



CITY OF ARCADIA

ARCADIA PLANNING COMMISSION REGULAR MEETING AGENDA

Tuesday, May 26, 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. 2189** –Approving Planning Commission Administrative Modification No. PC AM 26-02 for a front setback modification, Healthy Protected Tree Removal Permit No. TRH 26-03 for the removal one Coast Live Oak, and Protected Tree Encroachment Permit No. TRE 26-06 for a new two-story single-family residence at 945 Singing Wood Drive
CEQA: Categorically Exempt
Recommendation: Adopt

Applicant: Sanyao Design Group, Inc.

There is a ten day appeal period. Appeals are to be filed by 4:30 p.m. on Friday, June 5, 2026.

CONSENT CALENDAR

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

2. Minutes of the May 12, 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, June 9, 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: May 26, 2026

TO: Honorable Chairperson and Planning Commission

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

SUBJECT: RESOLUTION NO. 2189 – APPROVING PLANNING COMMISSION ADMINISTRATIVE MODIFICATION NO. PC AM 26-02 FOR A FRONT SETBACK MODIFICATION, HEALTHY PROTECTED TREE REMOVAL PERMIT NO. TRH 26-03 FOR THE REMOVAL OF ONE COAST LIVE OAK, AND PROTECTED TREE ENCROACHMENT PERMIT NO. TRE 26-06 FOR A NEW TWO-STORY SINGLE-FAMILY RESIDENCE AT 945 SINGING WOOD DRIVE
CEQA: Categorically Exempt
Recommendation: Adopt

SUMMARY

The Applicant, Sanyao Design Group, Inc., on behalf of the property owner, Ken Liu, is requesting approval of Planning Commission Administrative Modification No. PC AM 26-02, Healthy Protected Tree Removal Permit No. TRH 26-03, and Protected Tree Encroachment Permit No. TRE 26-06 for the construction of a new single-family residence with a front setback modification and removal of one protected Coast Live Oak ("Project") located at 945 Singing Wood Drive within the Rancho Santa Anita Homeowners Association area ("Upper Rancho"). The proposed modification is for a front yard setback of approximately 120'-0" instead of the required front yard setback of 151'-6".

The proposed Project was reviewed by the Upper Rancho Architectural Review Board (ARB) at a public hearing on March 18, 2026 and was approved 4-1 with one board member absent.

It is recommended that the Planning Commission adopt Resolution No. 2189 (Attachment No. 1), find the Project Categorically Exempt under CEQA, and approve Planning Commission Administrative Modification No. PC AM 26-02, Healthy Protected Tree Removal Permit No. TRH 26-03, and Protected Tree Encroachment Permit No. TRE 26-06, subject to the conditions listed in this staff report.

BACKGROUND

The subject property is a 1.4-acre interior lot located at 945 Singing Wood Drive within the Upper Rancho neighborhood. The site is currently developed with a 4,173 square foot one-story single-family residence, detached accessory structures, swimming pool, circular driveway, and extensive landscaping. The property contains numerous mature trees throughout that contribute to the established wooded character of the neighborhood.

The existing residence was originally constructed in 1957 in the Contemporary Ranch architectural style. As part of the demolition review process for the Project, a Historic Resource Evaluation was prepared for the property. Based on the evaluation the property does not meet any of the minimum requirements for recognition as a historical resource nor is it eligible for listing on the California Register or as a local landmark. The existing home is not a unique example of a particular architectural style and is not representative of or associated with any important historical events or people. The structures have not yet been demolished due to the City's replacement policy for residential projects, which requires approval of a new project prior to demolition of the structures on site.

As the property is located within the Upper Rancho neighborhood, the Rancho Santa Anita Homeowners Association Architectural Review Board (ARB) reviewed the proposal at a public hearing on March 18, 2026 and approved the Project 4-1, with one board member absent. No comments were received from the community prior to or at the public hearing.

The Upper Rancho ARB found the Project to be consistent with the Single Family Residential Design Guidelines, including site planning, massing, architectural style, landscaping, and frontage conditions (refer to Attachment No. 3 for the ARB Finding and Actions Form and March 18, 2026 meeting minutes). The ARB also noted that the Project included a front setback modification and healthy tree removal and expressed support for the subsequent, required applications.

