.	MYOPORUM 'PUTAH CREEK' 'PUTAH CREEK' MYOPORUM (L) @ 24" O.C.
817 SF.	1 GAL.	LANTANA 'NEW GOLD' DWARF YELLOW LANTANA (L) @ 24" O.C.

DESCRIPTION:

1. EXISTING TREES INDICATED IN DASHED CIRCLES TO BE REMOVE WITH A TREE REMOVAL PERMIT, TYP.
2. EXISTING CMU WALL TO REMAIN.
3. EXISTING 6' HT. FENCE TO REMAIN.
4. NEW 36" HT. MAX W.L FENCE IN FRONT YARD SETBACK BY OTHER.
5. EXISTING SIDEWALK.
6. NEW 6' HT. CMU WALL BY CIVIL.
7. NEW CONCRETE PAVING WITH SCORE JOINT PATTERN AS SHOWN.
8. NEW INTERLOCK PAVERS. "ORCO BLOCK PIETRA COBBLE", BORNEO COLOR. SEE L-5 "1".
9. NEW BENCH. SEE L-5 "5".
10. NEW 6' HT. SIDE YARD W.L GATE BY OTHERS.
11. NEW 3/8"ø STABILIZED CRUSHED GRAVEL WALKWAY WITH WEED CLOTH SET INSIDE BENDER BOARD. SEE L-5 "7".
12. NEW REPLACEMENT OAK TREES PLANTED IN 10' DIAMETER PLANTER WITH CRUSHED GRAVEL.

PLANTING NOTES:

1. DRAWING IS DIAGRAMMATIC; CONTRACTOR TO VERIFY ALL LOCATIONS AND CONDITIONS ON SITE. COUNT ALL PLANT MATERIAL BEFORE BIDDING
2. CONTRACTOR TO INSPECT ALL EXISTING CONDITIONS ON SITE AND LOCATE ALL EXISTING UTILITIES BEFORE CONSTRUCTION BEGINS.
3. PLANTS SHALL BE OF NO.1 GRADE CONFORMING TO CA. STANDARD GRADING CODE OF NURSERY STOCKS, AVERAGE FOR THE CONTAINER SIZE, HEALTHY, VIGOROUS AND FREE FROM INSECT INFESTATION AND DISEASES.
16. ALL LANDSCAPE AREA TO HAVE A MINIMUM THREE INCH (3") LAYER OF MULCH APPLIED ON ALL EXPOSED SOIL SURFACES EXCEPT IN TURF AREAS, CREEPING OR ROOTING GROUND COVERS, OR DIRECT SEEDING APPLICATIONS WHERE MULCH IS CONTRAINDICATED. MULCH TO BE "SPEC MULCH" BY 'RECYCLED WOOD PRODUCT', ONTARIO, CA. 899-476-9797
17. SOIL AMENDMENT LISTED IN THESE NOTES IS FOR BIDDING PURPOSE ONLY. AMENDMENT RECOMMENDED BY SOIL ANALYSIS REPORT TAKES PRECEDENCE. OBTAIN SOIL TEST FOLLOWING ROUGH GRADING TO DETERMINE PROPER SOIL AMENDMENTS. ROTO-TILL AMENDMENT TO 6" OF DEPTH:
   (1) 200 LBS GRO-POWER.
   (2) 4 CUBIC YARDS NITROGENIZED, MINERALIZED FIR BARK OR REDWOOD SHAVINGS.
   (3) APPLY COMMERCIAL GRADE PRE-EMERGENT WEED KILLER.
   (4) ADD 8 LBS. OF GRO-POWER CONTROLLED RELEASE 12-8-8 PER CUBIC YARD OF MIX
18. PLANT PITS TO BE TWICE AS WIDE AND DEEP AS THE ROOTBALL. NATIVE SOIL UNDER ROOT ONLY. ROOTBALL SIDES TO BE BACKFILLED AND COMPACTED TO 80%. WITH BOX EXCAVATED NATIVE SITE SOIL, 20% FIR BARK. PROVIDE PLANT TABLETS AT THE FOLLOWING RATES: 1 GAL.– 2, 5 GAL.– 3, 5 GAL.– 6, 15 GAL.– 12, 24" BOX– 15, 36" BOX– 20, 48" BOX– 24, 60" BOX AND UP– 36.
19. INSTALL ROOT BARRIERS 5 FT. RADIUS FROM TREES. ROOT BARRIERS TO BE "UB 24-2" BY 'DEEP ROOT'. SAN FRANCISCO, CA. 800-458-7665.
7. INSTALL BENDER BOARD STRIP IN ALL LAWN AREA AND GRAVEL PATHWAYS STRIPS SEPARATING FROM SHRUBS AND TREES. BENDER BOARD TO BE 'BENDA BOARD' BY 'EPIC PLASTIC', LODI, CA. 209-333-6161.
8. ALL WALLS TO BE ENGINEERED BY OTHER. APPLY 2X WATERPROOFING LAYER, AND/OR "DMP-LEBOARD" IN ON-DECK PLANTERS.
9. CONTRACTOR TO INSTALL AND MAINTAIN PLANTING IN ACCORDANCE WITH THE GOVERNING AGENCY'S GUIDELINES AND SPECIFICATIONS UNLESS NOTED OTHERWISE IN THESE NOTES OR ON THE PLANS.
10. MAINTENANCE OPERATIONS SHALL BEGIN IMMEDIATELY AFTER PLANTING AND SHALL CONTINUE FOR A PERIOD OF (90) DAYS AFTER THE COMPLETION OF ALL WORKS TO THE SATISFACTION OF THE OWNER OR LANDSCAPE ARCHITECT. CONTRACTOR TO WATER ALL PLANTING AREA LIGHTLY (5) TIMES DAILY, APPLY FERTILIZER EVERY (30) DAYS, APPLY PRE-EMERGENT HERBICIDE (25) DAYS, PEST CONTROL AS NEEDED.
11. AT THE END OF THE MAINTENANCE PERIOD, THE CONTRACTOR SHALL REQUEST A FINAL INSPECTION. IF THE AREA IS NOT MAINTAINED TO THE SATISFACTION OF THE LANDSCAPE ARCHITECT, OWNER OR THE GOVERNING AGENCY, CONTRACTOR TO REPAIR OR CORRECTION TO SATISFACTION OF OWNER OR OWNER'S REPRESENTATIVE AT NO COST.
12. CONSTRUCTION AROUND EXISTING TREES MUST BE CAREFULLY CONTROLLED AND LIMITED TO ACCESS IN ORDER TO MAINTAIN PROPER SOIL CONDITIONS. SKILLED PRUNING OF THE TREE CANOPIES AND BRANCHES SHOULD BE DONE AT THE DIRECTION OF A CERTIFIED ARBORIST TO REMOVE ANY DEAD OR BROKEN BRANCHES, AND TO PROVIDE THE NECESSARY CLEARANCE FOR THE CONSTRUCTION EQUIPMENTS.
13. GENERAL TREE PROTECTION NOTES: TEMPORARY PROTECTIVE FENCING SHOULD BE INSTALLED IF NECESSARY, AND CARE TAKEN TO AVOID DAMAGE TO TREE CANOPIES OR ROOT SYSTEMS DURING CONSTRUCTION, GRADING, AND TRENCHING. USE HAND TOOLS WHEN WORKING AROUND ROOTS, AND DO NOT CUT ROOTS 2" DIAMETER OR LARGER. NO WASHING OF CHEMICALS OR EQUIPMENT SHOULD BE ALLOWED UNDER TREE CANOPIES. PROVIDE OCCASIONAL DEEP WATER AS NECESSARY TO KEEP THE TREES HEALTHY UNTIL THE NEW IRRIGATION SYSTEM IS INSTALLED.
14. ALL LANDSCAPE AREA TO INCORPORATE COMPOST AT A RATE OF AT LEAST FOUR CUBIC YARDS PER 1,000 SQUARE FEET TO A DEPTH OF SIX INCHES (UNLESS CONTRA-INDICATED BY A SOIL TEST).
15. GRAVEL PAVING TO BE 3/8"ø MIN. TO 1"ø MAX. COLOR TO BE NATURAL GRAY OR BLONDE, GOLD, SAND, ETC. VARIETIES. NO WHITE OR ANY OTHER COLORS. ALL AREAS TO RECEIVE A LAYER OF WEED CLOTH W/ 10 YEARS WARRANTY.
16. ALL PLANTS AND TREES TO BE TRIMMED BY A LICENSED TREE TRIMMER AND/OR A CERTIFIED ARBORIST.

TWO TREES DESIGN, INC.
LANDSCAPE ARCHITECTURE & PLANNING
1442 A Walnut Street, #62, Berkeley, CA. 94709
(510) 295-7689 Fax (510) 295-7692
email: twotrees@sbcglobal.net

LANDSCAPE PLANTING PLAN (SITE NORTH)

FAIRVIEW 30-UNIT CONDOMINIUM
514-518 FAIRVIEW AVE.
ARCADIA, CA.

DATE	REVISIONS

SCALE	AS SHOWN
DATE	3-4-2026
PROJECT NO.	F2504
DRAWN BY	HTF
CHECKED BY	

SHEET NO.
L-1
OF 5 SHEETS

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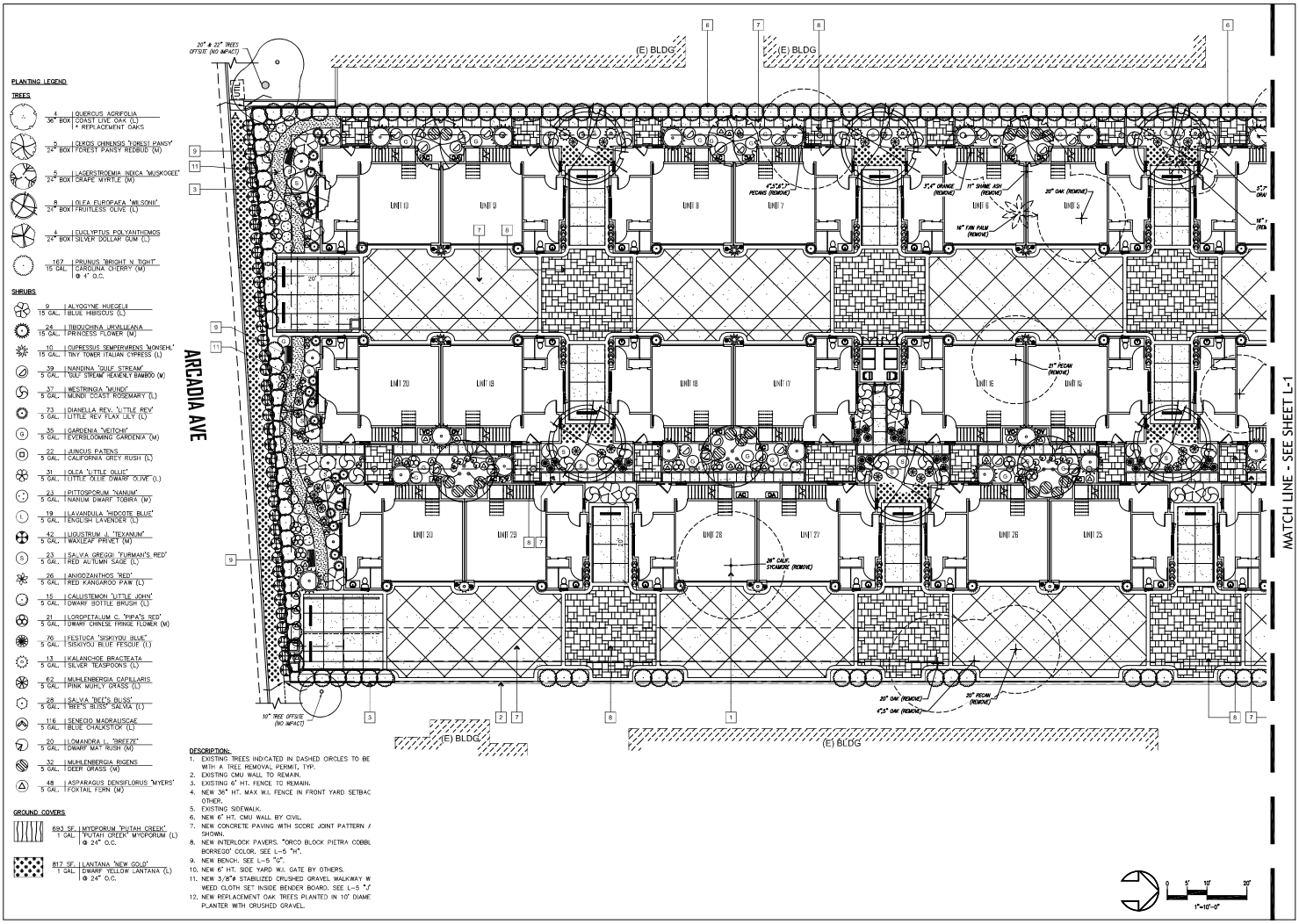

PLANTING LEGEND

TREES

4	36" BOX	QUERCUS AGRIFOLIA COAST LIVE OAK (L) + REPLACEMENT OAKS
9	24" BOX	CERCIS CHINENSIS 'FOREST PANSY' FOREST PANSY REDBUD (M)
5	24" BOX	LAGERSTROEMIA INDICA 'MUSKOGEE' CRAPE MYRTLE (M)
8	24" BOX	OLEA EUROPAEA 'WILSONII' FRUITLESS OLIVE (L)
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167	15 GAL.	PRUNUS 'BRIGHT N TIGHT' CAROLINA CHERRY (M) @ 4' O.C.

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31	5 GAL.	OLEA 'LITTLE OLLIE' LITTLE OLLIE DWARF OLIVE (L)
23	5 GAL.	PITTOSPORUM 'NANUM' NANUM DWARF TOBIRA (M)
19	5 GAL.	LAVANDULA 'HIDCOTE BLUE' ENGLISH LAVENDER (L)
42	5 GAL.	LIGUSTRUM J. 'TEXANUM' WAXLEAF PRIVET (M)
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48	5 GAL.	ASPARAGUS DENSIFLORUS 'MYERS' FOXTAIL FERN (M)

GROUND COVERS

693 SF.	1 GAL.	MYOPORUM 'PUTAH CREEK' 'PUTAH CREEK' M'POPORUM (L) @ 24" O.C.
817 SF.	1 GAL.	LANTANA 'NEW GOLD' DWARF YELLOW LANTANA (L) @ 24" O.C.

DESCRIPTION:

1. EXISTING TREES INDICATED IN DASHED CIRCLES TO BE WITH A TREE REMOVAL PERMIT, TYP.
2. EXISTING CMU WALL TO REMAIN.
3. EXISTING 6' HT. FENCE TO REMAIN.
4. NEW 36" HT. MAX W.I. FENCE IN FRONT YARD SETBAC OTHER.
5. EXISTING SIDEWALK.
6. NEW 6' HT. CMU WALL BY CIVIL.
7. NEW CONCRETE PAVING WITH SCORE JOINT PATTERN / SHOWN.
8. NEW INTERLOCK PAVERS. "ORCO BLOCK PIETRA COBBL BORREGO" COLOR. SEE L-5 "H".
9. NEW BENCH. SEE L-5 "J".
10. NEW 6' HT. SIDE YARD W.I. GATE BY OTHERS.
11. NEW 3/8"ø STABILIZED CRUSHED GRAVEL WALKWAY W WEED CLOTH SET INSIDE BENDER BOARD. SEE L-5 "J"
12. NEW REPLACEMENT OAK TREES PLANTED IN 10' DIAME PLANTER WITH CRUSHED GRAVEL.

0' 5' 10' 20'
1"=10'-0"

TWO TREES DESIGN, INC.
LANDSCAPE ARCHITECTURE
1000 Lincoln Ave. Suite 100, San Rafael, CA 94901
(415) 377-4480
info@twotreesdesign.com
www.twotreesdesign.com

LANDSCAPE PLANTING PLAN (SITE SOUTH)

FAIRVIEW 30-UNIT CONDOMINIUM
514-518 FAIRVIEW AVE.
ARCADIA, CA.

DATE	REVISIONS

SCALE	AS SHOWN
DATE	3-4-2026
PROJECT NO.	F2504
DRAWN BY	HTF
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SHEET NO.
L-2
OF 5 SHEETS

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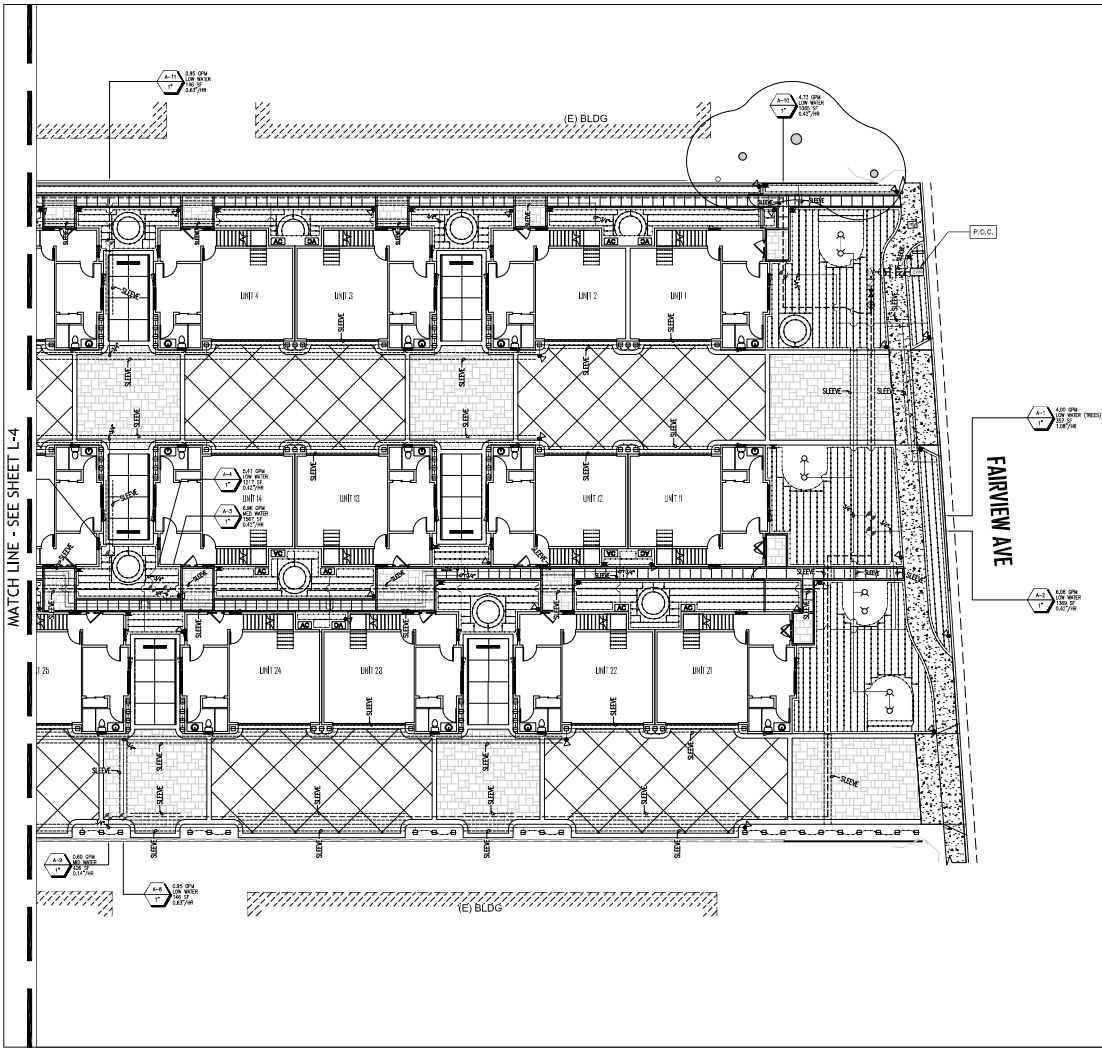

IRRIGATION LEGEND			
SYMBOLS	DESCRIPTION	MFG. & MODEL	DET
CWM	POINT OF CONNECTION FOR COMMON LANDSCAPE WATER METER. INSTALL 1" GATE VALVE, BACKFLOW DEVICE, MASTER VALVE, AND FLOW SENSOR ON NEW 1" SCH-40 MAINLINE FOR SYSTEM ISOLATION. APPROXIMATE PRESSURE OF 75 PSI. CONTRACTOR TO VERIFY EXACT LOCATION.		
GV	1" GATE VALVE	'NIBCO' T-113	L-6 A
	1" R.P. BACKFLOW WITH PRESSURE REGULATOR	'FEBCO' 825Y OR APPROVED EQUAL W/ 'WILKINS' W600G	L-6 B
	1" MASTER VALVE	'HUNTER' ICV-101G-FS	L-6 C
	1" FLOW SENSOR	'HUNTER' FLOW-SYNC	L-6 D
C	SMART IRRIGATION CONTROLLER	'HUNTER' I-CORE-600-M	L-6 E
	WIRELESS ET/RAIN/FREEZE SENSOR	'HUNTER' SOLAR SYNC	L-6 F
	SLEEVE (X2 LINE SIZE)	SCH-40 PVC	
	PRESSURE MAINLINE	SCH-40 PVC	L-6 G
	NON-PRESSURE LATERAL LINE	SCH-40 PVC	
	1" 'DRIP ZONE KIT' IN-LINE VALVE WITH PRESS. REGULATOR, Y-FILTER & FITTINGS	'HUNTER' HZ-1-101-25 (15 GPM MAX.)35 PSI REQ'D)	L-6 H
	AIR VACCUM RELIEF VALVE (INSTALL AT LOW POINT)	'HUNTER' PLD-AVR	L-6 J
	MANUAL FLUSH VALVE/CAP (INSTALL AT HIGH POINT)	'HUNTER' PLD-BV	L-6 K
	SUB-SURFACE DET: L-6 L — 18"- 18" EMITTER SPACING x 18" O.C. DRIP LATERAL SPACING FOR SHRUBS (PR: 0.42"/HR)		L-6 M/N/P/Q
	'HUNTER' HS-B-STK HALO-SPRAY W/ BARB WITH STAKE, 360 DEGREE	20 PSI 1.0 GPH	L-6 R
	'HUNTER' 'RZWS-36-50-CV' ROOT ZONE WATERING SYSTEM	15 PSI 0.5 GPM	L-6 S

STATION NO. — FLOW IN GPM — HYDROZONE PLANT FACTOR — HYDROZONE SIZE — APPLICATION RATE — VALVE SIZE

IRRIGATION NOTES:

1. DO NOT INTENTIONALLY INSTALL THE SYSTEM AS DESIGNED, WHEN IT IS OBVIOUS THAT OBSTRUCTIONS OR GRADE DIFFERENCES EXIST THAT WERE NOT KNOWN DURING DESIGNING, SUCH CONDITIONS SHALL BE BROUGHT TO THE ATTENTION OF THE OWNERS AUTHORIZED REPRESENTATIVE, OTHERWISE, THE IRRIGATION CONTRACTOR MUST ASSUME FULL RESPONSIBILITY FOR ANY REVISIONS NECESSARY.
2. THIS DESIGN IS DIAGRAMMATIC, EQUIPMENT SHOWN IN PAVED AREAS IS FOR CLARIFICATION ONLY, AND IS TO BE INSTALLED IN PLANTING AREA WHENEVER POSSIBLE.
3. THE SYSTEM IS DESIGNED FOR THE RECOMMENDED OPERATING PRESSURE OF 30 PSI AND A MAXIMUM DEMAND OF 6.96 GPM WITH A STATIC WATER PRESSURE OF 72-80 PSI PER ARCADIA DPW.
4. CONTRACTORS MAY SUBSTITUTE MATERIALS WITH EQUAL PERFORMANCE. CONTRACTOR TO RECORD SUBSTITUTED ITEMS IN "AS-BUILT" DRAWINGS.
5. INSTALL ALL EQUIPMENTS AS SHOWN ON PLAN. CONTRACTOR TO COMPLY WITH ALL LOCAL GOVERNING AGENCY REQUIREMENTS.
6. IRRIGATION CONTRACTOR TO GUARANTEE 100% HEAD-TO-HEAD COVERAGE IN ALL AREAS AS APPROVED BY THE CITY.
7. DRIPLINES TO BE INSTALLED MAXIMUM 12" FROM PAVING AND WILL BE SPACED AT MAXIMUM OF 12" O.C. FOR LAWN, 18" O.C. FOR ALL OTHER AREAS. NO "DEAD ENDS". DRIPLINES IN TURF AREAS WILL BE INSTALLED 4" BELOW FINISH GRADE. TUBING AS SHOWN ON PLAN IS DIAGRAMMATIC AND WILL BE INSTALLED AS REQUIRED TO COVER ENTIRE AREA WHERE SHOWN.
8. PROVIDE A MINIMUM OF 18" COVER OVER ALL PRESSURED MAINLINE PIPES AND 12" MIN. COVER OVER ALL NON-PRESSURIZED LATERAL LINES. ALL PIPES UNDER PAVED AREAS ARE TO BE INSTALLED IN A PVC SCH-40 SLEEVE WITH 18" MIN. COVER. SLEEVE LOCATIONS TO BE AS SHOWN ON PLANS.
9. 110 V. ELECTRICAL POWER SOURCE IS PROVIDED BY OTHERS TO THE LOCATION FOR THE AUTOMATIC CONTROLLER. CONTRACTOR IS RESPONSIBLE FOR FINAL CONNECTION TO EQUIPMENTS.
10. ALL WIRES FROM CONTROLLER TO AUTOMATIC VALVES TO BE COPPER, DIRECT BURIAL, UF, #14 GAUGE. INSTALL IN SAME TRENCH AS MAINLINE WHERE POSSIBLE. MINIMUM BACKFILL OVER WIRE TO BE 18". COMMON WIRE COLOR TO BE WHITE. CONTROL WIRES TO BE IN A DIFFERENT COLOR FOR EACH CONTROLLER USED. BUNDLE AND TAPE WIRE TOGETHER MINIMUM 20' ON CENTER.
11. BACKFLOW PREVENTER WITH WYE STRAINERS AHEAD OF FIRST GATE VALVE WITH NO HOSE BIB, SCREENED FROM VIEW, AND ENCLOSED IN STAINLESS VANDAL PROOF ENCLOSURE. FINAL LOCATIONS FOR BACKFLOW PREVENTER AND CONTROLLER TO BE INSTALLED WITHIN PROPERTY, IN LANDSCAPING AREA AREA NEVER ON HARDSCAPE.
12. CONTRACTOR TO INSTALL SWING OR SPRING-LOADED CHECK VALVES AS REQ'D TO ELIMINATE DRAINAGE FROM LOW SPRINKLERS. THIS WILL BE IN ADDITION TO ANY CHECK VALVES SHOWN ON PLAN.
13. CONTRACTOR TO PROVIDE AS-BUILD DRAWINGS INDICATING LOCATIONS OF ALL MAINLINES, ALL VALVES, CONTROLLERS AND ROUTING OF CONTROL WIRES.
14. CONTRACTOR TO APPLY AND PAY FOR ALL PERMITS REQUIRED FOR THIS PORTION OF THE WORK.
15. FROM DATE OF ACCEPTANCE BY OWNER, ANY DEFECTIVE MATERIALS OR POOR WORKMANSHIP SHALL BE REPLACED OR CORRECTED BY LANDSCAPE CONTRACTOR AT NO COST TO OWNER. IRRIGATION INSTALLATION IS COMPLETED UNTIL ALL COMPONENTS SPECIFIED ON IRRIGATION PLAN HAVE BEEN CHECKED AND ADJUSTED TO THE SATISFACTION OF THE OWNER.
16. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO BE FAMILIARIZE WITH GRADE DIFFERENCES, LOCATIONS OF WALLS, RETAINING WALLS, ETC. THE CONTRACTOR SHALL COORDINATE ALL WORKS WITH THE GENERAL CONTRACTOR AND OTHER SUBS FOR THE LOCATION AND INSTALLATION OF PIPE SLEEVES THROUGH WALLS, UNDER ROADWAYS, PAVEMENTS, STRUCTURES, ETC.
17. IRRIGATION CONTROLLER SHALL BE CONNECTED TO A RAIN SHUT-OFF DEVICE (RAIN SENSOR) TO COMPLY WITH LOCAL WATER CONSERVATION ORDINANCES.

0 5' 10' 20'
1"=10'-0"

TWO TREES DESIGN, INC.
LANDSCAPE ARCHITECTURE & PLANNING
1642 Monrovia Avenue, Newport Beach, CA. 92663
(949) 675-4693
Ed@TwoTrees.com
www.TwoTrees.com

LANDSCAPE IRRIGATION PLAN (SITE NORTH)

FAIRVIEW 30-UNIT CONDOMINIUM
514-518 FAIRVIEW AVE.
ARCADIA, CA.

DATE	REVISIONS

SCALE	AS SHOWN
DATE	3-4-2026
PROJECT NO.	F2504
DRAWN BY	HTF
CHECKED BY	

SHEET NO.
L-3
OF 5 SHEETS

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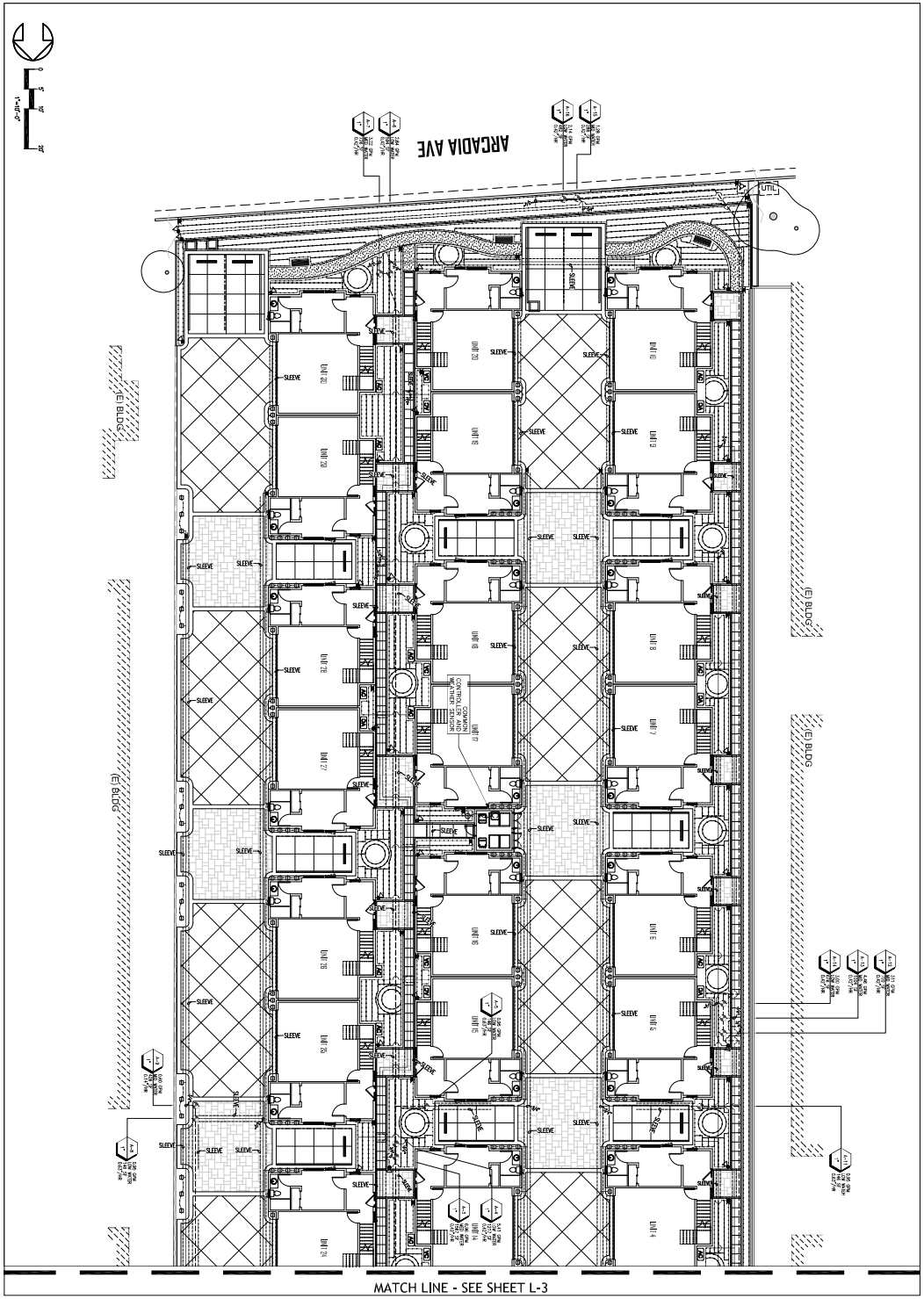

L-4
SHEET NO.
OF 4 SHEETS

SCALE	AS SHOWN
DATE	3-4-2026
DRAWN BY	JTH
CHECKED BY	

DATE	REVISIONS

FAIRVIEW 30-UNIT CONDOMINIUM

514-518 FAIRVIEW AVE.
ARCADIA, CA.

LANDSCAPE IRRIGATION PLAN (SITE SOUTH)

TWO TREES DESIGN, INC.
LANDSCAPE ARCHITECTURAL DESIGN SERVICES
CALIFORNIA #LA5940
1855 DAY CREEK DR. WEST COVINA, CA. 91790
626-476-0910
E-mail: 2treesdesign@gmail.com
www.twotreesdesign.com

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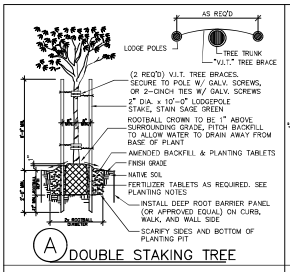
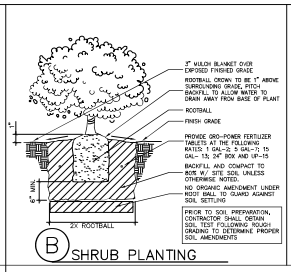
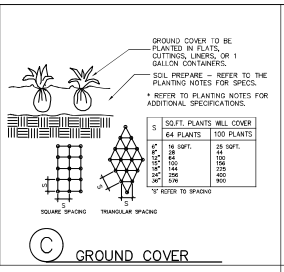


A DOUBLE STAKING TREE

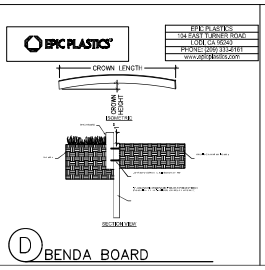


B SHRUB PLANTING

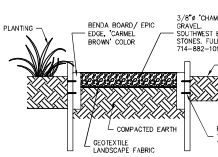


S	SQ.FT. PLANTS WILL COVER	
	64 PLANTS	100 PLANTS
6"	16 SQFT.	25 SQFT.
8"	28	44
10"	44	100
12"	64	156
18"	144	225
24"	256	400
36"	576	900

C GROUND COVER



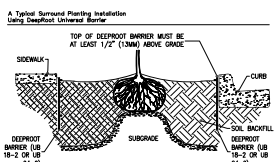
D BENDA BOARD



NOMINAL/ACTUAL DIMENSION	MIN. BEND RADIUS
1"X6"/5.5"X0.75" OR 2"	24"
1"X8"/7.25"X0.75" OR 2"	24"

SPECIFICATIONS:
MATERIAL: HIGH-DENSITY POLYETHYLENE RECYCLED PLASTIC AND WOOD COMPOSITES
MANUFACTURERS NOTES:
1. ALLOW FOR THERMAL EXPANSION AND SHRINKAGE BY LEAVING GAPS BETWEEN END OF BOARDS.
2. DO NOT SCREW CONNECTING BOARDS TOGETHER.

E GRAVEL PAVING



F TREE ROOT BARRIERS

Surround Style Planting with Deeproot Universal Barriers

WHEN SELECTING THE SURROUND STYLE PLANTING APPLICATION YOU WILL HAVE THE GREATEST SUCCESS BY FOLLOWING THESE SIMPLE STEPS AS ILLUSTRATED BELOW:

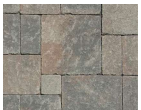
A. PREPARE THE INITIAL PLANTING HOLE AS ILLUSTRATED BELOW. THIS IS BASED UPON THE COMMON PRACTICE OF DOMED SHAPE THE BOTTOM OF THE HOLE TO ENSURE DRAINAGE. DEVICES OR AMENDMENTS ARE NEEDED TO CORRECT ANY ADVERSE SOIL OR PLANTING CONDITIONS IN THE BACKFILL AREA.
B. ASSEMBLE THE APPROPRIATE NUMBER OF DEEPROOT UNIVERSAL BARRIER PANELS. THE VERTICAL ROOT DEFLECTING RIBS ON THE PANEL MUST FACE INWARD, TOWARD THE ROOT BALL. (THIS IS VERY IMPORTANT, OTHERWISE THE ROOTS WILL BECOME GIRDLED BY TRAVELING AROUND THE SMOOTH WALLED SURFACE).
C. NEXT PLACE THE BARRIER IN THE CENTER OF THE PLANTING HOLE, KEEPING IN MIND THAT THE DOUBLE WALL PANEL FACES AWAY. IT SHOULD BE POSITIONED APPROXIMATELY 1/2" (13MM) ABOVE GRADE. THIS HELPS RETARD ROOTS GROWING UNDERNEATH AND BY PROPERLY POSITION THE TOP EDGE ABOVE GRADE CAN ALLOW ROOT OVERGROWTH WHICH CAN LEAD TO UPROOTED HARDSCAPES.
D. BACKFILL AND COMPACT WITH SOIL INSIDE THE BARRIER TO THE LEVEL WHERE THE BOTTOM OF THE ROOT BALL WILL BE WHEN POSITIONED CORRECTLY WITH THE CROWN OF THE ROOT BALL APPROXIMATELY 1" (3MM) ABOVE GRADE.
E. REMOVE THE TREE FROM ITS CONTAINER, OR CUT AWAY THE TOP PORTION OF BURLAP AND POSITION IN THE CENTER OF THE BARRIER. COMPLETE THE BACKFILL OF THE SOIL, DISTRIBUTE EVENLY TO MAINTAIN THE SHAPE OF THE BARRIER AND COMPACT THE BACKFILL EVERY 4"-6" (100M-150M). ROOTS WILL GIE QUICKLY IF LOFT EXPOSED TO THE ELEMENTS SO BE SURE TO COVER THE BACKFILL AS SOON AS POSSIBLE.
F. STAKING OR GUYING IS NOT NEEDED. A MINIMUM RECOMMEND USING THE SOFT, SAFE AND ECONOMICAL ALTERNATIVE TO TRADITIONAL WIRE AND HOSE, ARBORTIE (SEE WWW.DEEPROOT.COM FOR DETAILS).
G. IF THE WEED(S) WILL BE SUBJECT TO MAINTENANCE WORK SUCH AS LAWN MOWING OR WEED TRIMMING WE STRONGLY RECOMMEND THE INSTALLATION OF ARBORGUARD+ TREE TRUNK PROTECTORS WHICH ARE PLACED AROUND THE BASE OF YOUNG TREES TO PROTECT THEM FROM DAMAGE BY WEED TRIMMERS, LAWN MOWERS AND SMALL ROBOTS. (SEE WWW.DEEPROOT.COM)
H. WATER AND FOLLOW PROPER TREE MAINTENANCE PRACTICES. TREES DO REQUIRE CARE AND NURTURING AFTER PLANTING. CONSULT WITH YOUR LOCAL NURSERY FOR PROPER WATERING PROCEDURES FOR THE SPECIES YOU ARE PLANTING. THE PLANTING INSTRUCTIONS GIVEN HERE ARE BY NO MEANS A COMPREHENSIVE GUIDE, RATHER THEY ARE GENERAL GUIDELINES TO PLANTING WITH DEEPROOT BARRIERS AND A SURVEY OF CURRENT PLANTING METHODS. CONDITIONS WILL VARY HOWEVER AND IT IS RECOMMENDED THAT AN ARBORIST BE CONSULTED BEFORE PLANTING.

"WEATHERLY GARDEN BENCH 4-FOOT"

"WEATHERED ACORN" COLOR.

HIGHWOOD USA, LLC.
HOMETOWN, PA. 18252
(AVAILABILITY: AMAZON.COM, LOWES, HOME DEPOT, ASHLEY FURNITURE, ETC.)

G GARDEN BENCH



PIETRA COBBLE

Description	Thickness (mm)	Approx Size (in)	Sq Ft / Pallet	Stones / Pallet	Weight / Pallet (lbs)	Edge	Finish	Pedestrian / Auto / Truck
4 x 4	60	3.94" x 3.94"	114	1055	3020	Aged Straight	Stone	
4 x 8		3.94" x 7.87"	124	576	3300			
8 x 8		7.87" x 7.87"		288	3370			
8 x 11		7.87" x 11.81"		192	3304			
12 x 12		11.81" x 11.81"		128	3408			
Express Set*	60	All	118	280	3180			
Express SE Set**								

*All 5 sizes laid together on one pallet. **SE = Straight edge.
Express pallet has (40) 4x4's, (120) 4x8's, (96) 8x11's, and (40) 12x12's
60 mm = 2.363 in (2 3/8 in.) ALL SPECIFICATIONS ARE APPROXIMATE.

ADDITIONAL INFORMATION:

Visit ORCO.COM for the latest information on available color blends, solid colors, and patterns. Before ordering, always verify color and texture with pavingstone samples.

ORCO Block & Hardscape manufactures pavingstones in accordance with ASTM C936 Standard Specification for Solid Concrete Interlocking Paving Units and/or C1319 Standard Specification for Utility Segmental Concrete Paving Slabs (latest editions).

More information on standards and installation procedures can be found by visiting the Interlocking Concrete Pavement Institute (ICPI) at icpi.com.

Complete ORCO Terms of Sale and applicable warranty information are available at ORCO.COM.

⚠ WARNING: This product when cut or ground can expose you to Silica crystalline (airborne particles of respirable size) which is known to the State of California to cause cancer. For more information go to www.P65Warnings.ca.gov.

The following ICPI Tech Specs provide guidance on proper installation procedures:

- Tech Spec 2 - Construction of Interlocking Concrete Pavements.
- Tech Spec 24 - Structural Design of Segmental Concrete Paving Slab and Mark Pavement Systems.
- Tech Spec 28 - Construction Guidelines for Segmental Concrete Paving Slabs and Pavers in Non-Vehicular Residential Applications.

ICPI recommends using ICPI Certified Installers who are trained in paver standards, materials, and techniques.

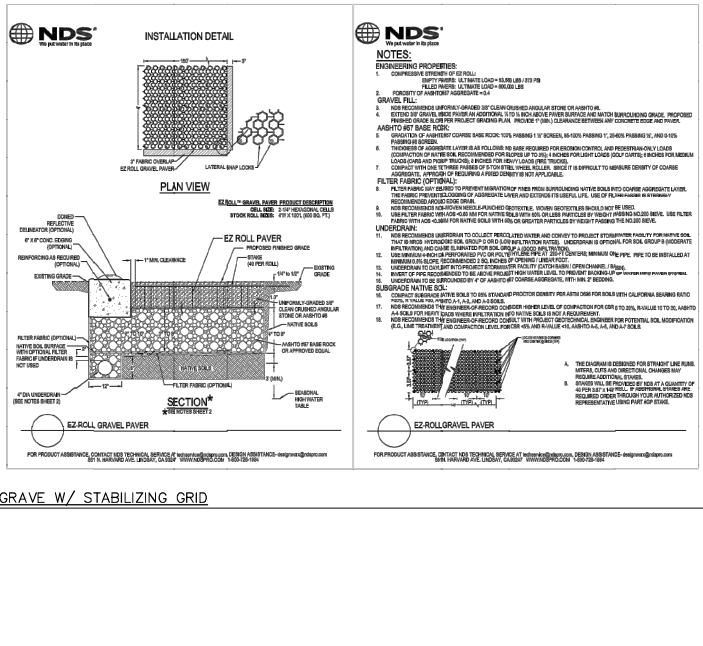
ORCO HARDSCAPES | 4545 RUTILE STREET, RIVERSIDE CA 92509 | 951-685-8404 | ORCO.COM

H INTERLOCK PAVERS

3/8" CRUSHED GRAVEL
CHAMOIS COLOR

TAN COLOR GRID

J 3/8" CRUSHED GRAVE W/ STABILIZING GRID



TWO TREES DESIGN, INC.
LANDSCAPE ARCHITECTURE & PLANNING
Gary Jones, RLA #2604 Principal
Gary@twotrees.com
530-477-4899
www.twotrees.com
Redding, CA 96003

LANDSCAPE DETAILS 1

FAIRVIEW 30-UNIT CONDOMINIUM
514-518 FAIRVIEW AVE.
ARCADIA, CA.

DATE	REVISIONS

SCALE	AS SHOWN
DATE	3-4-2026
PROJECT NO.	F2504
DRAWN BY	HTF
CHECKED BY	

SHEET NO.
L-5
OF 5 SHEETS

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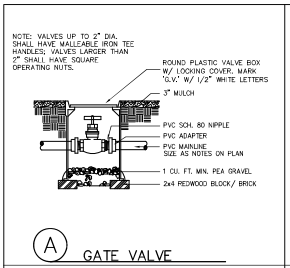
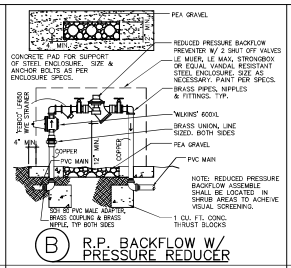
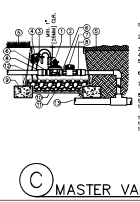


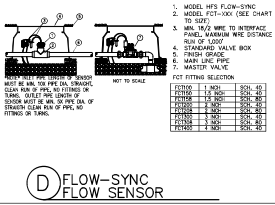
A GATE VALVE



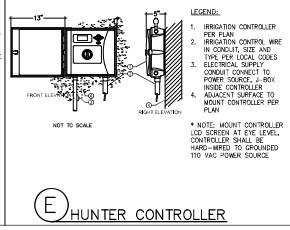
B R.P. BACKFLOW W/ PRESSURE REDUCER



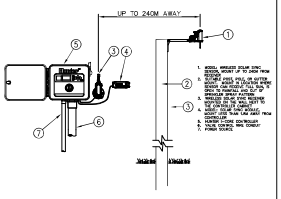
C MASTER VALVE



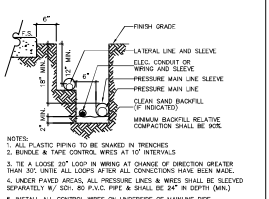
D FLOW-SYNC FLOW SENSOR



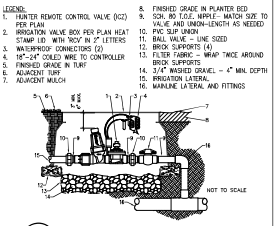
E HUNTER CONTROLLER



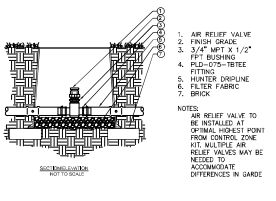
F WIRELESS ET WEATHER SENSOR



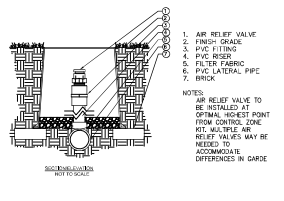
G TRENCHING SECTION



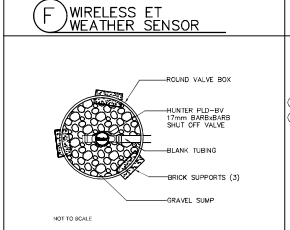
H CONTROL VALVE- DRIP ZONE KIT



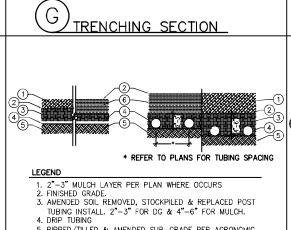
J AIR RELIEF VALVE ON TUBING



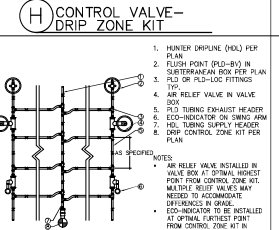
AIR RELIEF VALVE ON PVC RISER



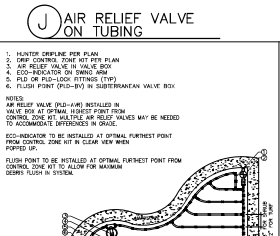
K MANUAL FLUSH VALVE



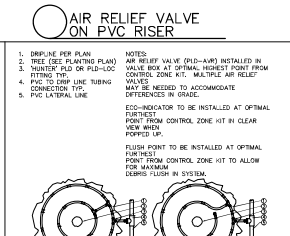
L DRIPLINE SUBSURFACE INSTALLATION



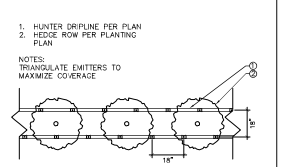
M CENTER FEED DRIP LATERALS



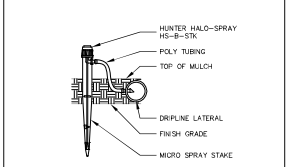
N IRREGULAR-SHAPED PLANTERS



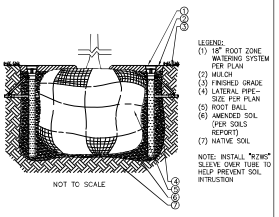
P TREE RING



Q HEDGE-ROW PLANTERS



R HUNTER HALO-SPRAY



S ROOT WATERING TUBES

TWO TREES DESIGN, INC.
LANDSCAPE ARCHITECTURE & PLANNING
Gary Gonzalez, RLA #3743
Mailing: 1 Corporate Park, Suite 100, Irvine, CA 92606
Office: 949.474.0809
Mobile: 949.375.4809
email: twotreesdesign@gmail.com
www.twotreesdesign.com

LANDSCAPE DETAILS 2

FAIRVIEW 30-UNIT CONDOMINIUM
514-518 FAIRVIEW AVE.
ARCADIA, CA.

DATE	REVISIONS

SCALE	AS SHOWN
DATE	3-4-2026
PROJECT NO.	F2504
DRAWN BY	HTF
CHECKED BY	

SHEET NO.
L-6
OF 6 SHEETS

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Attachment No. 5

Arborist Report

514-518 Fairview Ave Arcadia, CA 91007

Prepared for:

Eric Tsang Architects
440 E Huntington Dr. Suite 356
Arcadia, CA 91006

August 14, 2025
Revised March 25, 2026

Prepared by:

Javier Cabral Consulting Arborist
International Society of Arborists # WE- 8116A

1390 El Sereno Ave
Pasadena, California 91103
(626)818-8704
jctcabral@sbcglobal.net

Table of contents

Summary & Background & Assignment ---------- pg. 3

Google Earth Image & Site Conditions ---------- pg. 4

List Inventory ---------- pg. 5 & 6

Site Plan With Trees---------- pg. 7 & 8

Tree Pictures ---------- pg. 9 thru 30

Replacement Trees ---------- pg. 31 & 32

Arborist Signature Page ---------- pg. 33

Certificate Of Performance ---------- pg. 34

Summary

Mr. Tsang,

You have retained my consulting arborist services to provide a tree inventory and tree protection for the property described as 514-518 Fairview Ave Arcadia, CA 91007. You are in the process of demolishing the existing homes and building 30 new units.

Background and assignment

Mr. Tsang has requested that I provide the following arboricultural services.

1) Identify all trees on the property and label them on the architectural drawings as provided to the arborist by Mr. Eric Tsang.
2) Evaluate the current health of the trees and make recommendations based on their health.
3) Provide a tree protection plan for protected trees to remain in place.

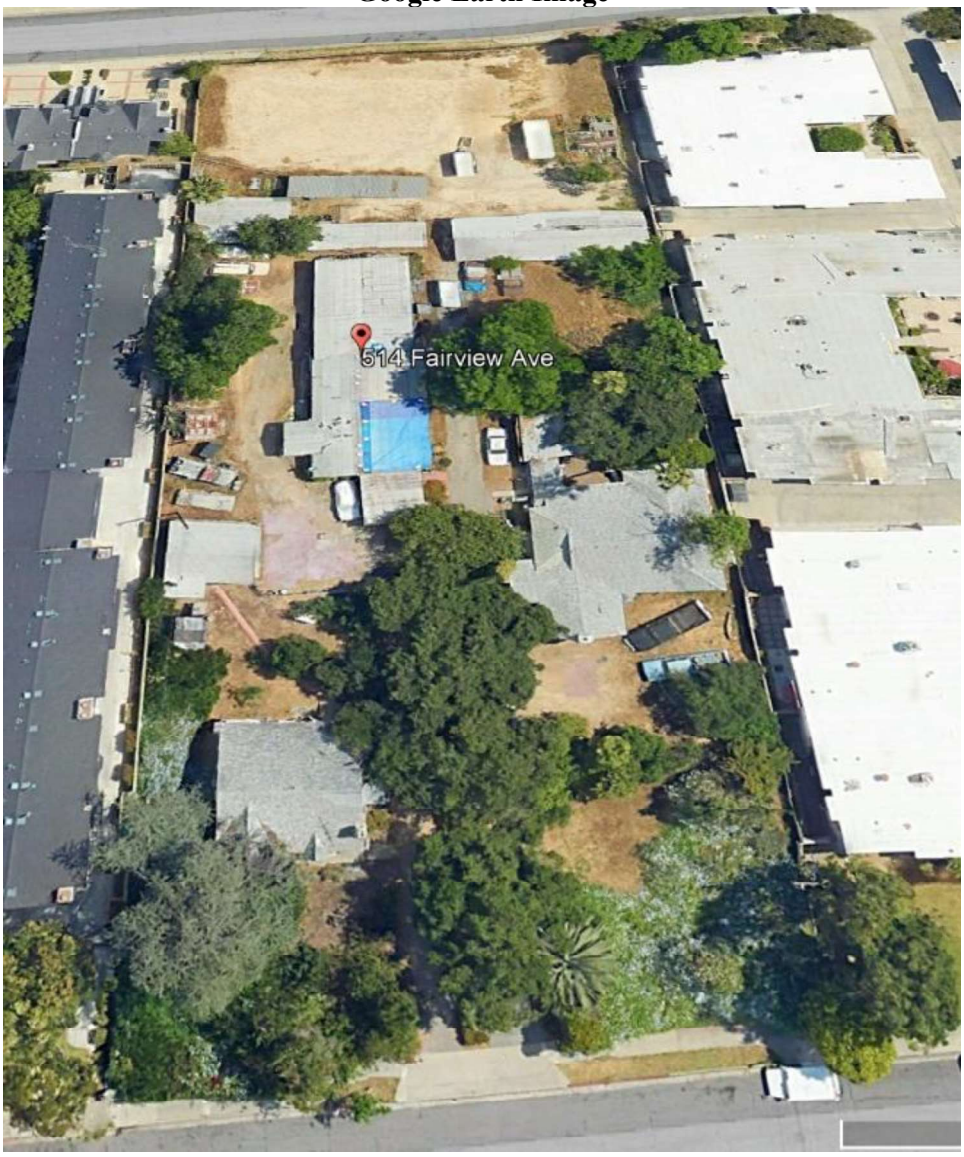
The following report is based on my site visit on August 13, 2025, and my analysis of the trees, site plan, and the surrounding landscape. For this report, I will address these trees as **Trees # 1 thru 32.**

Site conditions

Several one-story single-family homes currently exists on this property located 514-518 Fairview Ave Arcadia, CA 91007.