PROPOSAL

The Applicant is proposing to demolish the existing residence and redevelop the property with a new two-story Mediterranean style single-family residence with two (2) attached two-car garages, a basement, swimming pool, pool house/cabana, and associated site improvements. The Mediterranean style residence includes approximately 7,719 square feet of living space on the first floor, 5,831 square feet on the second floor, and a 4,300 square foot basement. See Figure 1- Proposed Site plan.

To accommodate the Project, maintain a deeper and more functional rear yard, and to preserve or reduce impacts on mature trees, a front yard setback modification is proposed. The required front yard setback for the property is based on the average setback of the adjacent properties, which is 151'-6". The proposed residence has a front setback of 120'-0". All other setbacks exceed the minimum required in the Upper Rancho neighborhood.

As part of the site landscaping, one protected Coast Live Oak tree is to be removed to accommodate a new pool. All other protected trees are to be maintained on the property and incorporated into the new landscaping plan.

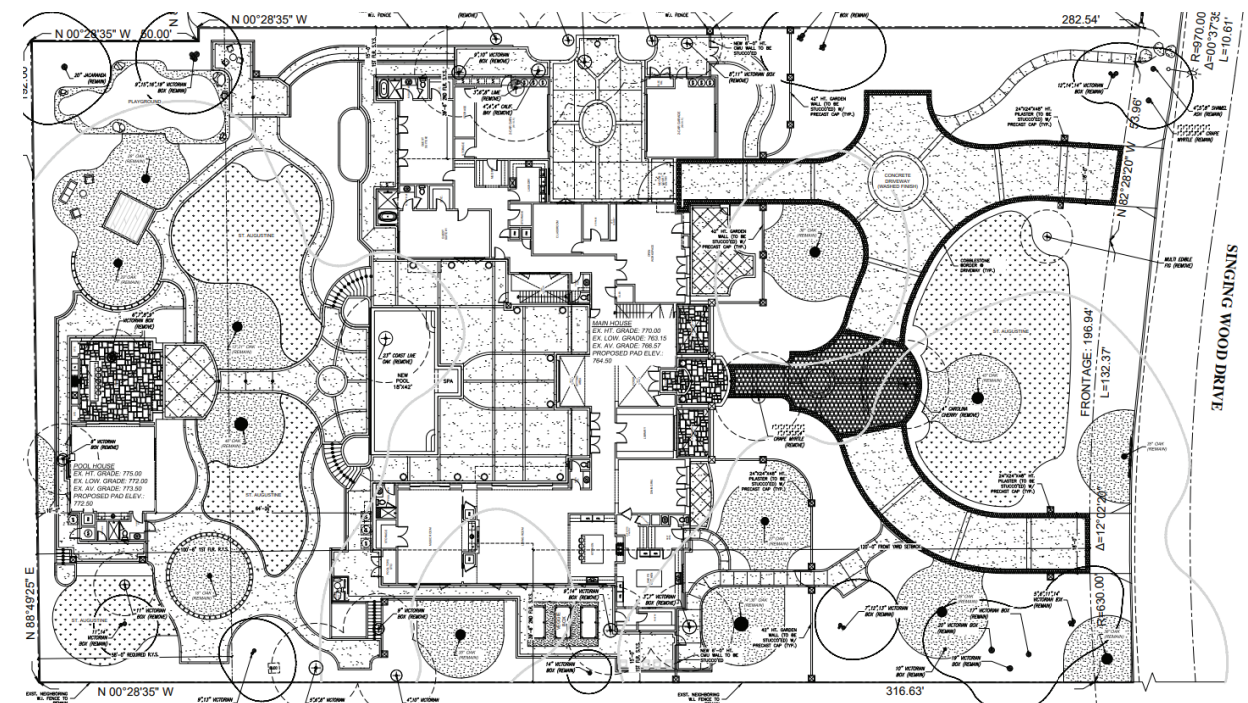


Figure 1 – Proposed Site Plan

ANALYSIS

Front Setback Modification

The Project includes a front setback of 120 feet, resulting in a reduction of 31 feet from the required setback. The required front setback for the subject property is 50 feet or the average of the front setbacks of the adjacent properties, whichever is the greater. As the neighboring properties located at 935 Singing Wood Drive and 975 Singing Wood Drive have front setbacks of approximately 119'-1" and 184'-2", respectively, with an average of approximately 151'-6", the average is the applicable front setback for the Project. Refer to Figure 2, below, for a comparison between the proposed and requested front setback.