1) There are (32) total trees on the subject project property. Of the total only (11) qualify for protection based on the City of Arcadia Tree Protection Ordinance. All on-site for removal due to its location against the foundation of the proposed new house.

Google Earth Image



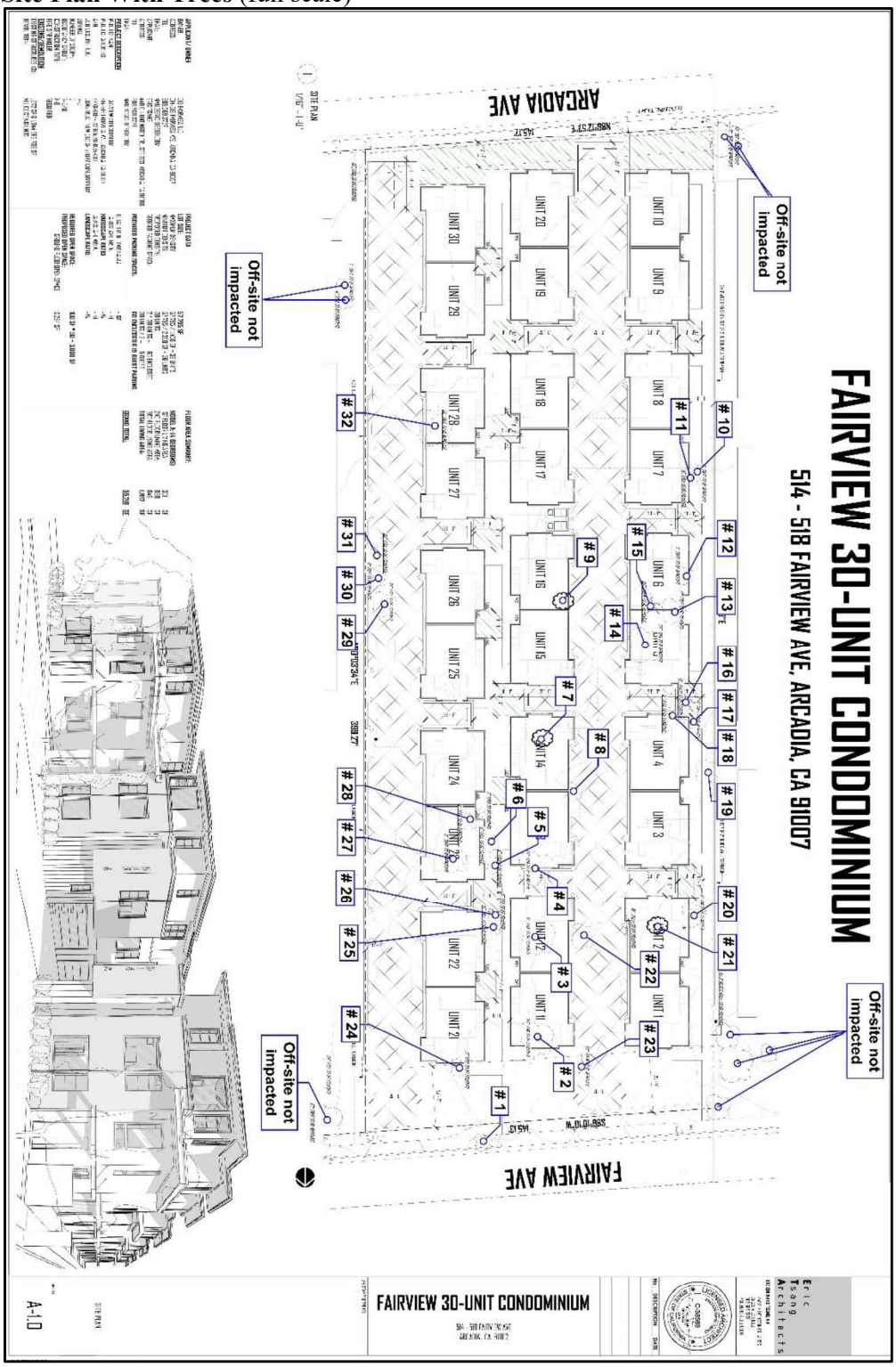
List Inventory pg. 1

Tree #	Common name	Botanical name	Diameter at 4.5 feet in inches	Height (in feet)	Spread (in feet)	Health condition rating	Protection status	REMOVE or PRESERVE	Comments
1	Bradford pear	Pyrus calleryana	4	18	6	C-	Yes as city tree	REMOVE	Severely damaged trunk
2	Coast live oak	Quercus agrifolia	19	55	38	B	Yes	REMOVE	
3	Coast live oak	Quercus agrifolia	17	55	30	B	Yes	REMOVE	
4	Coast live oak	Quercus agrifolia	27	60	39	B	Yes	REMOVE	
5	Coast live oak	Quercus agrifolia	6	15	15	B	Yes	REMOVE	Severe lean & severe dead wood
6	Pecan	Carya illinoinensis	7	13	12	B	No	REMOVE	
7	Brazilian pepper	Scinus terebinthifolius	7+12	33	30	C+	No	REMOVE	
8	Cypress	Cupressus sempervirens	10	55	6	B	No	REMOVE	
9	Pecan	Carya illinoinensis	21	60	38	B	No	REMOVE	
10	Pecan	Carya illinoinensis	4+5+6	30	14	B	No	REMOVE	
11	Pecan	Carya illinoinensis	7	35	13	B	No	REMOVE	
12	Orange	Citrus sinensis	3+4	12	12	D	No	REMOVE	
13	Shamel ash	Fraxinus uhdei	11	48	14	C	No	REMOVE	Large trunk cavity
14	Coast live oak	Quercus agrifolia	20	50	39	B	Yes	REMOVE	

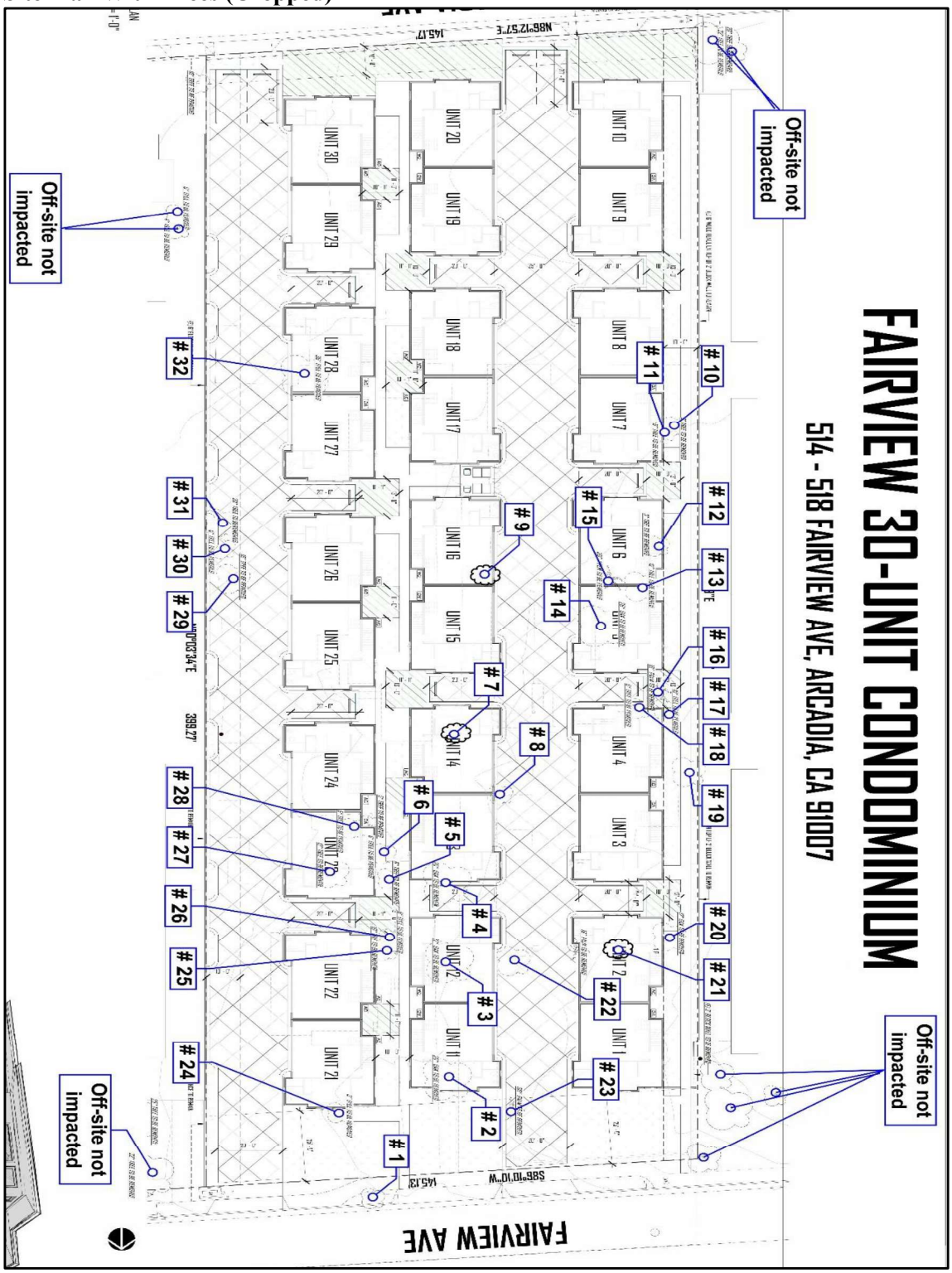
List Inventory pg. 2

Tree #	Common name	Botanical name	Diameter at 4.5 feet in inches	Height (in feet)	Spread (in feet)	Health condition rating	Protection status	REMOVE or PRESERVE	Comments
15	Mexican fan palm	Washingtonia robusta	16	70	12	A	No	REMOVE	
16	Mexican fan palm	Washingtonia robusta	16	70	12	A	No	REMOVE	
17	Mock orange	Pittosporum undulatum	5+7+9	18	12	C	No	REMOVE	
18	Mock orange	Pittosporum undulatum	3+5	18	12	C	No	REMOVE	
19	Pecan	Carya illinoinensis	10	40	16	B	No	REMOVE	
20	Coast live oak	Quercus agrifolia	12	28	26	B-	Yes	REMOVE	Poor structure & unbalanced canopy
21	Mexican fan palm	Washingtonia robusta	11	30	12	A	No	REMOVE	
22	Grapefruit	Citrus paradisi	7+7+10	30	18	D-	No	REMOVE	Severe decline, 90% dead
23	Coast live oak	Quercus agrifolia	20	16	18	B	Yes	REMOVE	
24	Common hackberry	Celtis occidentalis	11	33	16	B	No	REMOVE	
25	Coast live oak	Quercus agrifolia	9	30	12	B	Yes	REMOVE	Unbalanced canopy
26	Coast live oak	Quercus agrifolia	6	22	12	B	Yes	REMOVE	Unbalanced canopy
27	Stone pine	Pinus pinea	11	14	17	B	No	REMOVE	
28	Loquat	Eriobotrya japonica	2+2+2+2	12	10	B	No	REMOVE	
29	Pecan	Carya illinoinensis	20	70	40	B	No	REMOVE	
30	Coast live oak	Quercus agrifolia	4+5	18	12	B	Yes	REMOVE	
31	Coast live oak	Quercus agrifolia	20	50	33	B	Yes	REMOVE	Severely unbalanced canopy
32	California sycamore	Platanus racemosa	26	30	22	D-	Yes	REMOVE	Severe decline, 90% dead

Site Plan With Trees (full scale)



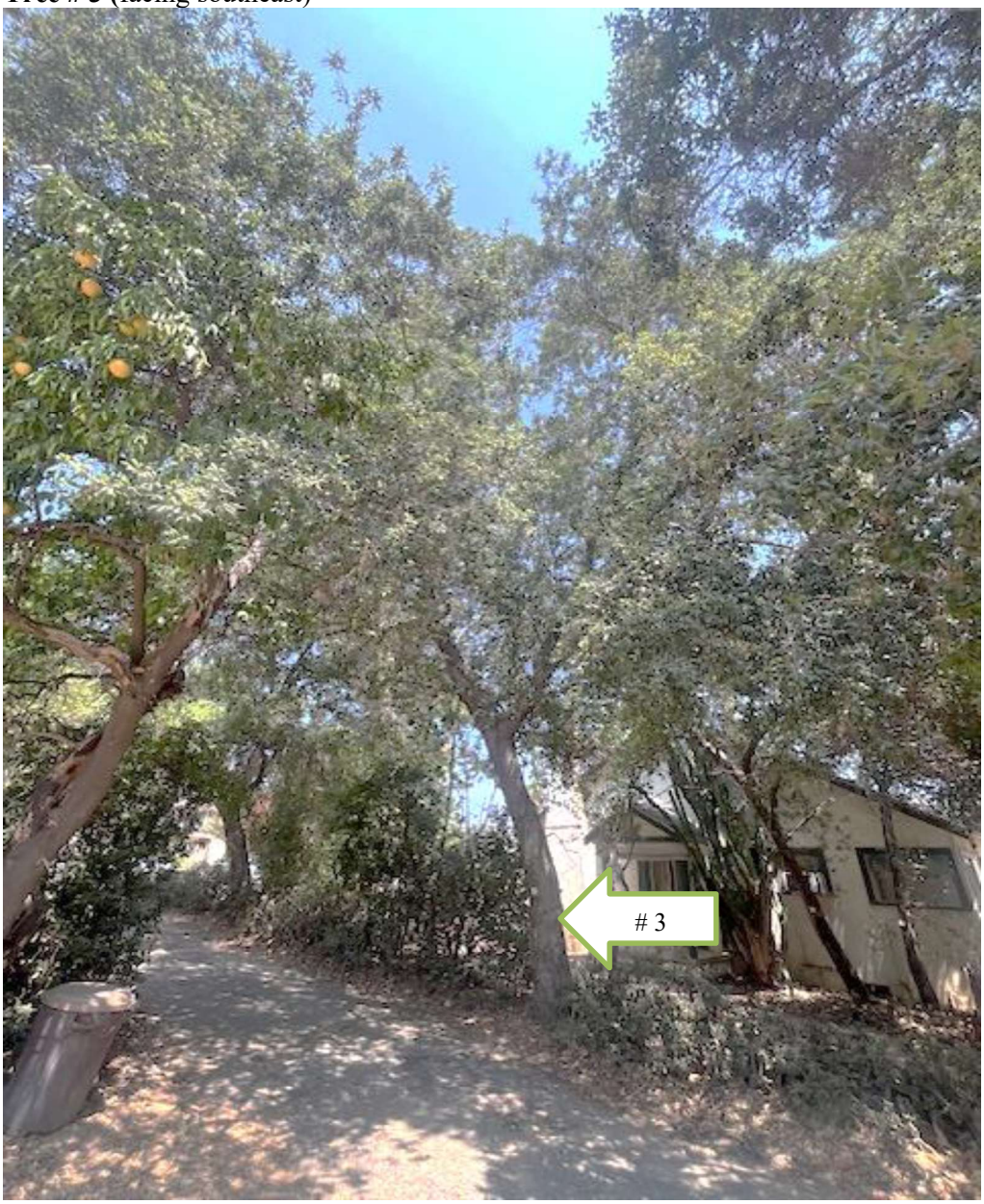
Site Plan With Trees (Cropped)



Tree # 1 (facing east)

Tree # 2 (facing south)

Tree # 3 (facing southeast)



Tree # 4 (facing northeast)

Tree # 5 & 6 (facing north)

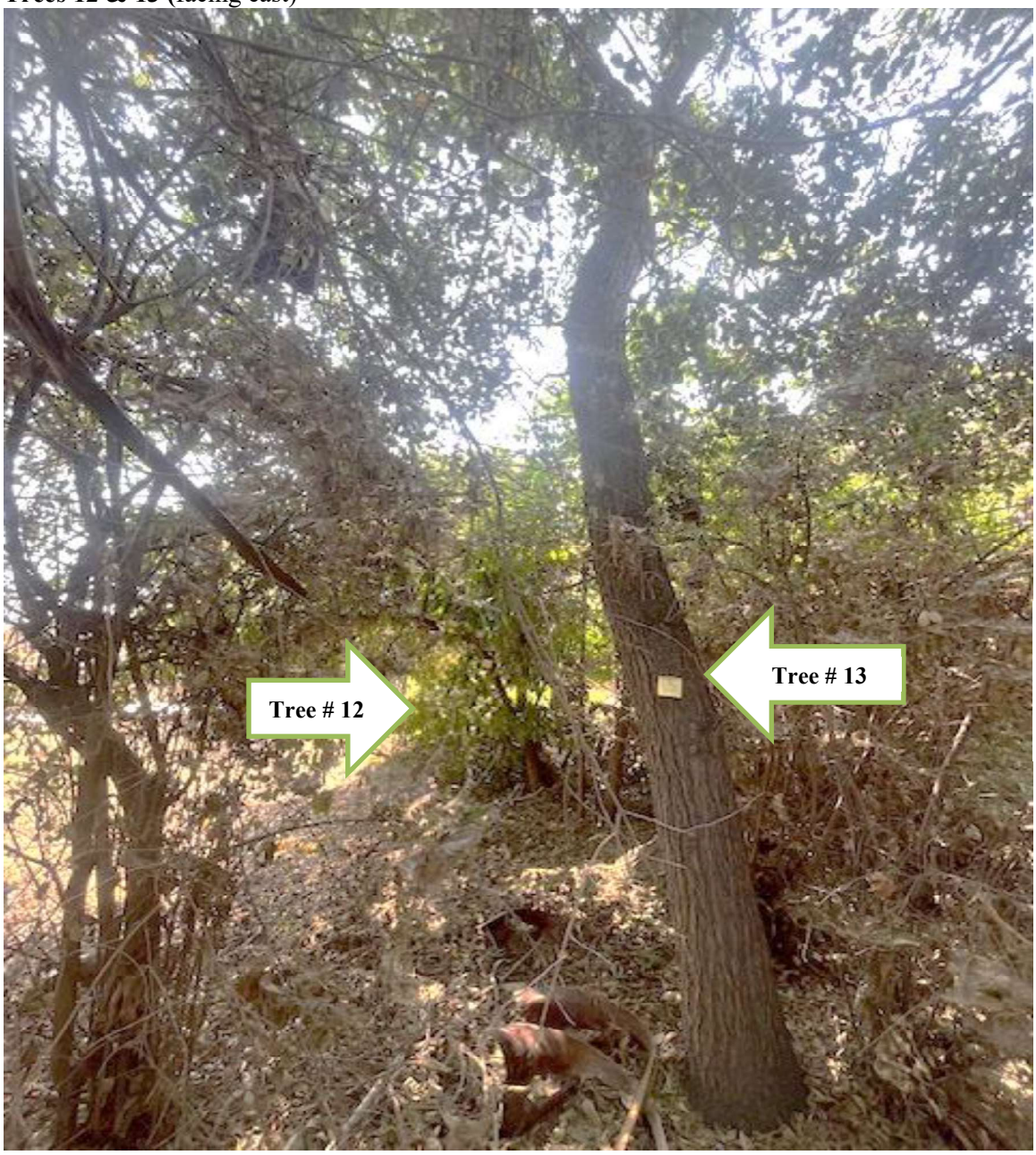
11 Tabebuia (7+7 in.)

Trees 7 & 8 (facing west)

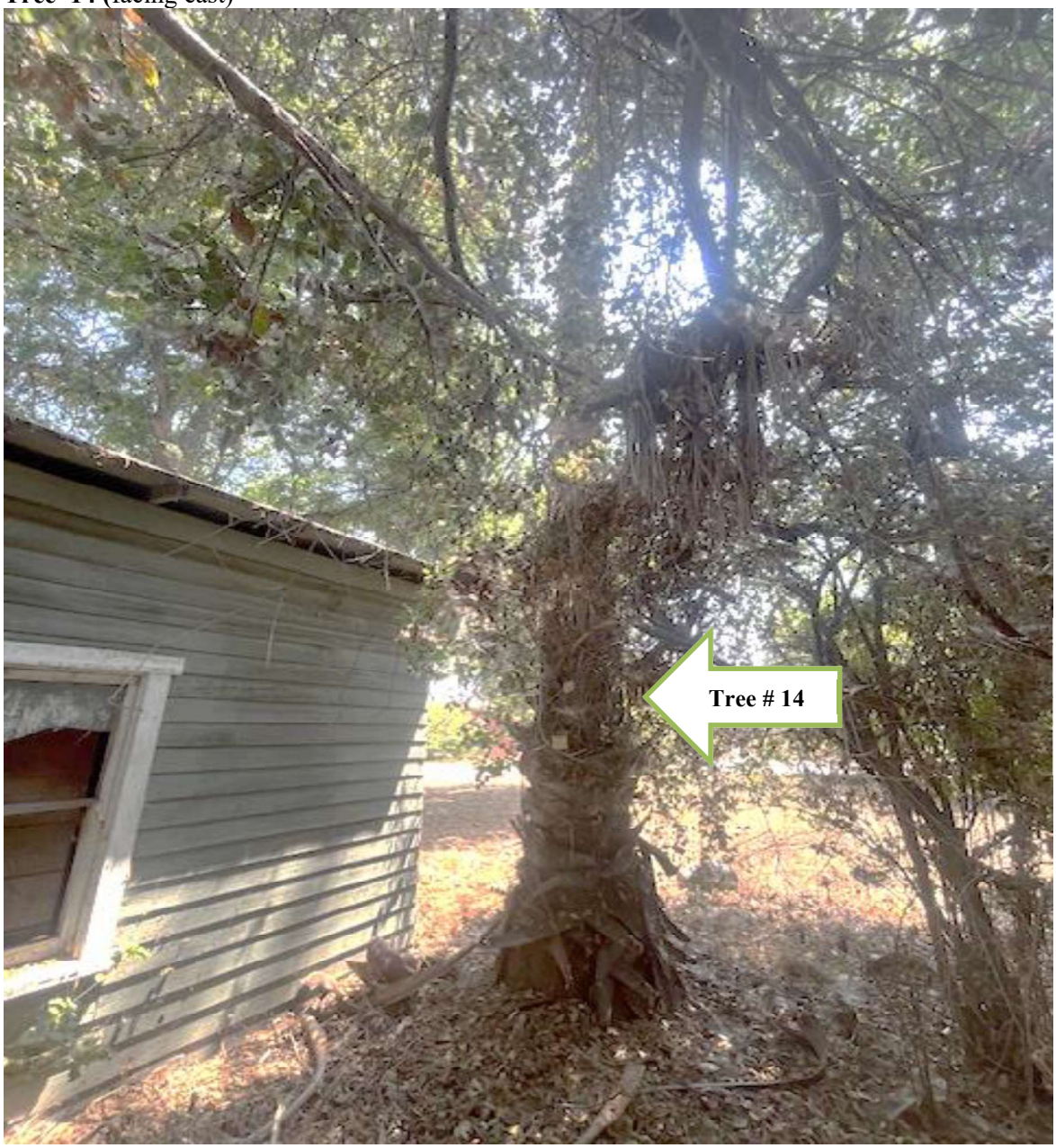
Tree # 9 (facing south)

Trees 10 & 11 (facing east)

Trees 12 & 13 (facing east)



Tree 14 (facing east)



Tree 15 (facing northwest)

Trees 16 thru 18 (facing south)

Tree # 19 (facing west)

Trees 20 & 21 (facing south)

Tree 22 (facing west)

Tree 22 (facing southeast)

Tree 24 (facing south)

Trees 25 & 26 (facing north)

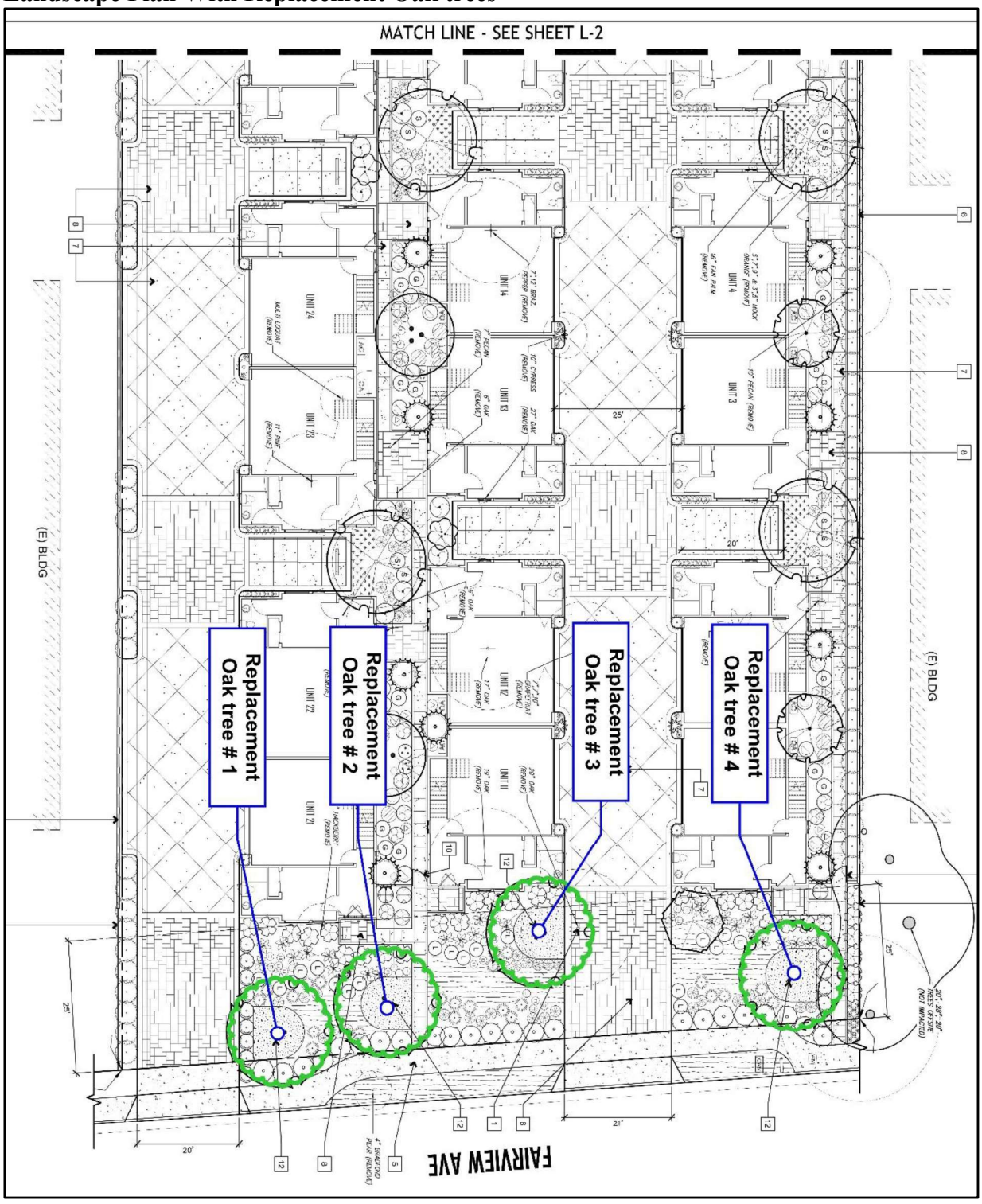
Tree 27 (facing west)

Tree 28 (facing north)

Trees 29 thru 31 (facing south)

Tree 32 (facing east)

Landscape Plan With Replacement Oak trees

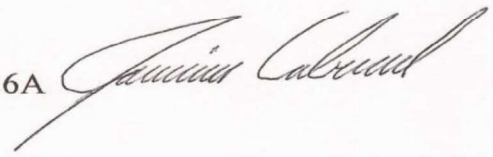


1) **There is no room on the rear or side yards for mature or even semi-young Oak trees to expand their roots or canopies.**
2) **The proposed four Oak trees in the front yard will barely have enough room for the expansion of their roots and canopies.**
3) **Root barriers are recommended along the driveway, buildings and walkways to help prevent future root damage. and**

Thank you and feel free to contact me if you have any questions or concerns.

Yours truly,

Javier Cabral / Consulting arborist
1390 El Sereno Ave Pasadena, Ca 91103
International Society of Arboriculture # WE 8116A



Certificate of Performance & Limiting Conditions

I Javier Cabral certify the following:

- No warranty is made, expressed or implied that problems or deficiencies of the trees or the property will not occur in the future, from any cause. The Arborist shall not be responsible for damages or injuries caused by any tree defects and assume no responsibility for the correction of defects or tree related problems.

- The owner and client of the trees may choose to accept or disregard the recommendations of the Arborist or seek additional advice if the owner decides not to accept the Arborists' findings or recommendations.

- The Arborist has no past, present or future interest in the removal or preservation of any tree. The opinions contained in the Arborist report are independent and objective judgements of the Arborist.

- The findings, opinions, and recommendations of the Arborist are based on based on the physical inspection of said property. The opinions are based on knowledge, experience, and education.

- The Arborist shall not be required to provide testimony, provide site monitoring, provide further documentation for changes beyond the control of the Arborist, be deposed, or to attend any meeting without contractual arrangements for additional fees to the Arborist.

- The Arborist assumes no responsibility for verification of ownership or location of property lines, or for any recommendations based on inaccurate information.

- This Arborist report may not be reproduced without the expressed written permission or the Arborist and the client to whom the report was provided to. Any changes or alteration of this report invalidates the entire report.

- Arborists are tree specialists who use their education, knowledge, training and experience to examine trees, recommend measures to enhance the beauty and health of trees, make recommendations to prevent or minimize damage to trees during and after construction projects, and attempt to reduce the risk of living near trees. Clients may choose to accept or disregard the recommendations of the arborist, or to seek additional advice.

- Arborists cannot detect every condition that could possibly lead to the structural failure of a tree. Trees are living organisms that fail in ways we do not fully understand. Conditions are often hidden within trees and below ground. Arborists cannot guarantee that a tree will be healthy or safe under all circumstances, or for a specified period of time. Likewise, remedial treatments, like any medicine, cannot be guaranteed.

- Treatment, pruning and removal of trees may involve considerations beyond the scope of the arborist's services such as property boundaries, property ownership, site lines, disputes between neighbors, and other issues. Arborists cannot take such considerations into account unless complete and accurate information is disclosed to the arborist. An arborist should then be expected to reasonably rely upon the completeness and accuracy of the information provided.

- Trees can be managed, but they cannot be controlled. To live near trees is to accept some degree of risk. The only way to eliminate all risk associated with trees is to eliminate all trees.

Attachment No. 6

Preliminary Exemption Assessment

PRELIMINARY EXEMPTION ASSESSMENT

1.	Name or description of project:	MULTI-FAMILY SB 330 APPLICATION NO. SB 330 25-01, TENTATIVE TRACT MAP NO. TTM 26-01 (84910), AND PROTECTED HEALTHY TREE REMOVAL PERMIT NO. TRH 26-02 FOR A NEW 30 UNIT, MULTI-FAMILY RESIDENTIAL CONDOMINIUM DEVELOPMENT LOCATED AT 514 FAIRVIEW AVENUE
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):	514-518 Fairview Avenue – Located on the south side of Fairview Avenue between Baldwin Avenue and La Cadena Avenue
3.	Entity or person undertaking project:	A.
		B. Other (Private)
		(1) Name: 518 Fairview LLC
		(2) Address: P.O. Box 504 Walnut, CA 91788

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 In-fill Development)
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: April 14, 2026 Staff: Edwin Arreola, Senior Planner

CITY OF ARCADIA

STAFF REPORT

DEVELOPMENT SERVICES DEPARTMENT

DATE: April 28, 2026

TO: Honorable Chairperson and Planning Commission

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

SUBJECT: RESOLUTION NO. 2188 – APPROVING PLANNING COMMISSION ADMINISTRATIVE MODIFICATION NO. PC AM 25-05 FOR AN UPDATED PARKING PLAN AT THE ARCADIA HUB SHOPPING CENTER LOCATED AT 1201 TO 1325 S. BALDWIN AVENUE, AND 733, 745 AND 815 W. NAOMI AVENUE
CEQA: Categorically Exempt
Recommendation: Adopt

SUMMARY

The Applicant and property owner, Baldwin Arcadia Center, LP, is requesting approval of an updated Parking Plan for the Arcadia Hub Shopping Center ("Center") under a parking modification; Planning Commission Administrative Modification No. PC AM 25-05. The updated Parking Plan will continue to allow uses to change over time at the Center based on the existing parking supply for a period of five (5) years or until there are no available parking spaces, whichever comes first. It is recommended that the Planning Commission adopt Resolution No. 2188 (Attachment No. 1) and find that the project is Categorically Exempt under CEQA and approve Planning Commission Administrative Modification No. PC AM 25-05, subject to the conditions listed in this staff report.

BACKGROUND

The Center is approximately 772,134 square feet in lot area and fronts W. Duarte Road, S. Baldwin Avenue, and Naomi Avenue. Parking on the site includes surface parking and a single deck parking structure with a total of 1,140 parking spaces across the center. The property is zoned C-G (General Commercial) and has a General Plan Land Use Designation of Commercial. There are 41 commercial units at this Center, including major tenants such as L.A. Fitness and Vons - refer to Attachment No. 2 for an aerial photo and zoning information. The Center currently has approximately 345,804 square feet of leasable area which consists of:

- 13,971 sf of retail
- 55,020 sf of non-retail (schools, banks, day spa, dental)
- 42,919 sf of restaurants and cafes
- 43,000 sf of health/fitness center (L.A. Fitness)
- 62,390 sf of supermarket (Vons)

The Center is unique since it was generally designed for small retail businesses and the parking demand is relatively low compared to what the Development Code anticipates for the various uses.

Prior to 2015, parking requirements were calculated for each business using the Development Code rates without consideration of how the center functioned as a whole. This method did not take into account the mix of uses and the different parking demands this commercial center generates, which is generally low. Based on the initial 2015 Parking Plan it was determined that the maximum parking demand for the entire site during peak times was 1.85 spaces per 1,000 square feet of gross floor area. However, for a retail center of this size, the Code required 1,946 spaces at that time, creating a deficiency of around 800 spaces. Although the parking for the site was deficient by the Code, it did not have a parking capacity problem in practice.

The Planning Commission determined that for a center of this size and type, the Development Code requirement is generally not realistic because the mix of uses creates a synergy where different uses have different peaks, some uses are underutilized, and a patron may visit more than one tenant using one parking space. In June of 2015 the Planning Commission approved Modification Permit No. MP 15-02; the Center's first Parking Plan. The approval was valid for a term of five years until July 1, 2020 or until all available 221 spaces were utilized, whichever came first.

At the end of the five-year term, 74 of the 221 available spaces were used from the parking supply, thereby leaving 147 unused spaces. In December 2020, the Planning Commission approved an updated Parking Plan to allow for a subsequent five year term. The 2020 study determined that the parking demand rate had risen slightly to 2.12 spaces per 1,000 square feet but confirmed that excess parking supply remained available throughout the center.

As the 2020 Parking Plan expired at the end of 2025, the property owner is proceeding with this current update.

PROPOSAL

The Applicant is requesting approval of an updated Parking Plan to continue the same administrative process that was previously approved in 2015 and 2020 (refer to Attachment No. 3 for the updated Parking Plan). Based on the current demand, the Center has a total of 184 available parking spaces to allow tenants to change over the next five years, or until the total number of available spaces are used, whichever comes first.

To ensure there were available parking spaces due to the changes in uses over the years, the parking consultant, KOA, who also prepared the 2015 and 2020 parking studies, conducted the following tasks to prepare the parking analysis:

1. Update the existing parking demand data for the off-street parking supply at the Center;
2. Update tenant information in terms of existing and pending uses;
3. Updated references to the Development Code to ensure consistency and accuracy; and
4. Determine the current available parking capacity for incorporation into the City's existing tracking system.

New parking counts were collected for seven consecutive days from Wednesday, September 3, 2025 through Tuesday September 9, 2025, between 6:00 a.m. to 11:00 p.m. on weekdays, and 8:00 a.m. to 11:00 p.m. on the weekend. The counts were split into small sub-areas throughout the center, which reflects the natural parking fields used by customers. Figure 1 below shows the Center's parking sub-areas used for the analysis of collected parking data.

The updated Parking Plan includes an inventory of the total usable building space and any unoccupied space at the time the parking data was gathered. The parking demand for weekday and weekend conditions was also documented, and the hour-by-hour results per area for both are shown in the attached Parking Plan. The weekend results were used as the baseline condition because they reflect the higher usage of the two peak periods. The results indicated that the highest parking demand for the entire site during the weekend was 601 spaces occurring at 1:00 p.m. on Saturday. Dividing this number into the total occupied building space of 215,754 square feet resulted in a peak usage of 2.79 spaces for every 1,000 square feet of gross floor area, which is higher than the rate in both 2015 and 2020. The increase is primarily due to the vacancy in the former Burlington space, which comprises approximately one-third of the total leasable area within the center. However, as expected, the overall usage dropped slightly compared to 2020 due to Burlington's closure.

Figure 1 - Site Parking Supply & Survey Area

The updated Parking Plan includes the step-by-step process for the administrative review process, which is the same process that was approved under the 2015 and 2020 Parking Plans:

- Determine credit for existing uses - Use the site specific factor of 2.79 spaces per 1,000 SF (no credit allowed for tenant spaces unoccupied at the time of the parking survey);
- Determine the new use type and apply the City's Code requirements to determine the required parking;
- Subtract the credit from the required parking spaces per Code; and
- Deduct this amount from the available parking supply of 184 spaces

This process has been used successfully since the original Parking Plan was implemented in 2015 and is being continued in the updated Parking Plan.

The most notable change since the previous versions of the Parking Plan is the 2024 closure of Burlington. Due to the size, location, and characteristics of the unit there is a limited range of future potential uses that would look to operate with that space. To provide some flexibility for the property owner, several potential uses have been included in the analysis to offer capacity for future tenants. These include:

- Up to 18,400 square feet of restaurant use
- Up to 36,800 square feet of medical office
- Up to 65,950 Square feet of retail use
- A combination of the above uses, up to a total capacity of 184 parking spaces as determined by the Development Code.

Any business proposed within the former Burlington unit that is not consistent with the uses listed above, or which has operational characteristics likely to generate higher parking demand, would require a separate parking analysis or a comprehensive update to this Parking Plan before the five year expiration.

ANALYSIS

The updated Parking Plan will continue to allow uses to change over time at this Center without having to review each change as a standalone use. Over the past 10 years, the Parking Plan has proven to effectively allow for changes in uses while providing a streamlined administrative process. Observations by staff over the past five (5) years have shown that the current on-site parking is sufficient to meet the demand as there is consistently excess parking available throughout weekdays and the weekend. Furthermore, the center maintains a low vacancy rate and relatively slow turnover rate, indicating there is sufficient parking to support the varied commercial uses.

The 184 spaces, as determined by the current Parking Plan, will be the baseline of available spaces for the new five (5) year term. While the current parking demand rate of 2.79 spaces per 1,000 square feet is higher than the 2.12 and 1.85 spaces calculated in 2020 and 2015, respectively, this increase can be attributed to the vacancy of the former Burlington unit. As the study shows, available parking has increased slightly since the 2020 study, from 147 spaces to 184 spaces and the maximum demand dropped from 609 to 601 spaces.

The Parking Plan is also conservative in nature, using 90% of available capacity as the maximum available parking supply, and excluding the two-story parking structure from available parking capacity due to its physical separation from the majority of active commercial uses.

Therefore, it is recommended that the updated Parking Plan be approved for a period of five years (until May 11, 2031) or until the 184 parking spaces have been used, whichever comes first. This process will continue to streamline the review process, avoid unreasonable delays, and continue to provide opportunities for businesses to fill vacant units with active and desirable uses.

FINDINGS

Section 9107.05.050 of the Arcadia Municipal Code requires that for an Administrative Modification to be granted, it is required that the Planning Commission make at least one of the following findings in order to approve the subject modification request:

1. Promote uniformity of development;
2. Prevent an unreasonable hardship; or
3. Secure an appropriate improvement of a parcel

Approval of the Project would prevent an unreasonable hardship and would secure an appropriate improvement of a lot by allowing some uses to change over time at the Arcadia Hub Shopping Center through a previously approved administrative process based on existing parking supply for a subsequent period of five (5) years or until the 184 parking space supply is allocated. The center is the second largest shopping center outside of The Shops at Santa Anita Mall and the largest neighborhood shopping center in the City, but it is unique in that each use is considered as a standalone use with its own parking rate and based on the mix of uses the center has a very low demand rate as a whole versus what the Code "expects" the demand to be. Prior to the approval of the 2015 Parking Plan, previous parking demand studies confirmed that the parking demand rates for this center were very low. In addition, the parking trend during the past 10 years during which the administrative process was implemented, continued to confirm that the center's parking demand rates are very low as a whole, versus what the code expects the demand to be. Furthermore, Burlington Coat Factory vacated 1201 S. Baldwin Avenue in 2024, reducing parking demand in the center. Therefore, applying the Code required rate of 4.75 spaces per 1,000 square feet when the parking study determined that the appropriate rate for the center is 2.79 spaces per 1,000 square feet would be an unreasonable hardship.

Furthermore, approval of the Project would secure an improvement of a lot by allowing some uses to change over time in an efficient manner and without delay. The Project would allow the continued implementation of an administrative process for determining additional parking requirements when certain tenant changes occur, rather than requiring a parking demand study for every tenant change. The Project establishes a baseline of 184 spaces available in the center to accommodate some uses to change. The Project will have a term of five years or until the 184 available spaces have been allocated, whichever comes first. The Project will continue to serve as an appropriate improvement for the center since it will allow the property owner to repurpose the commercial units with the right mix of uses in an efficient manner, while still providing the appropriate parking requirements, as determined by the updated Parking Plan for those units.

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 April 16, 2026. It was also mailed to the property owners located within 300 feet of the subject property. As of April 24, 2026, no comments were received.

RECOMMENDATION

It is recommended that the Planning Commission adopt Resolution No. 2188 and find that this project is Categorically Exempt under the California Environmental Quality Act (CEQA), and approve Planning Commission Administrative Modification No. PC AM 25-05 subject to the following conditions of approval:

1. This Parking Plan is approved for evaluating use changes requiring up to an additional 184 parking spaces, or for a five (5) year period, whichever comes first.

2. The management company should regularly post maps to remind their tenants that employees must park in designated employee parking areas.

3. 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 to the satisfaction of the Building Official, City Engineer, Development Services Director, Fire Marshal, and Public Works Services Director. Any changes to the existing facility may be subject to having fully detailed plans submitted for plan check review and approval by the aforementioned City officials and employees, and may be subject to building permits.

4. Noncompliance with the plans, provisions and conditions of approval for Planning Commission Administrative Modification No. PC AM 25-05 shall be grounds for immediate suspension or revocation of any approvals.

5. 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 PC AM 25-05 ("Project") on the Project site, and which may arise from the direct or indirect operations of the Applicant or those of the Applicant's contractors, agents, tenants, employees or any other persons acting on Applicant's behalf, which relate to the development and/or construction of the Project. This indemnity provision applies to all damages and claims, actions, or proceedings for damages, as described above, regardless of whether the City prepared, supplied, or approved the plans, specifications, or other documents for the Project.

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

6. Approval of Planning Commission Administrative Modification No. PC AM 25-05 shall not be of effect unless on or before 30 calendar days after Planning Commission adoption of the Resolution, the property owner and Applicant have executed and filed with the Development Services Director or designee an Acceptance Form available from the Development Services Department to indicate awareness and acceptance of these conditions of approval.

PLANNING COMMISSION ACTION

Approval

If the Planning Commission intends to approve this proposal, the Commission should pass a motion to approve Planning Commission Administrative Modification No. PC AM 25-05 stating that the proposal satisfies the requisite findings, and adopt the attached Resolution No. 2188 that incorporates the requisite environmental and Planning Commission Administrative Modification 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 pass a motion to deny Planning Commission Administrative Modification No. PC AM 25-05; state the finding(s) that the proposal does not satisfy with 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 April 28, 2026, hearing, please contact Planning Services Manager Fiona Graham at (626) 574-5442, or fgraham@ArcadiaCA.gov.

Approved:

Fiona Graham
On behalf of
Lisa L. Flores
Development Services Director

Attachment No. 1: Resolution No. 2188
Attachment No. 2: Aerial Photo with Zoning Information & Photos of the Subject Property
Attachment No. 3: Updated Parking Plan, dated March 26, 2026
Attachment No. 4: Preliminary Exemption Assessment

Attachment No. 1

Resolution No. 2188

RESOLUTION NO. 2188

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ARCADIA, CALIFORNIA, APPROVING PLANNING COMMISSION ADMINISTRATIVE MODIFICATION NO. PC AM 25-05 FOR AN UPDATED PARKING PLAN AT THE ARCADIA HUB SHOPPING CENTER TO PERMIT CERTAIN ADMINISTRATIVE CHANGES IN USE AT THE ARCADIA HUB SHOPPING CENTER, SUBJECT TO THE SPECIFIC CONDITIONS SET FORTH HEREIN AND FINDING THE ACTION EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT

WHEREAS, on December 15, 2025, an application for Planning Commission Administrative Modification No. PC AM 25-05 was filed by Firas Aboulhosn on behalf of the property owner, Baldwin Arcadia Center, LP ("Applicant") to approve an updated Parking Plan at the Arcadia Hub Shopping Center that will continue to allow some uses to change over time at this center through an administrative process based on the existing parking supply for a period of five years or until there are no available parking spaces, whichever comes first (the "Project"); and

WHEREAS, two (2) previous Parking Plans have been approved for the Arcadia Hub Shopping Center in 2015 and 2020, which have implemented an administrative process to review and approve changes to uses within the center; and

WHEREAS, on March 18, 2026, Planning Services completed an environmental assessment for the Project in accordance with the California Environmental Quality Act ("CEQA") and determined that the Project qualifies for a Class 1 Categorical

Exemption under CEQA Section 15301 of the CEQA Guidelines pertaining to the use of an existing facility; and

WHEREAS, on April 28, 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 April 28, 2026 are true and correct.

SECTION 2. This Commission finds that based upon the entire record, pursuant to Section 9107.05.050 of the Development Code:

1. That the purpose of the Modification procedures is for the one or more of the following:

    a. Secure an appropriate improvement of a lot;

    b. Prevent an unreasonable hardship; or

    c. Promote uniformity of development

FACT: Approval of the Project would prevent an unreasonable hardship and would secure an appropriate improvement of a lot by allowing some uses to change over time at the Arcadia Hub Shopping Center through a previously approved administrative process based on existing parking supply for a subsequent period of

five (5) years or until the 184 parking space supply is allocated. The center is the second largest shopping center outside of The Shops at Santa Anita Mall and the largest neighborhood shopping center in the City, but it is unique in that each use is considered as a standalone use with its own parking rate and based on the mix of uses the center has a very low demand rate as a whole versus what the Code "expects" the demand to be. Prior to the approval of the 2015 parking plan, previous parking demand studies confirmed that the parking demand rates for this center were very low. In addition, the parking trend during the past 10 years during which the administrative process was implemented, continued to confirm that the center's parking demand rates are very low as a whole, versus what the code expects the demand to be. Furthermore, Burlington Coat Factory vacated 1201 S. Baldwin Avenue in 2024, reducing parking demand in the center. Therefore, applying the Code required rate of 4.75 spaces per 1,000 square feet when the parking study determined that the appropriate rate for the center is 2.79 spaces per 1,000 square feet would be an unreasonable hardship.

Furthermore, approval of the Project would secure an improvement of a lot by allowing some uses to change over time in an efficient manner and without delay. The Project would allow the continued implementation of an administrative process for determining additional parking requirements when certain tenant changes occur, rather than requiring a parking demand study for every tenant change. The Project

establishes a baseline of 184 spaces available in the center to accommodate some uses to change. The Project will have a term of five years or until the 184 available spaces have been allocated, whichever comes first. The Project will continue to serve as an appropriate improvement for the center since it will allow the property owner to repurpose the commercial units with the right mix of uses in an efficient manner, while still providing the appropriate parking requirements, as determined by the updated parking plan for those units.

2. This Project is Categorically Exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15301 of the CEQA Guidelines pertaining to the use of an existing facility.

SECTION 3. For the foregoing reasons the Planning Commission determines that the Project is Categorically Exempt per Class 1, Section 15301 of the California Environmental Quality Act (CEQA) Guidelines, and approves Planning Commission Administrative Modification No. PC AM 25-05 to approve an updated Parking Plan at the Arcadia Hub Shopping Center that will continue to allow some uses to change over time at this center through an administrative process based on the existing parking supply for a period of five years or until there are no available parking spaces, whichever comes first, subject to the conditions of approval attached hereto.

SECTION 4. The Secretary shall certify to the adoption of this Resolution.

Passed, approved and adopted this 28th 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. 2188

Conditions of Approval

1. This Parking Plan is approved for evaluating use changes requiring up to an additional 184 parking spaces, or for a five (5) year period, whichever comes first.

2. The management company should regularly post maps to remind their tenants that employees must park in designated employee parking areas.

3. 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 to the satisfaction of the Building Official, City Engineer, Development Services Director, Fire Marshal, and Public Works Services Director. Any changes to the existing facility may be subject to having fully detailed plans submitted for plan check review and approval by the aforementioned City officials and employees, and may be subject to building permits.

4. Noncompliance with the plans, provisions and conditions of approval for Planning Commission Administrative Modification No. PC AM 25-05 shall be grounds for immediate suspension or revocation of any approvals.

5. 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 PC AM 25-05 ("Project") on the Project site, and which may arise from the direct or indirect operations of the Applicant or those of the Applicant's contractors, agents, tenants, employees or any other persons acting on Applicant's behalf, which relate to the development and/or construction of the Project. This indemnity provision applies to all damages and claims, actions, or proceedings for damages, as described above, regardless of whether the City prepared, supplied, or approved the plans, specifications, or other documents for the Project.

   In the event of any legal action challenging the validity, applicability, or interpretation of any provision of this approval, or any other supporting

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

6. Approval of Planning Commission Administrative Modification No. PC AM 25-05 shall not be of effect unless on or before 30 calendar days after Planning Commission adoption of the Resolution, the property owner and Applicant have executed and filed with the Development Services Director or designee an Acceptance Form available from the Development Services Department to indicate awareness and acceptance of these conditions of approval.

Attachment No. 2

Aerial Photo with Zoning Information

City of Arcadia

Legend

- City Boundary
- Arcadia City Boundary
- Sphere of Influence
- Parcels
- LA County Parcels (Arc update

1: 4,514

Notes

This map was automatically generated using Geocortex Essentials.

0.1 0 0.05 0.1 Miles

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

© City of Arcadia

Attachment No. 3

Master Parking Study Update, Dated March 26, 2026

ARCADIA HUB SHOPPING CENTER MASTER PARKING STUDY UPDATE

March 26, 2026

Prepared by:

A LOCHNER COMPANY
1100 Corporate Center Drive,
Suite 201
Monterey Park, CA 91754

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1 INTRODUCTION

This report is an update to the Master Parking Study for the Arcadia Hub Shopping Center (the "Project" or "Center") located in the City of Arcadia (the "City"). The last parking update for this site was completed October, 2, 2020 (the "2020 Parking Update") which updated the April 2015 parking study which has been used by the City to review incremental tenant changes and their potential parking impacts at the Center.

This updated Master Parking Study has been prepared because the Center has experienced tenant changes and is anticipating potential occupants to the shopping center. To maintain consistency with the previous studies, the following defined objectives are included in this effort:

- Update existing parking demand data for the off-street parking supply at the Center
- Update tenant information in terms of existing and pending uses.
- Provide a framework for the City to use, with the basis of both a real average parking demand rate for all uses at the site and existing published rates for a limited number of specific uses, to determine until the next major site study the adequacy of parking for new tenants that would have a higher intensity than retail.

Parking demand data collection for the parking study was conducted across seven days. The adequacy of on-site parking was evaluated under the following alternatives:

1. Existing Conditions
2. Future Planned Conditions – Existing with planned new near-term future tenants
3. Future Potential – Existing with potential new long-term future tenants

The parking study was based on existing site demand and City of Arcadia Municipal Code requirements for new uses. Other sources such as Institute of Transportation Engineers (ITE) *Parking Generation, 5th Edition* and the Urban Land Institute (ULI) *Shared Parking*, 3rd Edition, were also cited to provide a comparison of rates, for planning of future potential uses at the site.

1.1 PROJECT DESCRIPTION

The Center is located on the southwest corner of Duarte Road and Baldwin Avenue with the addresses of 1201 to 1325 South Baldwin Avenue, and 733, 745, 815 West Naomi Avenue in the City of Arcadia. The site has primary access on Naomi Avenue and secondary access on Duarte Road. It is bounded by Duarte Road on the north, Baldwin Avenue on the east, Naomi Avenue on the south, and the President Square Shopping Center and multi-family residential uses on the west.

Figure 1 provides an aerial vicinity image of the Arcadia Hub Shopping Center.

Figure 1: Arcadia Hub Shopping Center Site

Source: Google Earth, 2025.

1.2 STUDY DEFINITION

In order to assess the impact of these new tenants on the existing parking supply over an additional multi-year timeframe, the City has requested that a master parking study update be completed.

The general methodology of the data collection and analysis efforts was on the *Master Parking Study Update Arcadia Hub Commercial Center* report prepared on October 2, 2020, which was approved by the City.

2 EXISTING CONDITIONS

This section documents the existing conditions of the Center that includes information on existing tenant, parking supply, and the current parking demand from the empirical parking surveys that were conducted at Center.

2.1 EXISTING TENANTS

The Center includes 41 units with 38 units currently occupied, a 92.7% occupancy rate. Of the total 345,804 square feet, 215,754 square feet are occupied by the 38 businesses operating at the Center. The remaining three units that are available/vacant include a total of 130,050 square feet. The majority of the available space is provided on the top level of the Center adjacent to parking Area G.