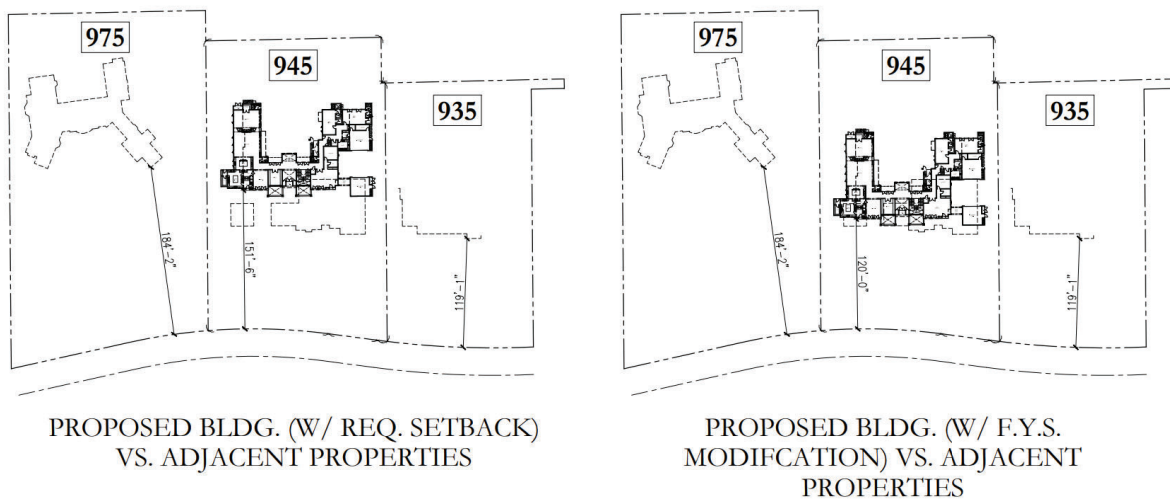


Figure 2 – Required and proposed front yard setback relative to the adjacent properties.

The reduced front setback is appropriate as the Project will continue to maintain a substantial front setback that is generally consistent with the neighboring property at 935 Singing Wood Drive. Most properties in the surrounding area have significantly smaller front setbacks, making the unusually deep setbacks of the subject property and adjacent properties inconsistent with the established development pattern within the neighborhood. Newly constructed two-story residences in the vicinity have an average front setback of approximately 75'-9", which is substantially less than the required 151'-6" setback applicable to the subject property and the proposed setback of 120'-0". In addition, the existing residence on the property has a front setback of approximately 110 feet, which is less than the proposed setback for the new residence.

The front setback modification also allows for the home to be positioned further forward on the lot, away from the mature trees in the rear yard. The home's position limits encroachment into the dripline of several protected trees and reduces the need to remove additional protected trees from within the property.

The Upper Rancho ARB also found the Project and to be consistent with the neighborhood and approved the Project with the reduced front setback.

Protected Trees

An Arborist Report was prepared by Javier Cabral Consulting Arborist as part of the Project. A total of 50 trees were identified and evaluated within, and immediately adjacent to, the property, including 13 protected oak trees (refer to Attachment No. 5 for the Arborist Report).

The Applicant is requesting to remove one protected Coast Live Oak tree to accommodate a new pool and associated rear yard improvements as part of the Project. The healthy Coast Live Oak to be removed has a trunk diameter of approximately 23 inches and has a "C" health rating. The proposed site design retains all other mature protected trees throughout the property, preserving the established wooded character of the site and surrounding Upper Rancho neighborhood. Several of the remaining protected trees will be encroached upon through the demolition and subsequent construction of the home, however protection measures will be used throughout to protect the trees in accordance with the recommendations of the Arborist.

In accordance with the two-for-one protected tree replacement requirements in the Development Code, two (2) Coast Live Oak trees are required to be planted on the property (Refer to Condition of Approval No. 2). This requirement is consistent with the recommendation of the ARB which requested that the removed Coast Live Oak tree be replaced with two (2) new 24-inch box oak trees within the front yard area of the property.