Table 1 – Arcadia Hub Shopping Center – Existing Tenants

UNIT	TENANT	RENTAL STATUS	SIZE (SF)
733-AB	STARBUCKS #537	Current	1,513
733-CD	BROADWAY ENTERPRISES INC. (DING'S GARDEN)	Current	1,425
733-E	Acai Joint LLC	Current	564
733-F	GEN DA Jewelry	Current	940
733-G	SUBWAY #3073	Current	760
733-H	POKE BAR- RITTO, INC	Current	760
733-I	Cafe 101 Group, LLC (YiFang)	Current	760
733-J	Utopia Beauty Salon Inc	Current	760
733-KL	UMAI GROUP LLC (MENYA HANABI RAMEN)	Current	1,537
733-M	Puff Joy	Current	740
733-N	Misook Kim Cheong	Current	741
745	VONS #29-3208	Current	62,390
815-A	KIYO	Current	1,550
815-B	AMERICAN CONTINENTAL BANK	Current	2,280
815-C	TEAM BLAZE	Current	2,400
815-E	FULLMARK, INC.	Current	1,550
815-F		Vacant-Unrented	1,550
815-G	AU79 TEA HOUSE	Current	1,550
815-H	DLHope VR Hair Salon LLC	Current	1,550
815-I	GNC by Next Level Performance Team	Current	1,550
815-J	AMERICAN FIRST NATIONAL BANK	Current	1,550
815-L	ERIC TO DDS, INC. (PARKLANE DENTAL)	Current	3,100
815-L1	RECYCLE- EXPRESS CROSS INTERSTATE INC.	Current	
815-M	MISSION RENAISSANCE, INC.	Current	1,550
1201	Jo-Lin Lee and Yiping Huang Eyeslash Studio	Current	410
1201-A		Vacant-Unrented	102,500
1201-B		Vacant-Unrented	26,000

Table 1 – Arcadia Hub Shopping Center – Existing Tenants (continued)

UNIT	TENANT	RENTAL STATUS	SIZE (SF)
1205	DAISO CALIFORNIA LLC	Current	10,000
1205-A	JP FOOD ART, INC. (Moxie)	Current	5,000
1207	Qian Zhao- Amazing Arts & Music Center	Current	3,535
1215	ANN KAREN DAY SPA	Current	12,500
1225	Mutual Escrow Corporation	Current	3,275
1227	YUMMY FOREVER, INC.	Current	7,200
1229	Creation Talent Academy	Current	5,857
1271	Wei Chen-Tong Gong Seafood Restaurant	Current	15,000
1309	FIRST COMMERCIAL BANK	Current	4,083
1311-A	Yangguofu Malatang Hotpot	Current	2,800
1311-B	RYO ON KIM (YOUNG DONG TOFU)	Current	2,000
1311-C	HERBAL SUPPLEMENT WATER	Current	760
1313 & 1317	SAN GABRIEL VALLEY PHYSICIANS	Current	8,814
1325	ARCADIA L.A. FITNESS #081	Current	43,000
TOTAL OCCUPIED UNITS		**92.7% Occupied**	**345,804**
TOTAL OCCUPIED SQUARE FOOTAGE		**62.4% Occupied**	**215,754**

2.2 EXISTING PARKING SUPPLY

The existing parking supply at the Center totals 1,140 parking spaces that are provided in eight subareas as summarized in **Table 2** and illustrated in **Figure 2**. In Subarea A, 37 of the 96 parking spaces facing the store frontage Arcadia L.A. Fitness #081 are required per the L.A. Fitness Health Club Conditional Use Permit (CUP 07-07), provided in **Appendix A**, to be restricted to 45-minute parking.

Table 2 – Existing Parking Supply

SUBAREA	PARKING SUPPLY TOTAL
A	96 spaces
B	311 spaces
C	181 spaces
D	64 spaces
E	36 spaces
F	51 spaces
G	218 spaces
H	183 spaces
Center Parking Supply Total	1,140 Spaces

Figure 2: Arcadia Hub Shopping Center Parking Supply Areas

2.3 EXISTING PARKING UTILIZATION

Parking survey counts were conducted to document the overall parking utilization of the Center. These counts are representative of the Center parking demand that would be expected when operational and land use mixes are comparable in nature. The parking demand was collected according to the sub-areas noted in **Figure 2**. The data collected included seven consecutive days of counts from Wednesday, September 3, 2025 through Tuesday, September 9, 2025. The weekday parking utilization was collected from 6:00 AM to 11:00 PM, and the weekend parking utilization was collected from 8:00 AM to 11:00 PM. The parking surveys are contained in **Appendix B**.

2.3.1 Weekday Parking Demand

Table 3 summarizes the average weekday parking demand on an hourly basis by the Center subareas. The parking utilization that was above 85 percent occupancy is shown in bold, red font. As **Table 3** illustrates, the 12:00 PM hour during the average weekday had the highest parking occupancy, with 46 percent of the total spaces (527 spaces). During the same hour, 92 percent of the spaces in Area A were occupied, which had the highest occupancy. More than half of the parking spaces within the site are available during the average weekday peak demand times.

Table 3 – Average Weekday Day Parking Occupancy

Average Weekday - Percent Occupied									
Area	Area A	Area B	Area C	Area D	Area E	Area F	Top Level (G)	Ground Level (H)	Total Occupancy
Supply	96	311	181	64	36	51	218	183	1140
6:00 AM	3%	10%	23%	11%	0%	4%	1%	2%	8%
7:00 AM	7%	12%	25%	13%	0%	4%	1%	4%	9%
8:00 AM	15%	15%	28%	16%	0%	10%	1%	8%	12%
9:00 AM	47%	30%	46%	33%	6%	27%	2%	25%	27%
10:00 AM	57%	40%	49%	30%	14%	31%	3%	42%	34%
11:00 AM	**85%**	47%	46%	30%	22%	31%	3%	61%	41%
12:00 PM	**92%**	58%	44%	28%	28%	35%	3%	69%	46%
1:00 PM	**90%**	56%	39%	27%	28%	27%	4%	69%	44%
2:00 PM	66%	50%	36%	25%	25%	24%	3%	56%	38%
3:00 PM	52%	49%	38%	25%	22%	27%	5%	52%	36%
4:00 PM	56%	55%	41%	30%	25%	27%	6%	46%	38%
5:00 PM	80%	54%	48%	33%	33%	24%	5%	40%	41%
6:00 PM	79%	59%	58%	38%	33%	20%	11%	28%	43%
7:00 PM	**93%**	60%	62%	41%	33%	14%	12%	22%	44%
8:00 PM	84%	51%	57%	39%	31%	10%	11%	13%	38%
9:00 PM	65%	34%	45%	33%	25%	6%	6%	7%	27%
10:00 PM	29%	23%	33%	22%	17%	4%	6%	2%	17%
11:00 PM	14%	14%	17%	11%	11%	0%	6%	0%	10%

Tables 3 – 7 provide the occupancy data for each weekday of the survey. The peak parking demand occurred on a Tuesday with 555 spaces or 49% of the parking supply being occupied at 7:00 PM. The peak hour of occupancy varied across the five surveyed weekdays as follows:

- Monday: Occupancy peaks at 12:00 PM, with 46 percent of the spaces (523 in total) occupied.
- Tuesday: Occupancy peaks at 7:00 PM, with 49 percent of the spaces (555 in total) occupied.
- Wednesday: Occupancy peaks at 12:00 PM with 46 percent of spaces (519 in total) occupied.
- Thursday: Occupancy peaks at 1:00 PM with 48 percent of spaces (551 in total) occupied.
- Friday: Occupancy peaks at 12:00 PM with 48 percent of spaces (547 in total) are occupied.

Tables 4 – Monday Parking Occupancy

Monday - Percent Occupied									
Area	Area A	Area B	Area C	Area D	Area E	Area F	Top Level (G)	Ground Level (H)	Total Occupancy
Supply	96	311	181	64	36	51	218	183	1140
6:00 AM	4%	9%	21%	13%	0%	0%	1%	3%	7%
7:00 AM	7%	9%	25%	14%	0%	4%	1%	4%	9%
8:00 AM	11%	17%	32%	19%	0%	12%	1%	7%	14%
9:00 AM	56%	31%	48%	27%	8%	20%	3%	23%	28%
10:00 AM	69%	38%	48%	27%	11%	33%	5%	32%	33%
11:00 AM	89%	45%	39%	36%	11%	31%	0%	50%	38%
12:00 PM	95%	60%	42%	25%	14%	39%	4%	64%	46%
1:00 PM	82%	50%	37%	23%	8%	27%	6%	60%	40%
2:00 PM	61%	43%	39%	25%	8%	22%	5%	58%	36%
3:00 PM	51%	49%	41%	28%	17%	25%	7%	48%	36%
4:00 PM	54%	66%	51%	30%	22%	33%	6%	40%	42%
5:00 PM	70%	55%	46%	30%	22%	22%	6%	34%	38%
6:00 PM	68%	58%	52%	38%	22%	16%	6%	23%	38%
7:00 PM	91%	58%	63%	42%	11%	12%	6%	18%	41%
8:00 PM	85%	41%	52%	25%	11%	12%	7%	8%	31%
9:00 PM	57%	32%	40%	27%	14%	2%	4%	4%	23%
10:00 PM	20%	22%	36%	22%	14%	2%	3%	2%	16%
11:00 PM	17%	14%	24%	13%	11%	0%	2%	0%	10%

Tables 5 – Tuesday Parking Occupancy

Tuesday - Percent Occupied									
Area	Area A	Area B	Area C	Area D	Area E	Area F	Top Level (G)	Ground Level (H)	Total Occupancy
Supply	96	311	181	64	36	51	218	183	1140
6:00 AM	3%	10%	21%	9%	0%	4%	1%	2%	8%
7:00 AM	5%	10%	26%	13%	0%	2%	2%	5%	9%
8:00 AM	17%	11%	27%	14%	0%	12%	3%	7%	11%
9:00 AM	38%	30%	39%	31%	3%	27%	2%	21%	25%
10:00 AM	54%	40%	58%	28%	8%	31%	3%	42%	35%
11:00 AM	86%	48%	49%	27%	25%	27%	6%	61%	42%
12:00 PM	90%	52%	39%	31%	33%	29%	4%	65%	43%
1:00 PM	90%	51%	39%	31%	33%	22%	5%	64%	43%
2:00 PM	73%	42%	37%	27%	28%	22%	3%	46%	35%
3:00 PM	56%	50%	39%	30%	17%	35%	4%	45%	36%
4:00 PM	58%	48%	35%	30%	17%	29%	5%	39%	34%
5:00 PM	82%	47%	45%	30%	25%	27%	8%	40%	39%
6:00 PM	83%	50%	52%	42%	36%	18%	29%	32%	44%
7:00 PM	96%	59%	65%	47%	39%	10%	36%	17%	49%
8:00 PM	85%	56%	67%	44%	33%	10%	27%	9%	44%
9:00 PM	65%	32%	46%	38%	28%	2%	7%	4%	27%
10:00 PM	29%	23%	36%	28%	14%	0%	4%	1%	17%
11:00 PM	17%	15%	22%	11%	14%	0%	0%	0%	10%

Tables 6 – Wednesday Parking Occupancy

Wednesday - Percent Occupied									
Area	Area A	Area B	Area C	Area D	Area E	Area F	Top Level (G)	Ground Level (H)	Total Occupancy
Supply	96	311	181	64	36	51	218	183	1140
6:00 AM	4%	14%	26%	11%	0%	6%	1%	2%	10%
7:00 AM	9%	14%	27%	16%	3%	8%	1%	3%	11%
8:00 AM	17%	17%	25%	17%	3%	2%	0%	5%	12%
9:00 AM	35%	29%	52%	41%	11%	20%	0%	23%	27%
10:00 AM	43%	41%	49%	31%	25%	31%	1%	39%	33%
11:00 AM	71%	44%	53%	33%	33%	35%	2%	63%	41%
12:00 PM	94%	52%	49%	31%	39%	27%	1%	70%	46%
1:00 PM	84%	54%	40%	28%	39%	25%	4%	67%	44%
2:00 PM	53%	48%	32%	31%	44%	18%	4%	52%	36%
3:00 PM	44%	46%	33%	23%	36%	25%	4%	60%	36%
4:00 PM	56%	54%	41%	34%	31%	27%	5%	48%	39%
5:00 PM	84%	56%	61%	31%	39%	14%	5%	45%	44%
6:00 PM	84%	61%	66%	28%	33%	16%	6%	30%	44%
7:00 PM	95%	56%	52%	38%	28%	14%	7%	25%	40%
8:00 PM	94%	53%	57%	39%	22%	6%	5%	17%	38%
9:00 PM	69%	32%	46%	33%	33%	8%	4%	13%	28%
10:00 PM	43%	25%	35%	25%	25%	6%	4%	3%	20%
11:00 PM	16%	15%	19%	13%	11%	4%	5%	0%	11%

Tables 7 – Thursday Parking Occupancy

Thursday - Percent Occupied									
Area	Area A	Area B	Area C	Area D	Area E	Area F	Top Level (G)	Ground Level (H)	Total Occupancy
Supply	96	311	181	64	36	51	218	183	1140
6:00 AM	4%	9%	23%	8%	0%	2%	1%	2%	8%
7:00 AM	8%	13%	22%	14%	0%	6%	1%	4%	10%
8:00 AM	18%	17%	25%	14%	0%	14%	1%	9%	13%
9:00 AM	54%	28%	46%	33%	3%	31%	2%	30%	28%
10:00 AM	59%	36%	46%	27%	11%	25%	2%	46%	33%
11:00 AM	97%	40%	52%	33%	19%	33%	3%	69%	43%
12:00 PM	97%	58%	48%	27%	19%	37%	2%	78%	48%
1:00 PM	96%	63%	36%	23%	22%	35%	1%	84%	48%
2:00 PM	63%	59%	37%	23%	22%	27%	4%	62%	41%
3:00 PM	54%	43%	39%	22%	14%	29%	3%	56%	35%
4:00 PM	53%	47%	40%	28%	22%	24%	5%	52%	36%
5:00 PM	83%	50%	34%	34%	39%	24%	3%	40%	37%
6:00 PM	72%	59%	60%	44%	36%	20%	9%	25%	42%
7:00 PM	92%	63%	71%	45%	42%	18%	6%	26%	46%
8:00 PM	74%	56%	60%	50%	39%	8%	5%	16%	39%
9:00 PM	57%	35%	47%	34%	17%	8%	5%	4%	26%
10:00 PM	31%	18%	37%	22%	14%	4%	3%	1%	16%
11:00 PM	6%	12%	18%	11%	11%	0%	3%	0%	8%

Tables 8 – Friday Parking Occupancy

Friday - Percent Occupied									
Area	Area A	Area B	Area C	Area D	Area E	Area F	Top Level (G)	Ground Level (H)	Total Occupancy
Supply	96	311	181	64	36	51	218	183	1140
6:00 AM	2%	7%	22%	13%	0%	4%	2%	2%	7%
7:00 AM	8%	12%	25%	8%	0%	2%	1%	6%	10%
8:00 AM	11%	12%	28%	13%	0%	8%	1%	10%	12%
9:00 AM	51%	33%	47%	31%	0%	39%	1%	24%	28%
10:00 AM	64%	46%	41%	36%	19%	35%	3%	50%	37%
11:00 AM	85%	57%	40%	23%	25%	31%	3%	62%	43%
12:00 PM	83%	66%	41%	23%	31%	47%	6%	68%	48%
1:00 PM	96%	61%	41%	23%	33%	29%	3%	72%	47%
2:00 PM	78%	55%	35%	16%	25%	25%	2%	61%	40%
3:00 PM	55%	54%	40%	22%	22%	24%	4%	51%	38%
4:00 PM	59%	59%	40%	28%	28%	27%	8%	53%	41%
5:00 PM	80%	63%	54%	42%	47%	27%	2%	39%	44%
6:00 PM	86%	64%	60%	38%	42%	25%	6%	31%	45%
7:00 PM	93%	66%	58%	34%	44%	20%	5%	22%	44%
8:00 PM	81%	52%	49%	38%	44%	16%	9%	15%	37%
9:00 PM	76%	39%	45%	31%	36%	10%	11%	10%	31%
10:00 PM	25%	28%	18%	16%	14%	6%	16%	1%	17%
11:00 PM	14%	14%	1%	5%	11%	0%	19%	1%	9%

2.3.2 Weekend Parking Demand

Table 9 summarizes the parking occupancy for the average weekend day during the survey, on an hourly basis. Parking utilization at 85 percent or higher is shown in bold, red font. As **Table 9** illustrates, the highest weekend average parking demand occurred during the 1:00 PM hour on an average weekend day, when 50 percent of the spaces (570 spaces in total) and 100 percent of spaces in Area A (the area with the highest occupancy) were occupied. Approximately fifty percent of the parking spaces within the site are available during peak demand times.

Table 9 – Average Weekend Day Parking Occupancy

Average Weekend - Percent Occupied									
Area	Area A	Area B	Area C	Area D	Area E	Area F	Top Level (G)	Ground Level (H)	Total Occupancy
Supply	96	311	181	64	36	51	218	183	1140
8:00 AM	31%	16%	19%	6%	0%	12%	0%	9%	12%
9:00 AM	31%	26%	36%	20%	0%	20%	0%	14%	20%
10:00 AM	66%	38%	44%	28%	6%	22%	1%	28%	30%
11:00 AM	**92%**	48%	52%	38%	17%	20%	3%	49%	41%
12:00 PM	**95%**	58%	50%	33%	17%	16%	6%	67%	46%
1:00 PM	**100%**	62%	50%	31%	31%	24%	4%	77%	50%
2:00 PM	**91%**	54%	45%	34%	19%	25%	4%	84%	47%
3:00 PM	78%	55%	40%	25%	11%	24%	10%	67%	43%
4:00 PM	60%	46%	38%	25%	11%	18%	12%	45%	36%
5:00 PM	57%	44%	33%	22%	25%	18%	15%	37%	34%
6:00 PM	75%	48%	35%	22%	28%	12%	14%	33%	36%
7:00 PM	**86%**	51%	41%	30%	31%	10%	13%	21%	37%
8:00 PM	**88%**	45%	34%	16%	33%	6%	12%	14%	32%
9:00 PM	71%	36%	12%	11%	28%	6%	7%	9%	22%
10:00 PM	23%	20%	6%	3%	11%	2%	8%	3%	11%
11:00 PM	2%	11%	3%	3%	8%	0%	7%	1%	5%

Tables 9 – 11 provide the occupancy data for each weekend day of the survey. For the weekend, the peak parking demand occurred on Saturday with 601 spaces or 53% of the parking supply being occupied at 1:00 PM. The peak hour of occupancy varied across the two surveyed weekend days as follows:

- Saturday: Occupancy peaks at 1:00 PM, with 53 percent of the spaces (601 in total) occupied.
- Sunday: Occupancy peaks at 1:00 PM, with 48 percent of the spaces (542 in total) occupied.

Table 10 – Saturday Parking Occupancy

Saturday - Percent Occupied									
Area	Area A	Area B	Area C	Area D	Area E	Area F	Top Level (G)	Ground Level (H)	Total Occupancy
Supply	96	311	181	64	36	51	218	183	1140
8:00 AM	31%	16%	19%	6%	0%	12%	0%	9%	12%
9:00 AM	55%	38%	50%	28%	0%	39%	0%	19%	29%
10:00 AM	91%	53%	54%	38%	8%	37%	1%	37%	41%
11:00 AM	93%	61%	55%	39%	22%	33%	4%	60%	48%
12:00 PM	97%	64%	48%	33%	19%	27%	7%	77%	51%
1:00 PM	100%	67%	46%	36%	33%	39%	4%	82%	53%
2:00 PM	89%	53%	44%	39%	17%	37%	5%	77%	46%
3:00 PM	76%	54%	39%	30%	14%	35%	11%	54%	42%
4:00 PM	58%	43%	40%	27%	14%	25%	12%	43%	35%
5:00 PM	66%	45%	30%	20%	36%	25%	15%	36%	35%
6:00 PM	97%	50%	36%	20%	31%	14%	15%	34%	38%
7:00 PM	88%	52%	47%	36%	33%	8%	15%	20%	39%
8:00 PM	78%	43%	23%	6%	36%	2%	12%	13%	28%
9:00 PM	57%	25%	6%	2%	22%	4%	10%	6%	16%
10:00 PM	23%	19%	4%	3%	11%	0%	11%	2%	11%
11:00 PM	2%	5%	2%	5%	6%	0%	8%	0%	4%

Table 11 – Sunday Parking Occupancy

Sunday - Percent Occupied									
Area	Area A	Area B	Area C	Area D	Area E	Area F	Top Level (G)	Ground Level (H)	Total Occupancy
Supply	96	311	181	64	36	51	218	183	1140
8:00 AM	6%	14%	22%	11%	0%	0%	0%	8%	10%
9:00 AM	41%	23%	33%	17%	0%	4%	0%	19%	19%
10:00 AM	91%	34%	49%	34%	8%	6%	1%	38%	34%
11:00 AM	93%	51%	52%	31%	14%	2%	4%	56%	42%
12:00 PM	99%	57%	54%	27%	25%	8%	3%	70%	47%
1:00 PM	92%	54%	46%	28%	19%	12%	3%	90%	48%
2:00 PM	80%	55%	41%	20%	8%	12%	9%	80%	45%
3:00 PM	63%	49%	35%	23%	8%	8%	11%	47%	36%
4:00 PM	49%	44%	36%	23%	11%	8%	15%	37%	33%
5:00 PM	53%	47%	34%	22%	22%	10%	13%	31%	32%
6:00 PM	84%	50%	36%	22%	28%	12%	11%	22%	35%
7:00 PM	97%	46%	45%	25%	28%	8%	11%	15%	35%
8:00 PM	83%	46%	17%	19%	31%	6%	5%	11%	27%
9:00 PM	22%	21%	7%	2%	11%	2%	5%	5%	11%
10:00 PM	2%	16%	3%	0%	8%	0%	5%	1%	6%
11:00 PM	1%	5%	1%	2%	8%	0%	5%	0%	3%

2.4 EXISTING PARKING AVAILABILITY

Based on the existing parking demand, the number of available spaces per hour was calculated for the weekday and weekend periods. As illustrated by the data in **Table 12**, during the peak weekday parking demand. which occurred on Tuesday at 12:00 PM when the Center experiences its maximum occupancy, there were approximately 647 available parking spaces.

Table 12 – Peak Weekday Day (Tuesday) – Available Parking Spaces

Arcadia Hub Shopping Center - Peak Weekday (Tuesday)									
Area	Area A	Area B	Area C	Area D	Area E	Area F	Top Level (G)	Ground Level (H)	Total
Supply	96	311	181	64	36	51	218	183	1140
6:00 AM	93	280	143	58	36	49	216	179	1054
7:00 AM	91	281	134	56	36	50	214	174	1036
8:00 AM	80	277	133	55	36	45	212	171	1009
9:00 AM	60	217	110	44	35	37	213	144	860
10:00 AM	44	187	76	46	33	35	211	107	739
11:00 AM	13	163	92	47	27	37	206	71	656
12:00 PM	10	148	111	44	24	36	210	64	647
1:00 PM	10	151	111	44	24	40	208	66	654
2:00 PM	26	180	114	47	26	40	211	98	742
3:00 PM	42	154	111	45	30	33	209	100	724
4:00 PM	40	161	117	45	30	36	208	111	748
5:00 PM	17	164	100	45	27	37	200	110	700
6:00 PM	16	157	87	37	23	42	154	125	641
7:00 PM	4	126	63	34	22	46	139	151	585
8:00 PM	14	138	59	36	24	46	159	166	642
9:00 PM	34	211	98	40	26	50	202	176	837
10:00 PM	68	238	115	46	31	51	210	182	941
11:00 PM	80	263	141	57	31	51	217	183	1023

As shown in **Table 13,** during the peak weekend, which occurred on Saturday at 1:00 PM when the shopping center experiences its maximum occupancy, there were approximately 539 available parking spaces.

Table 13 – Peak Weekend Day (Saturday) – Available Parking Spaces

Arcadia Hub Shopping Center - Peak Weekend (Saturday)									
Area	Area A	Area B	Area C	Area D	Area E	Area F	Top Level (G)	Ground Level (H)	Total
Supply	96	311	181	64	36	51	218	183	1140
8:00 AM	66	262	146	60	36	45	217	166	998
9:00 AM	43	192	90	46	36	31	218	148	804
10:00 AM	9	146	84	40	33	32	215	116	675
11:00 AM	7	121	81	39	28	34	210	73	593
12:00 PM	3	113	94	43	29	37	202	42	563
1:00 PM	0	103	98	41	24	31	209	33	539
2:00 PM	11	147	102	39	30	32	207	42	610
3:00 PM	23	143	110	45	31	33	195	84	664
4:00 PM	40	177	109	47	31	38	191	104	737
5:00 PM	33	172	126	51	23	38	185	118	746
6:00 PM	3	157	116	51	25	44	186	120	702
7:00 PM	12	150	96	41	24	47	185	146	701
8:00 PM	21	177	140	60	23	50	191	160	822
9:00 PM	41	233	171	63	28	49	196	172	953
10:00 PM	74	251	174	62	32	51	195	180	1019

Based on the existing parking demand survey data, the Center currently has enough parking available to satisfy its peak parking demand periods on both the weekday and weekend.

3 PARKING DEMAND REQUIREMENTS

This section estimates parking demand of the current uses on at the Center based on the current City of Arcadia Municipal Code, ITE *Peak Generation* peak demand rates, and Urban Land Institute (ULI) *Shared Parking,* 3rd Edition, hourly demand breakdowns, for comparison purposes. A singular Center-specific commercial rate for new uses was also defined based on the surveyed site demand rates and the total floor area of the Center.

3.1 CITY PARKING CODE REQUIREMENTS

The City of Arcadia Municipal Code defines the parking for off-street non-residential uses in Section 9103.07.060 rates for parking requirements for the following land uses that would apply to the Hub site:

- General Office: 1 space per 250 sf
- Medical/Dental Office: 1 space per 200 sf
- Karaoke 1 space per 100 sf
- Restaurant (Small – less than 2,000 sf): 1 space per 200 sf
- Restaurant (Large – greater than 2,000 sf): 1 space per 100 sf
- Retail – Multi-tenant Shopping Center: 1 space per 200 sf *(or as established by a parking study per Subsection 9103.07.060E)*
- Gym (less than 3,000 sf): 1 space per 100 sf in workout and instructional areas
- Gym (greater than 3,000 sf To be determined based on Conditional Use Permit
- Bank: 1 space per 250 sf
- Personal Services: 1 space per 200 sf
- Supermarket: 1 space per 200 sf *(or as established by a parking study per Subsection 9103.07.060E)*

The Center currently provides an off-street parking supply of 1,140 spaces including 34 spaces allocated for Americans with Disabilities Act (ADA)-compliant spaces. According to the City Code parking rates for the standalone uses in the Center, the site is under-parked based on the currently occupied land uses.

The Center's land use mix allows customers to visit multiple locations in one trip, and the general intensity of individual uses within the site, overall demand is much lower than that anticipated by City Code requirements.

3.2 CENTER PARKING DEMAND RATE

The weekday and weekend parking demand rate at the Center based on the empirical parking demand data on site are noted below. The parking demand rates are based on an average unit of floor area, across all existing Center uses, based on the peak parking demand from the survey data and the floor

area of the center minus the vacant spaces (as a net total of 215,754 square feet, out of 345,804 total leasable square feet). The weekday and weekend parking rates are as follows:

- Weekday: 2.57 spaces per 1,000 square feet (555 parking spaces/215,754 square feet)
- Weekend: 2.79 spaces per 1,000 square feet (601 parking spaces/215,754 square feet)

The empirical parking rate compared to the 2020 Parking Study is higher than the previous study, but it should be noted that parking demands are variable based on the land use type, time of year, day of the week, and hourly. The 2020 Parking Study was conducted during what is typically a month (February) that experiences lower parking demands than the current parking study (September. The typical parking demand rates from the ULI indicate that a shopping center parking demand ranges from approximately 3.6 to 4.0 spaces per 1,000 square foot. The Arcadia Municipal Code requires a parking supply of 5.0 spaces per 1,000 square feet for shopping center uses. The difference between these rates indicates that the Center does not generate the parking demand that is expected from the typical shopping center. Typical activity experienced at the Center is much lower per square foot of area than an average shopping center. Therefore, the Center has the potential to take on more retail and a higher percentage of restaurant uses which tend to have higher parking demand than other similarly sized centers.

4 FUTURE POTENTIAL USES

This section estimates the future parking demand with new proposed and potential uses for the Center. This section also defines a framework for future analysis by the City of future planned uses. Site management is planning for a new restaurant within the site which would replace a vacant tenant space.

A potential future site scenario was analyzed, with retail uses added to the site to a point where total site parking demand is at its operational maximum for the entire Center site. This maximum was defined as 90 percent occupancy of all on-site parking. The analysis excludes Areas E, F (rear-level spaces) and G (upper-level) to focus the analysis on the central site parking supply. The three identified sub-areas excluded are physically removed from most tenant space access points.

4.1 ANALYSIS OF PENDING USES

This analysis includes the following tenant that is pending entitlement approval:

- The 1,550 square-foot proposed restaurant (Unit 815-F).

It was assumed that this new tenant would occupy a currently vacant space which was also previously a restaurant use. The following sections provide a summary of the supply and demand calculations for this analysis.

4.1.1 Parking Supply and Demand

Excluding the rear-level Areas E, F, and G (total of 305 spaces), the Center parking supply is reduced from 1,140 to 835 spaces. The remaining parking areas A through D and H have a weekday peak demand of 523 spaces on Thursday (62.6 percent occupancy) and a weekend peak demand of 560 spaces on Saturday (67.1 occupancy).

4.1.2 90 Percent Occupancy Threshold

Parking capacity conditions have been defined as 90 percent occupancy, to provide for remaining available spaces for incoming vehicles. Based on the peak level of the existing surveyed demand which occurs during the weekend with a peak demand of 560 spaces, an increase in parking demand of 192 occupied spaces could occur before reaching this threshold.

This defined capacity would be reached within the analyzed 835 space supply at 752 occupied spaces. A total of 83 available spaces (10 percent of capacity) would then remain at peak times within the analyzed areas, once the 90 percent occupancy threshold is reached.

Allowable New Uses

It is assumed that the future new potential land uses would apply to vacant units associated with the former Burlington Coat Factory space located at 1201-A and 1201-B, which is a total of 128,500 square feet. In order to reach but not exceed a site occupancy rate of 90 percent (excluding the rear and upper parking areas), **Table 14** summarizes various land use options for consideration that include a single land use such as a new restaurant, new medical office space, or retail, and lastly a combination of the land uses that can be occupied within the leasable space and that will not exceed the 90 percent parking utilization threshold of 184 parking spaces. The reaching of the 90 percent threshold for the weekend defined the upper limit of new uses, which includes vacant spaces that would remain, although the weekday occupancy would remain below that threshold. If a future tenant were to exceed any of these scenarios, a separate parking study may be necessary to evaluate the parking demand.

Table 14 – Parking Occupancy with Existing and Proposed Uses - Without Rear/Upper Parking

Use	Land Use	Square Feet	Parking Rate *	Parking Demand-Weekday	Parking Demand-Weekend
Existing Uses					
All Existing Uses		215,754	N/A	523	560
Existing Uses Total				***523***	***560***
Available Spaces				*312*	*275*
Additional Demand to 90 Percent Occupancy				*229*	*192*
New Restaurant Use					
Restaurant	Restaurant	1,550	5.00	8	8
New Uses Total:				***8***	***8***
Total Parking Occupancy (existing plus new uses)				*64%*	*68%*
Total Demand				*531*	*568*
Available Spaces				*304*	*267*
Additional Demand to 90 Percent Occupancy				*221*	*184*
Future Uses (former Burlington Coat Factory space), Up to 90% Parking Occupancy					
Potential New Demand:					
All New Restaurant					
New Restaurant	Restaurant (Large)	18,400	10.00	184	184
Total Parking Occupancy				**86%**	**90%**
Total Demand				**715**	**752**
All Medical Office Space					
Medical-Offices	Medical Offices	36,800	5.00	184	184
Total Parking Occupancy				**86%**	**90%**
Total Demand				**715**	**752**
All Retail Space					
Retail	Retail	65,950	2.79	184	184
Total Parking Occupancy				**86%**	**90%**
Total Demand				**715**	**752**
Combination of Uses					
New Restaurant	Restaurant (Large)	10,000	10.00	100	100
Medical-Offices	Medical Offices	5,550	5.00	28	28
Retail	Retail	20,000	2.79	56	56
	Total	35,550		184	184
Total Parking Occupancy				**86%**	**90%**
Total Demand				**715**	**752**

** For new non-retail uses, based on rates defined by City of Arcadia Municipal Code.*

4.1.3 Pending Use Parking Demand

With the addition of a 1,550 square-foot restaurant into a vacant unit which previously operated as a restaurant, the new restaurant is anticipated to have a parking demand of eight parking spaces. This additional parking demand will be adequately supplied within the available excess parking supply based on the existing occupancy at the Center. The additional demand of eight parking spaces, from the new proposed and potential uses, would reduce excess parking supply from 192 spaces to 184 spaces on the weekend.

4.2 FRAMEWORK FOR ANALYSIS OF FUTURE NON-RETAIL SITE USES

The parking demand rates for the Center were calculated based on the conducted parking demand surveys as described in Section 3.2, are as follows:

- Weekday: 2.57 spaces per 1,000 sf
- Weekend: 2.79 spaces per 1,000 sf

Parking rates for potential proposed land uses were compiled to provide a future framework for the analysis of impacts that their addition to the Center would have on parking utilization.

In order to verify that off-street parking would be available for any land uses that are non-retail to the Center, parking rates should be adjusted to correctly factor existing parking demand from the retail uses they would be replacing. The calculations must account for not only the additional parking demand from the new land use but would also provide a credit for the existing parking demand if the new land use replaced an existing retail use. This will result in a more refined parking demand estimate that would not necessitate an over parking of the site. It should be noted that if there are proposed non-retail land uses as noted in the following tables that will occupy a vacant space, the land use parking rate would be used to calculate parking demand, not the replacement rate.

The following three tables (**Tables 15-17**) provide the rates for each of the land uses for each parking rate source. The rates are per 1,000 square feet of gross floor area:

- Table 15 – Application of City Code Rates – The "Rate' column provides the City Code rate per 1,000 square feet for each indicated use, the "Retail Rate' column provides the City Code rate for retail uses, and the "Replacement Rate" column provide the difference in rates (applying to the replacement of existing retail uses by these more intense uses).
- Table 16 – Application of ITE Rates – Columns are provided for weekday and weekend periods. The "ITE Rate' column provides the ITE Code rate per 1,000 square feet for each indicated use, the "Retail Rate' column provides the related rate for retail uses, and the "Replacement Rate" column provide the difference in rates.
- Table 17 – Application of ULI Rates – Columns are provided for weekday and weekend periods.

The "ULI Rate' column provides the ITE Code rate per 1,000 square feet for each indicated use, the "Retail ULI Rate' column provides the related rate for retail uses, and the "Replacement Rate" column provide the difference in rates.

City Code rates relate to the peak parking demand for either weekday or weekend periods. The City Code does not differentiate between sit-down and fast-food restaurants, but the other applied sources do. Application of fast-food rates should be considered for high-volume chain coffee shops, sandwich shops, and some fast-casual tenants such as newer chain pizza establishments.

Table 15 – Parking Demand Rates Menu – City Code

City Code Rates			
Land Use	**Rate**	**Retail Rate**	**Replacement Rate**
Sit-Down/Family Restaurants - Small	5.00	5.00	0.00
Sit-Down/Family Restaurants - Large	10.00	5.00	5.00
Fast-Food Restaurant - Small	5.00	5.00	0.00
Fast-Food Restaurant - Large	10.00	5.00	5.00
Medical-Office Uses	5.00	5.00	0.00

Table 16 – Parking Demand Rates Menu – ITE

Land Use	Weekday			Weekend		
	Rate	**Retail Rate**	**Replacement Rate**	**Rate**	**Retail Rate**	**Replacement Rate**
Sit-Down/Family Restaurants	11.33	2.61	8.72	12.28	2.91	9.37
Fast-Food Restaurant	9.91	2.61	7.30	12.28	2.91	9.37
Medical-Office Uses	3.23	2.61	0.62	3.23	2.91	0.32

Source: Rates taken from the ITE, Parking Generation (5th edition).

Table 17 – Parking Demand Rates Menu – ULI

ULI Shared Parking Rates						
Land Use	**Weekday**			**Weekend**		
	Rate	**Retail Rate**	**Replacement Rate**	**Rate**	**Retail Rate**	**Replacement Rate**
Sit-Down/Family Restaurants	17.40	3.60	13.80	17.10	4.00	13.10
Fast-Food Restaurant	14.40	3.60	10.80	14.70	4.00	10.70
Medical-Office Uses	4.60	3.60	1.00	4.60	4.00	0.60

Source: Rates taken from the ULI, Shared Parking (3rd Edition).

5 RECOMMENDATIONS

It is recommended that the framework used by the City for the analysis of new land uses at the Center consider the varying demand rates shown in **Tables 15 – 17** and the patterns observed by the parking demand study. The ranges of potential demand provided by the City Code, ITE, and ULI can be considered in the evaluation of future proposed tenants.

The following steps can be applied by the City for review of future Center uses that replace existing uses, which apply the peak surveyed demand rate for existing uses and the Code rate for proposed uses:

- Determine credit for existing use, and multiply the applicable lease area by 2.79 spaces per 1,000 square feet, for the highest peak on weekends
- Determine the new land use type
- Multiply by the Arcadia Municipal Code parking rate for non-retail land uses
- Subtract the credit for the existing use (net new parking requirement)
- Subtract this amount from the peak-period available parking supply of 192 spaces, based on the 90 percent occupancy factor limit
- Keep a running total of available parking supply. This would represent the limit of allowable new uses.

Some conditions that could be considered by the City, as new uses are evaluated, are as follows:

- If a sector reaches or exceeds the available supply, consider conditioning the applicant with improved directional signage for that sector of the site to direct drivers to other areas of available spaces within the site and/or the upper level of the parking structure.
- Also consider, based on the severity of the change in available supply, encouragement of employees to use parking at the rear of commercial buildings at north and west ends of the site, parking along the periphery of the southern site frontage, and the upper level of the parking structure.

APPENDIX A –

L.A. FITNESS HEALTH CLUB CONDITIONAL USE PERMIT (CUP 07-07)

RESOLUTION NO. 1760

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ARCADIA, CALIFORNIA, APPROVING CONDITIONAL USE PERMIT 2007-07 AND ARCHITECTURAL DESIGN REVIEW 2006-23 TO CONVERT THE EXISTING 43,544 SQUARE FOOT ROSS DRESS FOR LESS STORE TO A NEW L.A. FITNESS HEALTH CLUB WITH A PARKING MODIFICATION AT THE ARCADIA HUB SHOPPING CENTER AT 1325 S. BALDWIN AVENUE.

WHEREAS, the City of Arcadia on August 3, 2006, received an Architectural Design Review application followed by a Conditional Use Permit application on May 16, 2007 by Michael Pashaie on behalf of L.A. Fitness to convert the existing 43,544 square foot Ross Dress For Less store to a new L.A. Fitness health club with a parking modification at 1325 S. Baldwin Avenue; and

WHEREAS, pursuant to the provisions of the California Environmental Quality Act, Public Resources Code Section 21000 et seq. ("CEQA"), and the State's CEQA Guidelines, the City of Arcadia prepared an Initial Study and determined, there is no substantial evidence that the approval of Conditional Use Permit No. 07-07 and Architectural Design Review No. 06-23 would result in a significant adverse effect on the environment. Accordingly, a Negative Declaration has been prepared and notice of that fact was given in the manner required by law; and

WHEREAS, a public hearing was held by the Planning Commission on July 24, 2007, at which time all interested persons were given full opportunity to be heard and present evidence.

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

SECTION 1. That the factual data submitted by the Development Services Department in the attached report is true and correct.

SECTION 2. This Commission finds:

1. That the granting of such Conditional Use Permit will not be detrimental to the public health or welfare, or injurious to the property or improvements in such zone or vicinity because the proposed use will be compatible with the surrounding uses, and it will be an appropriate use for the subject site, and the proposed project will provide adequate parking for the new health club and existing restaurant.

2. That the use applied for at the location indicated is a proper one for which a Conditional Use Permit is authorized.

3. That the site for the proposed use is adequate in size and shape to accommodate said use. All yards, spaces, loading, landscaping, parking, and other features are adequate to adjust said use with the land and uses in the neighborhood. The proposed project complies with all related zoning requirements as set forth in the Arcadia Municipal Code.

4. That the site abuts three streets that are adequate in width and pavement type to carry the kind of traffic generated by the proposed use.

5. That the granting of such Conditional Use Permit will not adversely affect the comprehensive General Plan because the land use and current zoning are consistent with the General Plan.

6. That the use applied for will not have a substantial adverse impact on the environment, and that based upon the record as a whole there is no evidence that the proposed project will have any potential for an adverse effect on wildlife resources or the habitat upon which the wildlife depends.

SECTION 3. That for the foregoing reasons this Commission grants Conditional Use Permit No. CUP 07-07 and Architectural Design Review No. 06-23 to permit a L.A. Fitness health club with a parking modification at 1325 S. Baldwin Avenue, upon the following conditions:

1. The 37 parking spaces that face the store frontage shall be restricted to 45-minute parking, written on grade to indicate this restriction.

2. The employee parking shall be restricted to, and employees shall be directed to, park at all the parking spaces along the frontages of Duarte Road and Naomi Avenue, as shown on Figure 5 of the Parking Study, dated July 2006.

3. All exterior light fixtures shall be hooded and arranged to reflect away from the adjoining properties and streets.

4. Landscaping material shall be planted on the five metal wall trellises.

5. The health club shall be permitted to be open 24-hours every day.

6. There shall be one (1) uniformed security guard on-duty 24-hours every day to enforce the 45-minute parking requirements, the employee parking area, and to ensure the L.A. Fitness customers do not park across the street at the CVS parking lot, located at 1401 S. Baldwin Avenue.

7. A parking study shall be required for any new and existing uses within this shopping center that is subject to a parking modification.

8. The applicant shall install and maintain in good working order at all times a surveillance camera outside the facility, within the swimming pool area, and at the main reception area for security purposes.

9. Approval of CUP 2007-07 and ADR No. 2006-23 shall not take effect until the property owner(s) and applicants have executed and filed the Acceptance Form available from the Development Services Department to indicate awareness and acceptance of these conditions of approval.

10. The applicant shall defend, indemnify, and hold harmless the City of Arcadia and its officers, employees, and agents from and against any claim, action, or proceeding against the City of Arcadia, its officers, employees or agents to attack, set aside, void, or annul any approval or condition of approval of the City of Arcadia concerning this project and/or land use decision, including but not limited

to any approval or condition of approval of the City Council, Planning Commission, or City Staff, which action is brought within the time period provided for in Government Code Section 66499.37 or other provision of law applicable to this project or decision. The City shall promptly notify the applicant of any claim, action, or proceeding concerning the project and/or land use decision and the City shall cooperate fully in the defense of the matter. The City reserves the right, at its own option, to choose its own attorney to represent the City, its officers, employees, and agents in the defense of the matter.

SECTION 4. The decision, findings and conditions contained in this Resolution reflect the Commission's action of August 14, 2007, by the following vote:

AYES:	Commissioners Baderian, Baerg, Beranek, Hsu, Parrille
NOES:	None
ABSENT:	None

SECTION 5. The Secretary shall certify to the adoption of this Resolution and shall cause a copy to be forwarded to the City Council of the City of Arcadia.

I HEREBY CERTIFY that the foregoing Resolution was adopted at a regular meeting of the Planning Commission held on the 14th day of August 2007, by the following votes:

AYES:

NOES:

ABSENT:

ATTEST:

Secretary, Planning Commission
City of Arcadia

Chairman, Planning Commission
City of Arcadia

APPROVED AS TO FORM:

Stephen P. Deitsch, City Attorney

STAFF REPORT

Development Services Department

August 14, 2007

TO: Arcadia Planning Commission

FROM: Jason Kruckeberg, Community Development Administrator
By: Lisa L. Flores, Senior Planner

SUBJECT: Resolution No. 1760 regarding Conditional Use Permit 2007-07 and Architectural Design Review 2006-23 for a proposed L.A Fitness health club and related parking modification at 1325 S. Baldwin Avenue.

BACKGROUND

On July 24, 2007, the Planning Commission held a public hearing to consider the subject applications regarding the applicant's proposal to convert the existing 43,544 square foot Ross Dress For Less store to a new L.A. Fitness health club, and related parking modification at the Arcadia Hub Shopping Center at 1325 S. Baldwin Avenue.

At the July 27, 2007 Planning Commission meeting, the applicant and property owner, Mr. Michael Pashaie proposed to provide additional security by utilizing two (2) of shopping center staff to police and serve as security guards from 7:00 a.m. to 5:00 p.m. For night-time security, the applicant proposed providing one (1) uniformed security guard from 5:00 p.m. to midnight, everyday. Both the staff and the night-time security would be responsible for enforcing the 45-minute parking requirements, the employee parking, and to ensure that the L.A. Fitness customers do not park across the street at the CVS parking lot. The Planning Commission agreed to this proposal, and approved Conditional Use Permit 2007-07 and Architectural Design Review 2006-23, subject that the Resolution be revised to include the applicant's security proposal as a condition of approval.

Shortly after the Planning Commission meeting ended, the property owner approached staff stating that he recognizes that it would too difficult to have the shopping center staff police the parking spaces and enforce it since they will not

be in a security uniform. As a result, staff recommended that the applicant not use the shopping center staff for security, but instead hire one (1) uniformed security guard solely for the purpose of policing the parking situation 24-hours a day. The property owner agreed to staff's recommendation and accepted the revised condition of approval (refer to condition of approval no. 6), and the revised Resolution which has been reviewed by the City Attorney.

PLANNING COMMISSION ACTION

Approval

The Planning Commission should move to adopt Resolution No. 1760 to permit a new L.A. Fitness health club and related parking modification.

If any member of the Planning Commission, or other interested party has any questions regarding this matter prior to the August 14, 2007 public hearing, please contact, Senior Planner Lisa Flores at (626) 574-5445.

Approved By:

Jason Kruckeberg
Community Development Administrator

Attachment: Resolution No. 1760

APPENDIX B –

PARKING SURVEY – DEMAND DATA SUMMARIES

Arcadia Hub Shopping Center
Arcadia, CA

Wednesday, September 3rd, 2025

		Inventory	6:00 AM	7:00 AM	8:00 AM	9:00 AM	10:00 AM	11:00 AM	12:00 PM	1:00 PM	2:00 PM	3:00 PM	4:00 PM	5:00 PM	6:00 PM	7:00 PM	8:00 PM	9:00 PM	10:00 PM	11:00 PM
Area A	Regular	63	3	7	12	25	27	46	61	54	37	23	32	52	57	61	61	49	28	10
	Handicap	7	1	2	3	2	4	4	7	6	1	3	2	4	2	5	5	2	2	0
	Timed	26	0	0	1	7	10	18	22	21	13	16	20	25	22	25	24	15	11	5
	Subtotal	**96**	**4**	**9**	**16**	**34**	**41**	**68**	**90**	**81**	**51**	**42**	**54**	**81**	**81**	**91**	**90**	**66**	**41**	**15**
Area A	Total Occupancy	96	4	9	16	34	41	68	90	81	51	42	54	81	81	91	90	66	41	15
	Total Percent		**4%**	**9%**	**17%**	**35%**	**43%**	**71%**	**94%**	**84%**	**53%**	**44%**	**56%**	**84%**	**84%**	**95%**	**94%**	**69%**	**43%**	**16%**

		Inventory	6:00 AM	7:00 AM	8:00 AM	9:00 AM	10:00 AM	11:00 AM	12:00 PM	1:00 PM	2:00 PM	3:00 PM	4:00 PM	5:00 PM	6:00 PM	7:00 PM	8:00 PM	9:00 PM	10:00 PM	11:00 PM
Area B	Regular	275	42	43	50	85	110	119	140	149	131	123	153	158	171	159	156	94	74	47
	Handicap	15	0	1	1	2	8	7	10	5	4	8	4	5	7	5	1	2	1	0
	Timed	15	0	0	0	3	9	9	10	10	11	12	10	10	11	9	7	3	4	0
	Pick-Up	6	0	0	1	1	2	2	2	3	3	1	1	1	2	1	0	1	0	1
	Subtotal	**311**	**42**	**44**	**52**	**91**	**129**	**137**	**162**	**167**	**149**	**144**	**168**	**174**	**191**	**174**	**164**	**100**	**79**	**48**
Area B	Total Occupancy	311	42	44	52	91	129	137	162	167	149	144	168	174	191	174	164	100	79	48
	Total Percent		**14%**	**14%**	**17%**	**29%**	**41%**	**44%**	**52%**	**54%**	**48%**	**46%**	**54%**	**56%**	**61%**	**56%**	**53%**	**32%**	**25%**	**15%**

		Inventory	6:00 AM	7:00 AM	8:00 AM	9:00 AM	10:00 AM	11:00 AM	12:00 PM	1:00 PM	2:00 PM	3:00 PM	4:00 PM	5:00 PM	6:00 PM	7:00 PM	8:00 PM	9:00 PM	10:00 PM	11:00 PM
Area C	Regular	181	47	48	46	94	89	96	88	72	58	60	74	110	119	95	103	84	64	34
	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	Subtotal	**181**	**47**	**48**	**46**	**94**	**89**	**96**	**88**	**72**	**58**	**60**	**74**	**110**	**119**	**95**	**103**	**84**	**64**	**34**
Area C	Total Occupancy	181	47	48	46	94	89	96	88	72	58	60	74	110	119	95	103	84	64	34
	Total Percent		**26%**	**27%**	**25%**	**52%**	**49%**	**53%**	**49%**	**40%**	**32%**	**33%**	**41%**	**61%**	**66%**	**52%**	**57%**	**46%**	**35%**	**19%**

		Inventory	6:00 AM	7:00 AM	8:00 AM	9:00 AM	10:00 AM	11:00 AM	12:00 PM	1:00 PM	2:00 PM	3:00 PM	4:00 PM	5:00 PM	6:00 PM	7:00 PM	8:00 PM	9:00 PM	10:00 PM	11:00 PM
Area D	Regular	64	7	10	11	26	20	21	20	18	20	15	22	20	18	24	25	21	16	8
	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	Subtotal	**64**	**7**	**10**	**11**	**26**	**20**	**21**	**20**	**18**	**20**	**15**	**22**	**20**	**18**	**24**	**25**	**21**	**16**	**8**
Area D	Total Occupancy	64	7	10	11	26	20	21	20	18	20	15	22	20	18	24	25	21	16	8
	Total Percent		**11%**	**16%**	**17%**	**41%**	**31%**	**33%**	**31%**	**28%**	**31%**	**23%**	**34%**	**31%**	**28%**	**38%**	**39%**	**33%**	**25%**	**13%**

		Inventory	6:00 AM	7:00 AM	8:00 AM	9:00 AM	10:00 AM	11:00 AM	12:00 PM	1:00 PM	2:00 PM	3:00 PM	4:00 PM	5:00 PM	6:00 PM	7:00 PM	8:00 PM	9:00 PM	10:00 PM	11:00 PM
Area E	Regular	36	0	1	1	4	9	12	14	14	16	13	11	14	12	10	8	12	9	4
	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	Subtotal	**36**	**0**	**1**	**1**	**4**	**9**	**12**	**14**	**14**	**16**	**13**	**11**	**14**	**12**	**10**	**8**	**12**	**9**	**4**
Area E	Total Occupancy	36	0	1	1	4	9	12	14	14	16	13	11	14	12	10	8	12	9	4
	Total Percent		**0%**	**3%**	**3%**	**11%**	**25%**	**33%**	**39%**	**39%**	**44%**	**36%**	**31%**	**39%**	**33%**	**28%**	**22%**	**33%**	**25%**	**11%**

		Inventory	6:00 AM	7:00 AM	8:00 AM	9:00 AM	10:00 AM	11:00 AM	12:00 PM	1:00 PM	2:00 PM	3:00 PM	4:00 PM	5:00 PM	6:00 PM	7:00 PM	8:00 PM	9:00 PM	10:00 PM	11:00 PM
Area F	Regular	48	0	1	0	8	15	17	14	13	9	13	14	7	8	7	3	4	3	2
	Recycling	3	3	3	1	2	1	1	0	0	0	0	0	0	0	0	0	0	0	0
	Subtotal	**51**	**3**	**4**	**1**	**10**	**16**	**18**	**14**	**13**	**9**	**13**	**14**	**7**	**8**	**7**	**3**	**4**	**3**	**2**
Area F	Total Occupancy	51	3	4	1	10	16	18	14	13	9	13	14	7	8	7	3	4	3	2
	Total Percent		**6%**	**8%**	**2%**	**20%**	**31%**	**35%**	**27%**	**25%**	**18%**	**25%**	**27%**	**14%**	**16%**	**14%**	**6%**	**8%**	**6%**	**4%**

		Inventory	6:00 AM	7:00 AM	8:00 AM	9:00 AM	10:00 AM	11:00 AM	12:00 PM	1:00 PM	2:00 PM	3:00 PM	4:00 PM	5:00 PM	6:00 PM	7:00 PM	8:00 PM	9:00 PM	10:00 PM	11:00 PM
Area G	Regular	210	3	2	1	1	3	4	3	8	8	9	11	11	14	15	10	9	9	11
	Handicap	8	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	Subtotal	**218**	**3**	**2**	**1**	**1**	**3**	**4**	**3**	**8**	**8**	**9**	**11**	**11**	**14**	**15**	**10**	**9**	**9**	**11**
Top Level (G)	Total Occupancy	218	3	2	1	1	3	4	3	8	8	9	11	11	14	15	10	9	9	11
	Total Percent		**1%**	**1%**	**0%**	**0%**	**1%**	**2%**	**1%**	**4%**	**4%**	**4%**	**5%**	**5%**	**6%**	**7%**	**5%**	**4%**	**4%**	**5%**

		Inventory	6:00 AM	7:00 AM	8:00 AM	9:00 AM	10:00 AM	11:00 AM	12:00 PM	1:00 PM	2:00 PM	3:00 PM	4:00 PM	5:00 PM	6:00 PM	7:00 PM	8:00 PM	9:00 PM	10:00 PM	11:00 PM
Area H	Regular	179	4	6	10	43	70	111	124	121	95	108	86	81	53	45	31	23	5	0
	Handicap	4	0	0	0	0	1	4	4	2	1	2	1	2	1	0	0	0	0	0
	Subtotal	**183**	**4**	**6**	**10**	**43**	**71**	**115**	**128**	**123**	**96**	**110**	**87**	**83**	**54**	**45**	**31**	**23**	**5**	**0**
Ground Level (H)	Total Occupancy	183	4	6	10	43	71	115	128	123	96	110	87	83	54	45	31	23	5	0
	Total Percent		**2%**	**3%**	**5%**	**23%**	**39%**	**63%**	**70%**	**67%**	**52%**	**60%**	**48%**	**45%**	**30%**	**25%**	**17%**	**13%**	**3%**	**0%**

	Grand Total Occupancy	1140	110	124	138	303	378	471	519	496	407	406	441	500	497	461	434	319	226	122
	Grand Total Percent		**10%**	**11%**	**12%**	**27%**	**33%**	**41%**	**46%**	**44%**	**36%**	**36%**	**39%**	**44%**	**44%**	**40%**	**38%**	**28%**	**20%**	**11%**

Counts Unlimited, Inc.
PO Box 1178
Corona, CA 92878
951-268-6268

Arcadia Hub Shopping Center
Arcadia, CA

Thursday, September 4th, 2025

		Inventory	6:00 AM	7:00 AM	8:00 AM	9:00 AM	10:00 AM	11:00 AM	12:00 PM	1:00 PM	2:00 PM	3:00 PM	4:00 PM	5:00 PM	6:00 PM	7:00 PM	8:00 PM	9:00 PM	10:00 PM	11:00 PM
Area A	Regular	63	0	6	14	40	41	63	61	63	37	32	33	56	49	63	54	38	25	6
	Handicap	7	1	2	3	3	6	7	7	6	5	5	5	6	3	6	5	2	2	0
	Timed	26	3	0	0	9	10	23	25	23	18	15	13	18	17	19	12	15	3	0
	Subtotal	**96**	**4**	**8**	**17**	**52**	**57**	**93**	**93**	**92**	**60**	**52**	**51**	**80**	**69**	**88**	**71**	**55**	**30**	**6**
Area A	Total Occupancy	96	4	8	17	52	57	93	93	92	60	52	51	80	69	88	71	55	30	6
	Total Percent		**4%**	**8%**	**18%**	**54%**	**59%**	**97%**	**97%**	**96%**	**63%**	**54%**	**53%**	**83%**	**72%**	**92%**	**74%**	**57%**	**31%**	**6%**

		Inventory	6:00 AM	7:00 AM	8:00 AM	9:00 AM	10:00 AM	11:00 AM	12:00 PM	1:00 PM	2:00 PM	3:00 PM	4:00 PM	5:00 PM	6:00 PM	7:00 PM	8:00 PM	9:00 PM	10:00 PM	11:00 PM
Area B	Regular	275	27	39	49	78	97	108	161	170	165	112	122	140	167	177	158	101	53	34
	Handicap	15	1	0	2	2	7	5	7	10	4	8	9	5	6	4	5	1	0	2
	Timed	15	0	0	2	6	9	10	11	11	13	12	14	9	12	12	11	6	4	1
	Pick-Up	6	0	0	0	0	0	2	2	6	2	1	1	0	0	3	1	1	0	0
	Subtotal	**311**	**28**	**39**	**53**	**86**	**113**	**125**	**181**	**197**	**184**	**133**	**146**	**154**	**185**	**196**	**175**	**109**	**57**	**37**
Area B	Total Occupancy	311	28	39	53	86	113	125	181	197	184	133	146	154	185	196	175	109	57	37
	Total Percent		**9%**	**13%**	**17%**	**28%**	**36%**	**40%**	**58%**	**63%**	**59%**	**43%**	**47%**	**50%**	**59%**	**63%**	**56%**	**35%**	**18%**	**12%**

		Inventory	6:00 AM	7:00 AM	8:00 AM	9:00 AM	10:00 AM	11:00 AM	12:00 PM	1:00 PM	2:00 PM	3:00 PM	4:00 PM	5:00 PM	6:00 PM	7:00 PM	8:00 PM	9:00 PM	10:00 PM	11:00 PM
Area C	Regular	181	42	40	46	83	84	94	86	66	67	70	72	61	108	128	109	85	67	33
	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	Subtotal	**181**	**42**	**40**	**46**	**83**	**84**	**94**	**86**	**66**	**67**	**70**	**72**	**61**	**108**	**128**	**109**	**85**	**67**	**33**
Area C	Total Occupancy	181	42	40	46	83	84	94	86	66	67	70	72	61	108	128	109	85	67	33
	Total Percent		**23%**	**22%**	**25%**	**46%**	**46%**	**52%**	**48%**	**36%**	**37%**	**39%**	**40%**	**34%**	**60%**	**71%**	**60%**	**47%**	**37%**	**18%**

		Inventory	6:00 AM	7:00 AM	8:00 AM	9:00 AM	10:00 AM	11:00 AM	12:00 PM	1:00 PM	2:00 PM	3:00 PM	4:00 PM	5:00 PM	6:00 PM	7:00 PM	8:00 PM	9:00 PM	10:00 PM	11:00 PM
Area D	Regular	64	5	9	9	21	17	21	17	15	15	14	18	22	28	29	32	22	14	7
	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	Subtotal	**64**	**5**	**9**	**9**	**21**	**17**	**21**	**17**	**15**	**15**	**14**	**18**	**22**	**28**	**29**	**32**	**22**	**14**	**7**
Area D	Total Occupancy	64	5	9	9	21	17	21	17	15	15	14	18	22	28	29	32	22	14	7
	Total Percent		**8%**	**14%**	**14%**	**33%**	**27%**	**33%**	**27%**	**23%**	**23%**	**22%**	**28%**	**34%**	**44%**	**45%**	**50%**	**34%**	**22%**	**11%**

		Inventory	6:00 AM	7:00 AM	8:00 AM	9:00 AM	10:00 AM	11:00 AM	12:00 PM	1:00 PM	2:00 PM	3:00 PM	4:00 PM	5:00 PM	6:00 PM	7:00 PM	8:00 PM	9:00 PM	10:00 PM	11:00 PM
Area E	Regular	36	0	0	0	1	4	7	7	8	8	5	8	14	13	15	14	6	5	4
	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	Subtotal	**36**	**0**	**0**	**0**	**1**	**4**	**7**	**7**	**8**	**8**	**5**	**8**	**14**	**13**	**15**	**14**	**6**	**5**	**4**
Area E	Total Occupancy	36	0	0	0	1	4	7	7	8	8	5	8	14	13	15	14	6	5	4
	Total Percent		**0%**	**0%**	**0%**	**3%**	**11%**	**19%**	**19%**	**22%**	**22%**	**14%**	**22%**	**39%**	**36%**	**42%**	**39%**	**17%**	**14%**	**11%**

		Inventory	6:00 AM	7:00 AM	8:00 AM	9:00 AM	10:00 AM	11:00 AM	12:00 PM	1:00 PM	2:00 PM	3:00 PM	4:00 PM	5:00 PM	6:00 PM	7:00 PM	8:00 PM	9:00 PM	10:00 PM	11:00 PM
Area F	Regular	48	1	3	7	14	11	17	18	17	14	14	12	12	10	9	4	4	2	0
	Recycling	3	0	0	0	2	2	0	1	1	0	1	0	0	0	0	0	0	0	0
	Subtotal	**51**	**1**	**3**	**7**	**16**	**13**	**17**	**19**	**18**	**14**	**15**	**12**	**12**	**10**	**9**	**4**	**4**	**2**	**0**
Area F	Total Occupancy	51	1	3	7	16	13	17	19	18	14	15	12	12	10	9	4	4	2	0
	Total Percent		**2%**	**6%**	**14%**	**31%**	**25%**	**33%**	**37%**	**35%**	**27%**	**29%**	**24%**	**24%**	**20%**	**18%**	**8%**	**8%**	**4%**	**0%**

		Inventory	6:00 AM	7:00 AM	8:00 AM	9:00 AM	10:00 AM	11:00 AM	12:00 PM	1:00 PM	2:00 PM	3:00 PM	4:00 PM	5:00 PM	6:00 PM	7:00 PM	8:00 PM	9:00 PM	10:00 PM	11:00 PM
Area G	Regular	210	3	2	2	4	4	7	4	2	8	6	10	7	19	12	11	10	7	7
	Handicap	8	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	Subtotal	**218**	**3**	**2**	**2**	**4**	**4**	**7**	**4**	**2**	**8**	**6**	**10**	**7**	**19**	**12**	**11**	**10**	**7**	**7**
Top Level (G)	Total Occupancy	218	3	2	2	4	4	7	4	2	8	6	10	7	19	12	11	10	7	7
	Total Percent		**1%**	**1%**	**1%**	**2%**	**2%**	**3%**	**2%**	**1%**	**4%**	**3%**	**5%**	**3%**	**9%**	**6%**	**5%**	**5%**	**3%**	**3%**

		Inventory	6:00 AM	7:00 AM	8:00 AM	9:00 AM	10:00 AM	11:00 AM	12:00 PM	1:00 PM	2:00 PM	3:00 PM	4:00 PM	5:00 PM	6:00 PM	7:00 PM	8:00 PM	9:00 PM	10:00 PM	11:00 PM
Area H	Regular	179	3	8	16	55	85	123	141	150	112	103	96	73	46	47	29	7	2	0
	Handicap	4	0	0	0	0	0	4	2	3	2	0	0	0	0	0	0	0	0	0
	Subtotal	**183**	**3**	**8**	**16**	**55**	**85**	**127**	**143**	**153**	**114**	**103**	**96**	**73**	**46**	**47**	**29**	**7**	**2**	**0**

Counts Unlimited, Inc.
PO Box 1178
Corona, CA 92878
951-268-6268

Arcadia Hub Shopping Center
Arcadia, CA

Friday, September 5th, 2025

		Inventory	6:00 AM	7:00 AM	8:00 AM	9:00 AM	10:00 AM	11:00 AM	12:00 PM	1:00 PM	2:00 PM	3:00 PM	4:00 PM	5:00 PM	6:00 PM	7:00 PM	8:00 PM	9:00 PM	10:00 PM	11:00 PM
Area A	Regular	63	2	5	9	40	36	56	55	63	49	33	35	52	59	59	52	53	17	10
	Handicap	7	0	3	2	2	6	4	5	5	6	2	3	6	4	4	5	1	1	0
	Timed	26	0	0	0	7	19	22	20	24	20	18	19	19	20	26	21	19	6	3
	Subtotal	**96**	**2**	**8**	**11**	**49**	**61**	**82**	**80**	**92**	**75**	**53**	**57**	**77**	**83**	**89**	**78**	**73**	**24**	**13**
Area A	Total Occupancy	96	2	8	11	49	61	82	80	92	75	53	57	77	83	89	78	73	24	13
	Total Percent		**2%**	**8%**	**11%**	**51%**	**64%**	**85%**	**83%**	**96%**	**78%**	**55%**	**59%**	**80%**	**86%**	**93%**	**81%**	**76%**	**25%**	**14%**
		Inventory	**6:00 AM**	**7:00 AM**	**8:00 AM**	**9:00 AM**	**10:00 AM**	**11:00 AM**	**12:00 PM**	**1:00 PM**	**2:00 PM**	**3:00 PM**	**4:00 PM**	**5:00 PM**	**6:00 PM**	**7:00 PM**	**8:00 PM**	**9:00 PM**	**10:00 PM**	**11:00 PM**
Area B	Regular	275	22	36	37	91	127	154	184	168	152	150	159	174	183	187	147	104	82	34
	Handicap	15	0	1	1	7	5	6	6	7	6	7	9	9	4	7	8	4	2	5
	Timed	15	0	0	0	3	8	12	13	13	8	9	14	14	12	10	8	11	3	4
	Pick-Up	6	0	1	0	1	2	4	2	2	4	2	1	0	0	0	0	1	1	1
	Subtotal	**311**	**22**	**38**	**38**	**102**	**142**	**176**	**205**	**190**	**170**	**168**	**183**	**197**	**199**	**204**	**163**	**120**	**88**	**44**
Area B	Total Occupancy	311	22	38	38	102	142	176	205	190	170	168	183	197	199	204	163	120	88	44
	Total Percent		**7%**	**12%**	**12%**	**33%**	**46%**	**57%**	**66%**	**61%**	**55%**	**54%**	**59%**	**63%**	**64%**	**66%**	**52%**	**39%**	**28%**	**14%**
		Inventory	**6:00 AM**	**7:00 AM**	**8:00 AM**	**9:00 AM**	**10:00 AM**	**11:00 AM**	**12:00 PM**	**1:00 PM**	**2:00 PM**	**3:00 PM**	**4:00 PM**	**5:00 PM**	**6:00 PM**	**7:00 PM**	**8:00 PM**	**9:00 PM**	**10:00 PM**	**11:00 PM**
Area C	Regular	181	39	46	51	85	75	72	75	74	64	73	73	98	109	105	88	81	32	2
	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	Subtotal	**181**	**39**	**46**	**51**	**85**	**75**	**72**	**75**	**74**	**64**	**73**	**73**	**98**	**109**	**105**	**88**	**81**	**32**	**2**
Area C	Total Occupancy	181	39	46	51	85	75	72	75	74	64	73	73	98	109	105	88	81	32	2
	Total Percent		**22%**	**25%**	**28%**	**47%**	**41%**	**40%**	**41%**	**41%**	**35%**	**40%**	**40%**	**54%**	**60%**	**58%**	**49%**	**45%**	**18%**	**1%**
		Inventory	**6:00 AM**	**7:00 AM**	**8:00 AM**	**9:00 AM**	**10:00 AM**	**11:00 AM**	**12:00 PM**	**1:00 PM**	**2:00 PM**	**3:00 PM**	**4:00 PM**	**5:00 PM**	**6:00 PM**	**7:00 PM**	**8:00 PM**	**9:00 PM**	**10:00 PM**	**11:00 PM**
Area D	Regular	64	8	5	8	20	23	15	15	15	10	14	18	27	24	22	24	20	10	3
	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	Subtotal	**64**	**8**	**5**	**8**	**20**	**23**	**15**	**15**	**15**	**10**	**14**	**18**	**27**	**24**	**22**	**24**	**20**	**10**	**3**
Area D	Total Occupancy	64	8	5	8	20	23	15	15	15	10	14	18	27	24	22	24	20	10	3
	Total Percent		**13%**	**8%**	**13%**	**31%**	**36%**	**23%**	**23%**	**23%**	**16%**	**22%**	**28%**	**42%**	**38%**	**34%**	**38%**	**31%**	**16%**	**5%**
		Inventory	**6:00 AM**	**7:00 AM**	**8:00 AM**	**9:00 AM**	**10:00 AM**	**11:00 AM**	**12:00 PM**	**1:00 PM**	**2:00 PM**	**3:00 PM**	**4:00 PM**	**5:00 PM**	**6:00 PM**	**7:00 PM**	**8:00 PM**	**9:00 PM**	**10:00 PM**	**11:00 PM**
Area E	Regular	36	0	0	0	0	7	9	11	12	9	8	10	17	15	16	16	13	5	4
	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	Subtotal	**36**	**0**	**0**	**0**	**0**	**7**	**9**	**11**	**12**	**9**	**8**	**10**	**17**	**15**	**16**	**16**	**13**	**5**	**4**
Area E	Total Occupancy	36	0	0	0	0	7	9	11	12	9	8	10	17	15	16	16	13	5	4
	Total Percent		**0%**	**0%**	**0%**	**0%**	**19%**	**25%**	**31%**	**33%**	**25%**	**22%**	**28%**	**47%**	**42%**	**44%**	**44%**	**36%**	**14%**	**11%**
		Inventory	**6:00 AM**	**7:00 AM**	**8:00 AM**	**9:00 AM**	**10:00 AM**	**11:00 AM**	**12:00 PM**	**1:00 PM**	**2:00 PM**	**3:00 PM**	**4:00 PM**	**5:00 PM**	**6:00 PM**	**7:00 PM**	**8:00 PM**	**9:00 PM**	**10:00 PM**	**11:00 PM**
Area F	Regular	48	2	1	4	20	18	16	24	15	13	12	14	14	13	10	8	5	3	0
	Recycling	3	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	Subtotal	**51**	**2**	**1**	**4**	**20**	**18**	**16**	**24**	**15**	**13**	**12**	**14**	**14**	**13**	**10**	**8**	**5**	**3**	**0**
Area F	Total Occupancy	51	2	1	4	20	18	16	24	15	13	12	14	14	13	10	8	5	3	0
	Total Percent		**4%**	**2%**	**8%**	**39%**	**35%**	**31%**	**47%**	**29%**	**25%**	**24%**	**27%**	**27%**	**25%**	**20%**	**16%**	**10%**	**6%**	**0%**
		Inventory	**6:00 AM**	**7:00 AM**	**8:00 AM**	**9:00 AM**	**10:00 AM**	**11:00 AM**	**12:00 PM**	**1:00 PM**	**2:00 PM**	**3:00 PM**	**4:00 PM**	**5:00 PM**	**6:00 PM**	**7:00 PM**	**8:00 PM**	**9:00 PM**	**10:00 PM**	**11:00 PM**
Area G	Regular	210	4	2	2	3	7	6	12	7	4	9	17	5	13	10	19	25	35	41
	Handicap	8	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	Subtotal	**218**	**4**	**2**	**2**	**3**	**7**	**6**	**12**	**7**	**4**	**9**	**17**	**5**	**13**	**10**	**19**	**25**	**35**	**41**
Top Level (G)	Total Occupancy	218	4	2	2	3	7	6	12	7	4	9	17	5	13	10	19	25	35	41
	Total Percent		**2%**	**1%**	**1%**	**1%**	**3%**	**3%**	**6%**	**3%**	**2%**	**4%**	**8%**	**2%**	**6%**	**5%**	**9%**	**11%**	**16%**	**19%**
		Inventory	**6:00 AM**	**7:00 AM**	**8:00 AM**	**9:00 AM**	**10:00 AM**	**11:00 AM**	**12:00 PM**	**1:00 PM**	**2:00 PM**	**3:00 PM**	**4:00 PM**	**5:00 PM**	**6:00 PM**	**7:00 PM**	**8:00 PM**	**9:00 PM**	**10:00 PM**	**11:00 PM**
Area H	Regular	179	3	11	19	44	89	112	124	127	109	92	96	72	57	41	27	18	2	1
	Handicap	4	0	0	0	0	2	2	1	4	3	1	1	0	0	0	0	0	0	0
	Subtotal	**183**	**3**	**11**	**19**	**44**	**91**	**114**	**125**	**131**	**112**	**93**	**97**	**72**	**57**	**41**	**27**	**18**	**2**	**1**

Counts Unlimited, Inc.
PO Box 1178
Corona, CA 92878
951-268-6268

Arcadia Hub Shopping Center
Arcadia, CA

Saturday, September 6th, 2025

		Inventory	8:00 AM	9:00 AM	10:00 AM	11:00 AM	12:00 PM	1:00 PM	2:00 PM	3:00 PM	4:00 PM	5:00 PM	6:00 PM	7:00 PM	8:00 PM	9:00 PM	10:00 PM	11:00 PM
Area A	Regular	63	29	38	59	59	61	63	59	47	37	48	63	56	48	39	16	1
	Handicap	7	1	3	7	5	7	7	4	4	2	2	7	5	4	1	0	0
	Timed	26	0	12	21	25	25	26	22	22	17	13	23	23	23	15	6	1
	Subtotal	**96**	**30**	**53**	**87**	**89**	**93**	**96**	**85**	**73**	**56**	**63**	**93**	**84**	**75**	**55**	**22**	**2**
Area A	Total Occupancy	96	30	53	87	89	93	96	85	73	56	63	93	84	75	55	22	2
	Total Percent		**31%**	**55%**	**91%**	**93%**	**97%**	**100%**	**89%**	**76%**	**58%**	**66%**	**97%**	**88%**	**78%**	**57%**	**23%**	**2%**

		Inventory	8:00 AM	9:00 AM	10:00 AM	11:00 AM	12:00 PM	1:00 PM	2:00 PM	3:00 PM	4:00 PM	5:00 PM	6:00 PM	7:00 PM	8:00 PM	9:00 PM	10:00 PM	11:00 PM
Area B	Regular	275	40	111	151	172	181	183	148	148	120	127	138	144	126	72	54	13
	Handicap	15	5	2	4	6	7	9	4	5	5	4	9	6	4	0	2	1
	Timed	15	2	5	8	10	10	15	9	14	8	7	7	9	4	6	4	2
	Pick-Up	6	2	1	2	2	0	1	3	1	1	1	0	2	0	0	0	0
	Subtotal	**311**	**49**	**119**	**165**	**190**	**198**	**208**	**164**	**168**	**134**	**139**	**154**	**161**	**134**	**78**	**60**	**16**
Area B	Total Occupancy	311	49	119	165	190	198	208	164	168	134	139	154	161	134	78	60	16
	Total Percent		**16%**	**38%**	**53%**	**61%**	**64%**	**67%**	**53%**	**54%**	**43%**	**45%**	**50%**	**52%**	**43%**	**25%**	**19%**	**5%**

		Inventory	8:00 AM	9:00 AM	10:00 AM	11:00 AM	12:00 PM	1:00 PM	2:00 PM	3:00 PM	4:00 PM	5:00 PM	6:00 PM	7:00 PM	8:00 PM	9:00 PM	10:00 PM	11:00 PM
Area C	Regular	181	35	91	97	100	87	83	79	71	72	55	65	85	41	10	7	3
	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	Subtotal	**181**	**35**	**91**	**97**	**100**	**87**	**83**	**79**	**71**	**72**	**55**	**65**	**85**	**41**	**10**	**7**	**3**
Area C	Total Occupancy	181	35	91	97	100	87	83	79	71	72	55	65	85	41	10	7	3
	Total Percent		**19%**	**50%**	**54%**	**55%**	**48%**	**46%**	**44%**	**39%**	**40%**	**30%**	**36%**	**47%**	**23%**	**6%**	**4%**	**2%**

		Inventory	8:00 AM	9:00 AM	10:00 AM	11:00 AM	12:00 PM	1:00 PM	2:00 PM	3:00 PM	4:00 PM	5:00 PM	6:00 PM	7:00 PM	8:00 PM	9:00 PM	10:00 PM	11:00 PM
Area D	Regular	64	4	18	24	25	21	23	25	19	17	13	13	23	4	1	2	3
	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	Subtotal	**64**	**4**	**18**	**24**	**25**	**21**	**23**	**25**	**19**	**17**	**13**	**13**	**23**	**4**	**1**	**2**	**3**
Area D	Total Occupancy	64	4	18	24	25	21	23	25	19	17	13	13	23	4	1	2	3
	Total Percent		**6%**	**28%**	**38%**	**39%**	**33%**	**36%**	**39%**	**30%**	**27%**	**20%**	**20%**	**36%**	**6%**	**2%**	**3%**	**5%**

		Inventory	8:00 AM	9:00 AM	10:00 AM	11:00 AM	12:00 PM	1:00 PM	2:00 PM	3:00 PM	4:00 PM	5:00 PM	6:00 PM	7:00 PM	8:00 PM	9:00 PM	10:00 PM	11:00 PM
Area E	Regular	36	0	0	3	8	7	12	6	5	5	13	11	12	13	8	4	2
	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	Subtotal	**36**	**0**	**0**	**3**	**8**	**7**	**12**	**6**	**5**	**5**	**13**	**11**	**12**	**13**	**8**	**4**	**2**
Area E	Total Occupancy	36	0	0	3	8	7	12	6	5	5	13	11	12	13	8	4	2
	Total Percent		**0%**	**0%**	**8%**	**22%**	**19%**	**33%**	**17%**	**14%**	**14%**	**36%**	**31%**	**33%**	**36%**	**22%**	**11%**	**6%**

		Inventory	8:00 AM	9:00 AM	10:00 AM	11:00 AM	12:00 PM	1:00 PM	2:00 PM	3:00 PM	4:00 PM	5:00 PM	6:00 PM	7:00 PM	8:00 PM	9:00 PM	10:00 PM	11:00 PM
Area F	Regular	48	6	20	19	17	14	20	19	18	13	13	7	4	1	2	0	0
	Recycling	3	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	Subtotal	**51**	**6**	**20**	**19**	**17**	**14**	**20**	**19**	**18**	**13**	**13**	**7**	**4**	**1**	**2**	**0**	**0**
Area F	Total Occupancy	51	6	20	19	17	14	20	19	18	13	13	7	4	1	2	0	0
	Total Percent		**12%**	**39%**	**37%**	**33%**	**27%**	**39%**	**37%**	**35%**	**25%**	**25%**	**14%**	**8%**	**2%**	**4%**	**0%**	**0%**

		Inventory	8:00 AM	9:00 AM	10:00 AM	11:00 AM	12:00 PM	1:00 PM	2:00 PM	3:00 PM	4:00 PM	5:00 PM	6:00 PM	7:00 PM	8:00 PM	9:00 PM	10:00 PM	11:00 PM
Area G	Regular	210	1	0	3	8	16	9	11	23	27	33	32	33	27	22	23	18
	Handicap	8	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	Subtotal	**218**	**1**	**0**	**3**	**8**	**16**	**9**	**11**	**23**	**27**	**33**	**32**	**33**	**27**	**22**	**23**	**18**
Top Level (G)	Total Occupancy	218	1	0	3	8	16	9	11	23	27	33	32	33	27	22	23	18
	Total Percent		**0%**	**0%**	**1%**	**4%**	**7%**	**4%**	**5%**	**11%**	**12%**	**15%**	**15%**	**15%**	**12%**	**10%**	**11%**	**8%**

		Inventory	8:00 AM	9:00 AM	10:00 AM	11:00 AM	12:00 PM	1:00 PM	2:00 PM	3:00 PM	4:00 PM	5:00 PM	6:00 PM	7:00 PM	8:00 PM	9:00 PM	10:00 PM	11:00 PM
Area H	Regular	179	17	35	66	108	138	148	138	95	77	65	63	37	23	11	3	0
	Handicap	4	0	0	1	2	3	2	3	4	2	0	0	0	0	0	0	0
	Subtotal	**183**	**17**	**35**	**67**	**110**	**141**	**150**	**141**	**99**	**79**	**65**	**63**	**37**	**23**	**11**	**3**	**0**

Counts Unlimited, Inc.
PO Box 1178
Corona, CA 92878
951-268-6268

Arcadia Hub Shopping Center
Arcadia, CA

Sunday, September 7th, 2025

		Inventory	8:00 AM	9:00 AM	10:00 AM	11:00 AM	12:00 PM	1:00 PM	2:00 PM	3:00 PM	4:00 PM	5:00 PM	6:00 PM	7:00 PM	8:00 PM	9:00 PM	10:00 PM	11:00 PM
Area A	Regular	63	4	20	58	58	63	56	54	44	32	37	56	63	53	16	2	1
	Handicap	7	2	6	7	7	7	6	4	3	3	2	6	7	4	0	0	0
	Timed	26	0	13	22	24	25	26	19	13	12	12	19	23	23	5	0	0
	Subtotal	**96**	**6**	**39**	**87**	**89**	**95**	**88**	**77**	**60**	**47**	**51**	**81**	**93**	**80**	**21**	**2**	**1**
Area A	Total Occupancy	96	6	39	87	89	95	88	77	60	47	51	81	93	80	21	2	1
	Total Percent		**6%**	**41%**	**91%**	**93%**	**99%**	**92%**	**80%**	**63%**	**49%**	**53%**	**84%**	**97%**	**83%**	**22%**	**2%**	**1%**

		Inventory	8:00 AM	9:00 AM	10:00 AM	11:00 AM	12:00 PM	1:00 PM	2:00 PM	3:00 PM	4:00 PM	5:00 PM	6:00 PM	7:00 PM	8:00 PM	9:00 PM	10:00 PM	11:00 PM
Area B	Regular	275	39	65	97	145	165	156	155	139	125	133	137	133	128	57	45	13
	Handicap	15	3	4	5	8	5	6	6	1	3	4	5	2	4	2	3	2
	Timed	15	0	0	2	4	6	5	9	9	7	9	10	9	9	3	2	0
	Pick-Up	6	0	1	3	2	2	2	2	2	2	0	2	0	2	2	0	0
	Subtotal	**311**	**42**	**70**	**107**	**159**	**178**	**169**	**172**	**151**	**137**	**146**	**154**	**144**	**143**	**64**	**50**	**15**
Area B	Total Occupancy	311	42	70	107	159	178	169	172	151	137	146	154	144	143	64	50	15
	Total Percent		**14%**	**23%**	**34%**	**51%**	**57%**	**54%**	**55%**	**49%**	**44%**	**47%**	**50%**	**46%**	**46%**	**21%**	**16%**	**5%**

		Inventory	8:00 AM	9:00 AM	10:00 AM	11:00 AM	12:00 PM	1:00 PM	2:00 PM	3:00 PM	4:00 PM	5:00 PM	6:00 PM	7:00 PM	8:00 PM	9:00 PM	10:00 PM	11:00 PM
Area C	Regular	181	39	60	89	95	97	83	74	63	65	61	65	82	31	12	6	2
	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	Subtotal	**181**	**39**	**60**	**89**	**95**	**97**	**83**	**74**	**63**	**65**	**61**	**65**	**82**	**31**	**12**	**6**	**2**
Area C	Total Occupancy	181	39	60	89	95	97	83	74	63	65	61	65	82	31	12	6	2
	Total Percent		**22%**	**33%**	**49%**	**52%**	**54%**	**46%**	**41%**	**35%**	**36%**	**34%**	**36%**	**45%**	**17%**	**7%**	**3%**	**1%**

		Inventory	8:00 AM	9:00 AM	10:00 AM	11:00 AM	12:00 PM	1:00 PM	2:00 PM	3:00 PM	4:00 PM	5:00 PM	6:00 PM	7:00 PM	8:00 PM	9:00 PM	10:00 PM	11:00 PM
Area D	Regular	64	7	11	22	20	17	18	13	15	15	14	14	16	12	1	0	1
	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	Subtotal	**64**	**7**	**11**	**22**	**20**	**17**	**18**	**13**	**15**	**15**	**14**	**14**	**16**	**12**	**1**	**0**	**1**
Area D	Total Occupancy	64	7	11	22	20	17	18	13	15	15	14	14	16	12	1	0	1
	Total Percent		**11%**	**17%**	**34%**	**31%**	**27%**	**28%**	**20%**	**23%**	**23%**	**22%**	**22%**	**25%**	**19%**	**2%**	**0%**	**2%**

		Inventory	8:00 AM	9:00 AM	10:00 AM	11:00 AM	12:00 PM	1:00 PM	2:00 PM	3:00 PM	4:00 PM	5:00 PM	6:00 PM	7:00 PM	8:00 PM	9:00 PM	10:00 PM	11:00 PM
Area E	Regular	36	0	0	3	5	9	7	3	3	4	8	10	10	11	4	3	3
	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	Subtotal	**36**	**0**	**0**	**3**	**5**	**9**	**7**	**3**	**3**	**4**	**8**	**10**	**10**	**11**	**4**	**3**	**3**
Area E	Total Occupancy	36	0	0	3	5	9	7	3	3	4	8	10	10	11	4	3	3
	Total Percent		**0%**	**0%**	**8%**	**14%**	**25%**	**19%**	**8%**	**8%**	**11%**	**22%**	**28%**	**28%**	**31%**	**11%**	**8%**	**8%**

		Inventory	8:00 AM	9:00 AM	10:00 AM	11:00 AM	12:00 PM	1:00 PM	2:00 PM	3:00 PM	4:00 PM	5:00 PM	6:00 PM	7:00 PM	8:00 PM	9:00 PM	10:00 PM	11:00 PM
Area F	Regular	48	0	2	3	1	4	6	6	4	4	5	6	4	3	1	0	0
	Recycling	3	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	Subtotal	**51**	**0**	**2**	**3**	**1**	**4**	**6**	**6**	**4**	**4**	**5**	**6**	**4**	**3**	**1**	**0**	**0**
Area F	Total Occupancy	51	0	2	3	1	4	6	6	4	4	5	6	4	3	1	0	0
	Total Percent		**0%**	**4%**	**6%**	**2%**	**8%**	**12%**	**12%**	**8%**	**8%**	**10%**	**12%**	**8%**	**6%**	**2%**	**0%**	**0%**

		Inventory	8:00 AM	9:00 AM	10:00 AM	11:00 AM	12:00 PM	1:00 PM	2:00 PM	3:00 PM	4:00 PM	5:00 PM	6:00 PM	7:00 PM	8:00 PM	9:00 PM	10:00 PM	11:00 PM
Area G	Regular	210	1	1	3	8	6	6	19	25	32	28	25	24	10	11	11	10
	Handicap	8	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	Subtotal	**218**	**1**	**1**	**3**	**8**	**6**	**6**	**19**	**25**	**32**	**28**	**25**	**24**	**10**	**11**	**11**	**10**
Top Level (G)	Total Occupancy	218	1	1	3	8	6	6	19	25	32	28	25	24	10	11	11	10
	Total Percent		**0%**	**0%**	**1%**	**4%**	**3%**	**3%**	**9%**	**11%**	**15%**	**13%**	**11%**	**11%**	**5%**	**5%**	**5%**	**5%**

		Inventory	8:00 AM	9:00 AM	10:00 AM	11:00 AM	12:00 PM	1:00 PM	2:00 PM	3:00 PM	4:00 PM	5:00 PM	6:00 PM	7:00 PM	8:00 PM	9:00 PM	10:00 PM	11:00 PM
Area H	Regular	179	15	33	67	99	125	161	143	86	68	55	40	28	20	9	2	0
	Handicap	4	0	1	2	3	4	4	3	0	0	1	1	0	0	0	0	0
	Subtotal	**183**	**15**	**34**	**69**	**102**	**129**	**165**	**146**	**86**	**68**	**56**	**41**	**28**	**20**	**9**	**2**	**0**

Counts Unlimited, Inc.
PO Box 1178
Corona, CA 92878
951-268-6268

Arcadia Hub Shopping Center

Arcadia, CA

Monday, September 8th, 2025

		Inventory	6:00 AM	7:00 AM	8:00 AM	9:00 AM	10:00 AM	11:00 AM	12:00 PM	1:00 PM	2:00 PM	3:00 PM	4:00 PM	5:00 PM	6:00 PM	7:00 PM	8:00 PM	9:00 PM	10:00 PM	11:00 PM
Area A	Regular	63	2	4	6	42	46	57	59	54	38	29	33	47	45	61	60	40	15	13
	Handicap	7	1	3	1	3	7	7	7	4	3	4	5	3	3	4	3	3	2	2
	Timed	26	1	0	4	9	13	21	25	21	18	16	14	17	17	22	19	12	2	1
	Subtotal	**96**	**4**	**7**	**11**	**54**	**66**	**85**	**91**	**79**	**59**	**49**	**52**	**67**	**65**	**87**	**82**	**55**	**19**	**16**
Area A	Total Occupancy	96	4	7	11	54	66	85	91	79	59	49	52	67	65	87	82	55	19	16
	Total Percent		**4%**	**7%**	**11%**	**56%**	**69%**	**89%**	**95%**	**82%**	**61%**	**51%**	**54%**	**70%**	**68%**	**91%**	**85%**	**57%**	**20%**	**17%**

		Inventory	6:00 AM	7:00 AM	8:00 AM	9:00 AM	10:00 AM	11:00 AM	12:00 PM	1:00 PM	2:00 PM	3:00 PM	4:00 PM	5:00 PM	6:00 PM	7:00 PM	8:00 PM	9:00 PM	10:00 PM	11:00 PM
Area B	Regular	275	25	27	53	85	104	122	166	141	124	133	185	152	162	167	113	90	63	42
	Handicap	15	1	1	0	2	2	6	8	7	4	7	6	8	6	5	4	2	0	2
	Timed	15	0	1	1	7	12	10	13	8	7	11	12	10	10	6	9	4	3	0
	Pick-Up	6	1	0	0	1	1	1	1	0	0	1	1	1	1	1	1	2	2	0
	Subtotal	**311**	**27**	**29**	**54**	**95**	**119**	**139**	**188**	**156**	**135**	**152**	**204**	**171**	**179**	**179**	**127**	**98**	**68**	**44**
Area B	Total Occupancy	311	27	29	54	95	119	139	188	156	135	152	204	171	179	179	127	98	68	44
	Total Percent		**9%**	**9%**	**17%**	**31%**	**38%**	**45%**	**60%**	**50%**	**43%**	**49%**	**66%**	**55%**	**58%**	**58%**	**41%**	**32%**	**22%**	**14%**

		Inventory	6:00 AM	7:00 AM	8:00 AM	9:00 AM	10:00 AM	11:00 AM	12:00 PM	1:00 PM	2:00 PM	3:00 PM	4:00 PM	5:00 PM	6:00 PM	7:00 PM	8:00 PM	9:00 PM	10:00 PM	11:00 PM
Area C	Regular	181	38	46	58	87	87	70	76	67	70	74	92	84	95	114	94	72	65	43
	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	Subtotal	**181**	**38**	**46**	**58**	**87**	**87**	**70**	**76**	**67**	**70**	**74**	**92**	**84**	**95**	**114**	**94**	**72**	**65**	**43**
Area C	Total Occupancy	181	38	46	58	87	87	70	76	67	70	74	92	84	95	114	94	72	65	43
	Total Percent		**21%**	**25%**	**32%**	**48%**	**48%**	**39%**	**42%**	**37%**	**39%**	**41%**	**51%**	**46%**	**52%**	**63%**	**52%**	**40%**	**36%**	**24%**

		Inventory	6:00 AM	7:00 AM	8:00 AM	9:00 AM	10:00 AM	11:00 AM	12:00 PM	1:00 PM	2:00 PM	3:00 PM	4:00 PM	5:00 PM	6:00 PM	7:00 PM	8:00 PM	9:00 PM	10:00 PM	11:00 PM
Area D	Regular	64	8	9	12	17	17	23	16	15	16	18	19	19	24	27	16	17	14	8
	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	Subtotal	**64**	**8**	**9**	**12**	**17**	**17**	**23**	**16**	**15**	**16**	**18**	**19**	**19**	**24**	**27**	**16**	**17**	**14**	**8**
Area D	Total Occupancy	64	8	9	12	17	17	23	16	15	16	18	19	19	24	27	16	17	14	8
	Total Percent		**13%**	**14%**	**19%**	**27%**	**27%**	**36%**	**25%**	**23%**	**25%**	**28%**	**30%**	**30%**	**38%**	**42%**	**25%**	**27%**	**22%**	**13%**

		Inventory	6:00 AM	7:00 AM	8:00 AM	9:00 AM	10:00 AM	11:00 AM	12:00 PM	1:00 PM	2:00 PM	3:00 PM	4:00 PM	5:00 PM	6:00 PM	7:00 PM	8:00 PM	9:00 PM	10:00 PM	11:00 PM
Area E	Regular	36	0	0	0	3	4	4	5	3	3	6	8	8	8	4	4	5	5	4
	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	Subtotal	**36**	**0**	**0**	**0**	**3**	**4**	**4**	**5**	**3**	**3**	**6**	**8**	**8**	**8**	**4**	**4**	**5**	**5**	**4**
Area E	Total Occupancy	36	0	0	0	3	4	4	5	3	3	6	8	8	8	4	4	5	5	4
	Total Percent		**0%**	**0%**	**0%**	**8%**	**11%**	**11%**	**14%**	**8%**	**8%**	**17%**	**22%**	**22%**	**22%**	**11%**	**11%**	**14%**	**14%**	**11%**

		Inventory	6:00 AM	7:00 AM	8:00 AM	9:00 AM	10:00 AM	11:00 AM	12:00 PM	1:00 PM	2:00 PM	3:00 PM	4:00 PM	5:00 PM	6:00 PM	7:00 PM	8:00 PM	9:00 PM	10:00 PM	11:00 PM
Area F	Regular	48	0	2	6	10	17	16	20	14	11	13	17	11	8	6	6	1	1	0
	Recycling	3	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	Subtotal	**51**	**0**	**2**	**6**	**10**	**17**	**16**	**20**	**14**	**11**	**13**	**17**	**11**	**8**	**6**	**6**	**1**	**1**	**0**
Area F	Total Occupancy	51	0	2	6	10	17	16	20	14	11	13	17	11	8	6	6	1	1	0
	Total Percent		**0%**	**4%**	**12%**	**20%**	**33%**	**31%**	**39%**	**27%**	**22%**	**25%**	**33%**	**22%**	**16%**	**12%**	**12%**	**2%**	**2%**	**0%**

		Inventory	6:00 AM	7:00 AM	8:00 AM	9:00 AM	10:00 AM	11:00 AM	12:00 PM	1:00 PM	2:00 PM	3:00 PM	4:00 PM	5:00 PM	6:00 PM	7:00 PM	8:00 PM	9:00 PM	10:00 PM	11:00 PM
Area G	Regular	210	2	2	3	7	11	1	9	14	10	14	12	14	14	14	15	9	7	4
	Handicap	8	0	0	0	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0
	Subtotal	**218**	**2**	**2**	**3**	**7**	**11**	**1**	**9**	**14**	**10**	**15**	**12**	**14**	**14**	**14**	**15**	**9**	**7**	**4**
Top Level (G)	Total Occupancy	218	2	2	3	7	11	1	9	14	10	15	12	14	14	14	15	9	7	4
	Total Percent		**1%**	**1%**	**1%**	**3%**	**5%**	**0%**	**4%**	**6%**	**5%**	**7%**	**6%**	**6%**	**6%**	**6%**	**7%**	**4%**	**3%**	**2%**

		Inventory	6:00 AM	7:00 AM	8:00 AM	9:00 AM	10:00 AM	11:00 AM	12:00 PM	1:00 PM	2:00 PM	3:00 PM	4:00 PM	5:00 PM	6:00 PM	7:00 PM	8:00 PM	9:00 PM	10:00 PM	11:00 PM
Area H	Regular	179	5	8	12	43	59	91	116	107	106	87	73	62	43	33	14	8	3	0
	Handicap	4	0	0	0	0	0	0	2	3	1	0	1	1	0	0	0	0	0	0
	Subtotal	**183**	**5**	**8**	**12**	**43**	**59**	**91**	**118**	**110**	**107**	**87**	**74**	**63**	**43**	**33**	**14**	**8**	**3**	**0**

Counts Unlimited, Inc.
PO Box 1178
Corona, CA 92878
951-268-6268

Arcadia Hub Shopping Center

Arcadia, CA

Tuesday, September 9th, 2025

		Inventory	6:00 AM	7:00 AM	8:00 AM	9:00 AM	10:00 AM	11:00 AM	12:00 PM	1:00 PM	2:00 PM	3:00 PM	4:00 PM	5:00 PM	6:00 PM	7:00 PM	8:00 PM	9:00 PM	10:00 PM	11:00 PM
Area A	Regular	63	2	3	9	26	37	59	57	56	52	39	38	58	56	63	55	47	22	12
	Handicap	7	1	2	3	2	3	7	6	7	3	5	2	3	7	3	6	3	2	3
	Timed	26	0	0	4	8	12	17	23	23	15	10	16	18	17	26	21	12	4	1
	Subtotal	**96**	**3**	**5**	**16**	**36**	**52**	**83**	**86**	**86**	**70**	**54**	**56**	**79**	**80**	**92**	**82**	**62**	**28**	**16**
Area A	Total Occupancy	96	3	5	16	36	52	83	86	86	70	54	56	79	80	92	82	62	28	16
	Total Percent		**3%**	**5%**	**17%**	**38%**	**54%**	**86%**	**90%**	**90%**	**73%**	**56%**	**58%**	**82%**	**83%**	**96%**	**85%**	**65%**	**29%**	**17%**

		Inventory	6:00 AM	7:00 AM	8:00 AM	9:00 AM	10:00 AM	11:00 AM	12:00 PM	1:00 PM	2:00 PM	3:00 PM	4:00 PM	5:00 PM	6:00 PM	7:00 PM	8:00 PM	9:00 PM	10:00 PM	11:00 PM
Area B	Regular	275	31	29	33	83	106	131	135	136	113	135	129	129	140	165	156	92	67	45
	Handicap	15	0	1	0	3	5	6	9	8	7	5	8	6	4	8	4	2	1	1
	Timed	15	0	0	1	8	11	11	15	14	9	13	13	12	10	10	12	6	3	1
	Pick-Up	6	0	0	0	0	2	0	4	2	2	4	0	0	0	2	1	0	2	1
	Subtotal	**311**	**31**	**30**	**34**	**94**	**124**	**148**	**163**	**160**	**131**	**157**	**150**	**147**	**154**	**185**	**173**	**100**	**73**	**48**
Area B	Total Occupancy	311	31	30	34	94	124	148	163	160	131	157	150	147	154	185	173	100	73	48
	Total Percent		**10%**	**10%**	**11%**	**30%**	**40%**	**48%**	**52%**	**51%**	**42%**	**50%**	**48%**	**47%**	**50%**	**59%**	**56%**	**32%**	**23%**	**15%**

		Inventory	6:00 AM	7:00 AM	8:00 AM	9:00 AM	10:00 AM	11:00 AM	12:00 PM	1:00 PM	2:00 PM	3:00 PM	4:00 PM	5:00 PM	6:00 PM	7:00 PM	8:00 PM	9:00 PM	10:00 PM	11:00 PM
Area C	Regular	181	38	47	48	71	105	89	70	70	67	70	64	81	94	118	122	83	66	40
	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	Subtotal	**181**	**38**	**47**	**48**	**71**	**105**	**89**	**70**	**70**	**67**	**70**	**64**	**81**	**94**	**118**	**122**	**83**	**66**	**40**
Area C	Total Occupancy	181	38	47	48	71	105	89	70	70	67	70	64	81	94	118	122	83	66	40
	Total Percent		**21%**	**26%**	**27%**	**39%**	**58%**	**49%**	**39%**	**39%**	**37%**	**39%**	**35%**	**45%**	**52%**	**65%**	**67%**	**46%**	**36%**	**22%**

		Inventory	6:00 AM	7:00 AM	8:00 AM	9:00 AM	10:00 AM	11:00 AM	12:00 PM	1:00 PM	2:00 PM	3:00 PM	4:00 PM	5:00 PM	6:00 PM	7:00 PM	8:00 PM	9:00 PM	10:00 PM	11:00 PM
Area D	Regular	64	6	8	9	20	18	17	20	20	17	19	19	19	27	30	28	24	18	7
	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	Subtotal	**64**	**6**	**8**	**9**	**20**	**18**	**17**	**20**	**20**	**17**	**19**	**19**	**19**	**27**	**30**	**28**	**24**	**18**	**7**
Area D	Total Occupancy	64	6	8	9	20	18	17	20	20	17	19	19	19	27	30	28	24	18	7
	Total Percent		**9%**	**13%**	**14%**	**31%**	**28%**	**27%**	**31%**	**31%**	**27%**	**30%**	**30%**	**30%**	**42%**	**47%**	**44%**	**38%**	**28%**	**11%**

		Inventory	6:00 AM	7:00 AM	8:00 AM	9:00 AM	10:00 AM	11:00 AM	12:00 PM	1:00 PM	2:00 PM	3:00 PM	4:00 PM	5:00 PM	6:00 PM	7:00 PM	8:00 PM	9:00 PM	10:00 PM	11:00 PM
Area E	Regular	36	0	0	0	1	3	9	12	12	10	6	6	9	13	14	12	10	5	5
	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	Subtotal	**36**	**0**	**0**	**0**	**1**	**3**	**9**	**12**	**12**	**10**	**6**	**6**	**9**	**13**	**14**	**12**	**10**	**5**	**5**
Area E	Total Occupancy	36	0	0	0	1	3	9	12	12	10	6	6	9	13	14	12	10	5	5
	Total Percent		**0%**	**0%**	**0%**	**3%**	**8%**	**25%**	**33%**	**33%**	**28%**	**17%**	**17%**	**25%**	**36%**	**39%**	**33%**	**28%**	**14%**	**14%**

		Inventory	6:00 AM	7:00 AM	8:00 AM	9:00 AM	10:00 AM	11:00 AM	12:00 PM	1:00 PM	2:00 PM	3:00 PM	4:00 PM	5:00 PM	6:00 PM	7:00 PM	8:00 PM	9:00 PM	10:00 PM	11:00 PM
Area F	Regular	48	1	1	4	14	13	14	14	11	9	18	15	14	8	5	5	1	0	0
	Recycling	3	1	0	2	0	3	0	1	0	2	0	0	0	1	0	0	0	0	0
	Subtotal	**51**	**2**	**1**	**6**	**14**	**16**	**14**	**15**	**11**	**11**	**18**	**15**	**14**	**9**	**5**	**5**	**1**	**0**	**0**
Area F	Total Occupancy	51	2	1	6	14	16	14	15	11	11	18	15	14	9	5	5	1	0	0
	Total Percent		**4%**	**2%**	**12%**	**27%**	**31%**	**27%**	**29%**	**22%**	**22%**	**35%**	**29%**	**27%**	**18%**	**10%**	**10%**	**2%**	**0%**	**0%**

		Inventory	6:00 AM	7:00 AM	8:00 AM	9:00 AM	10:00 AM	11:00 AM	12:00 PM	1:00 PM	2:00 PM	3:00 PM	4:00 PM	5:00 PM	6:00 PM	7:00 PM	8:00 PM	9:00 PM	10:00 PM	11:00 PM
Area G	Regular	210	2	4	6	5	6	12	8	10	7	9	10	18	62	77	58	16	8	1
	Handicap	8	0	0	0	0	1	0	0	0	0	0	0	0	2	2	1	0	0	0
	Subtotal	**218**	**2**	**4**	**6**	**5**	**7**	**12**	**8**	**10**	**7**	**9**	**10**	**18**	**64**	**79**	**59**	**16**	**8**	**1**
Top Level (G)	Total Occupancy	218	2	4	6	5	7	12	8	10	7	9	10	18	64	79	59	16	8	1
	Total Percent		**1%**	**2%**	**3%**	**2%**	**3%**	**6%**	**4%**	**5%**	**3%**	**4%**	**5%**	**8%**	**29%**	**36%**	**27%**	**7%**	**4%**	**0%**

		Inventory	6:00 AM	7:00 AM	8:00 AM	9:00 AM	10:00 AM	11:00 AM	12:00 PM	1:00 PM	2:00 PM	3:00 PM	4:00 PM	5:00 PM	6:00 PM	7:00 PM	8:00 PM	9:00 PM	10:00 PM	11:00 PM
Area H	Regular	179	4	9	12	39	74	108	118	113	84	82	72	73	58	31	16	7	1	0
	Handicap	4	0	0	0	0	2	4	1	4	1	1	0	0	0	1	1	0	0	0
	Subtotal	**183**	**4**	**9**	**12**	**39**	**76**	**112**	**119**	**117**	**85**	**83**	**72**	**73**	**58**	**32**	**17**	**7**	**1**	**0**

Counts Unlimited, Inc.
PO Box 1178
Corona, CA 92878
951-268-6268

Attachment No. 4

Preliminary Exemption Assessment

PRELIMINARY EXEMPTION ASSESSMENT

1.	Name or description of project:	A request to approve a parking modification for the entire Arcadia Hub Shopping Center that would update an existing parking plan to allow some uses to change over time at the center through an administrative process based on the existing parking supply for a period of five years or until there are no available parking spaces, whichever comes first. 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):	Arcadia Hub Shopping Center 1201-1235 S. Baldwin Avenue, and 733, 745 & 815 W. Naomi Avenue
3.	Entity or person undertaking project:	A.
		B. Other (Private)
		(1) Name: Baldwin Arcadia Center, LP
		(2) Address: 1100 Avondale Road San Marino, CA 91108

4. Staff Determination:

The Lead Agency's Staff, having undertaken and completed a preliminary review of this project in accordance with the Lead Agency's "Local Guidelines for Implementing the California Environmental Quality Act (CEQA)" has concluded that this project does not require further environmental assessment because:

a.	☐	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: 15301(a) – Class 1 (Use of an existing facility)
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 18, 2026 Staff: Fiona Graham, Planning Services Manager

ARCADIA PLANNING COMMISSION
REGULAR MEETING MINUTES
TUESDAY, APRIL 14, 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

There was none.

PUBLIC COMMENTS (5 minute time limit per person)

There were none.

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

MOTION - PUBLIC HEARING

Chair Tallerico introduced the item and Senior Planner, Melissa Chipres, presented the staff report.

The Commissioners did not have any questions for staff.

The public hearing was opened.

Philip Chan, the project's architect and applicant, introduced himself and was open to questions from the commissioners.

Vice Chair Tsoi asked if one of the 12 units in Building 3 will not have a garage because there are only 11 garages on the plans.

Mr. Chan stated that some units will not have a garage and will have assigned parking spaces.

Mike Veerman from the organization Creative Housing Options in Arcadia (CHOA), was present to speak in favor of the project and express his general support for more housing in the City.

There were no other 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 Hui stated that redevelopment for this property is an improvement from the existing vacant property and was in support of the proposal.

Commissioner Wilander thought the project was good, it exceeded the requirements and was in favor of approving it.

Chair Tallerico stated that the project was straightforward and he did not have more to discuss.

Commissioner Arvizu complimented Mr. Chan's project and thanked him for his high quality designs.

MOTION

It was moved by Commissioner Arvizu, seconded by Commissioner Hui to adopt 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 in which the findings were made and is CEQA exempt.

ROLL CALL

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

ABSENT: None
The motion was approved.

There is a ten (10) day appeal period. Appeals are to be filed by 4:30 p.m. on Friday, April 24, 2026.

CONSENT CALENDAR

1. Minutes of the February 24, 2026, Regular Meeting of the Planning Commission

Recommendation: Approve

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

ROLL CALL

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

The motion was approved.

MATTERS FROM CITY COUNCIL LIAISON

Councilmember David Fu had nothing to report.

MATTERS FROM THE PLANNING COMMISSONERS

Commissioner Wilander shared an invitation to a League of Women Voters event featuring local author Naomi Hirahara to take place on May 9, 2026.

Commission Hui expressed her concerns about the increased use of electric bikes (E- bikes) on sidewalks recently.

Kellan Martz, assistant City Attorney, stated that it was a matter to be addressed to the police department or the City Council.

Commissioner Arvizu thanked Development Services Director Lisa Flores, and City Engineer Kevin Merrill for considering his concerns about the traffic issues on Santa Anita Avenue and Colorado Boulevard by the In-N-Out. He stated that the re-circulation of traffic has helped to alleviate traffic jams in the intersection.

Chair Tallerico mentioned that he had earlier shared a news article with staff and Commissioners about housing development in the bay area and the challenges in meeting the State requirements.

MATTERS FROM ASSISTANT CITY ATTORNEY

Mr. Martz had nothing to report.

MATTERS FROM STAFF INCLUDING UPCOMING AGENDA ITEMS

Ms. Graham announced that Ms. Lisa Flores was selected as the next Development Services Director.

Ms. Graham reported that there will be two items on the agenda for the April 28 meeting. The items are a 30-unit multifamily project and a Planning Commission Modification for the Arcadia Hub Shopping Center parking plan.

ADJOURNMENT

The Planning Commission adjourned the meeting at 7:28 p.m., to Tuesday, April 28, 2026, at 7:00 p.m. in the City Council Chamber.

_____

Chair Tallerico, Planning Commission

ATTEST: _____

Lisa L. Flores
Secretary, Planning Commission