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

The proposed front setback modification would promote uniformity of development and prevent an unreasonable hardship by allowing the proposed residence to have a 120-foot front yard setback in lieu of the required approximately 151'-6" setback. The required setback is based on the average front yard setbacks of the two adjacent properties located at 935 and 975 Singing Wood Drive, which have unusually deep front setbacks of approximately 119'-1" and 184'-2", respectively. While front yard setbacks throughout the surrounding neighborhood vary, most residences have setbacks of less than 100 feet.

The proposed 120-foot setback remains substantial in depth, exceeds the setback of the existing residence on the property, which is approximately 109'-4", and is generally consistent with the adjacent residence at 935 Singing Wood Drive, thereby maintaining the established estate-style character of the neighborhood. Strict application of the required setback would push the proposed residence significantly farther toward the rear of the property, resulting in a disproportionately smaller and less functional rear yard area and an oversized front yard. The proposed front setback modification allows for a more balanced and functional site layout with deeper rear yard open space, recreational amenities, and reduced impacts to existing mature trees.

Accordingly, the requested modification promotes uniformity of development and prevents an unreasonable hardship resulting from the application of an unusually deep front yard setback requirement.

Healthy Protected Tree Removal

The provided Arborist Report prepared by Javier Cabral Consulting Arborist identifies Tree No. 42 as a protected Coast Live Oak with a diameter of approximately 23 inches and a "C" health rating. The Arborist Report does not identify the tree as dead, diseased, or hazardous. The Arborist Report concludes that removal of Tree No. 42 is necessary due to its location in the middle of the property, which is within the footprint of the proposed pool and associated site improvements which form part of

the Project. The Project retains all other mature protected trees located throughout the site and incorporates tree protection measures intended to minimize impacts during demolition and construction activities. In compliance with the Development Code, the Applicant will be required to plant two (2) new 24-inch box Coast Live Oak trees on the property as a replacement of the removed Coast Live Oak tree.

ENVIRONMENTAL IMPACT

This Project is Categorically Exempt from the California Environmental Quality Act (CEQA) pursuant to Sections 15303(a) and 15305 of the CEQA Guidelines pertaining to New Construction or Conversion of Small Structures and Minor Alterations in Land Use Limitations. The Project qualifies for the Class 3 Categorical Exemption pursuant to Section 15303(a) because it consists of the construction of one new detached single-family residence on an existing developed residential parcel surrounded by existing urban residential developments.

The project includes residential landscaping, hardscape improvements, drainage improvements, utility connections, perimeter wall/fencing, and a new driveway. The Project also qualifies for the Class 5 Categorical Exemption pursuant to Section 15305 because the requested front yard setback modification and protected tree encroachment activities constitute limited site modifications necessary to accommodate the placement of the residence, associated improvement, and related construction activities on the property and involve minor alterations in land use limitations and site conditions. (refer to Attachment No. 6).

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 May 14, 2026. It was also mailed to the property owners located within 300 feet of the subject property. As of May 22, 2026, no comments were received.

RECOMMENDATION

It is recommended that the Planning Commission adopt Resolution No. 2189 and find that this project is Categorically Exempt under the California Environmental Quality Act (CEQA), and approve Planning Commission Administrative Modification No. PC AM 26-02, Healthy Protected Tree Removal Permit No. TRH 26-03, and

Protected Tree Encroachment Permit No. TRE 26-06 subject to the following conditions of approval:

1. The Project shall be developed and maintained by the Applicant/Property Owner in a manner that is consistent with the plans submitted and conditionally approved for PC AM 26-02, TRH 26-03, and TRE 26-06.
2. Prior to final inspection, the Applicant/Property Owner shall plant a minimum of two (2) 24-inch box Coast Live Oak trees on the subject property as replacement trees for the removal of the protected Coast Live Oak tree. The replacement trees shall be shown on the final landscape plan submitted for plan check review and the location shall be subject to review and approval by the Planning Division. A follow-up report prepared by the Project arborist confirming installation of the replacement trees shall be submitted to the City prior to issuance of a Certificate of Occupancy.
3. The Applicant/Property Owner shall protect all protected trees designated for retention on the subject property throughout all demolition and construction activities in accordance with the recommendations contained in the Arborist Report dated October 24, 2025.
4. Noncompliance with the plans, provisions and conditions of approval for Planning Commission Administrative Modification No. PC AM 26-02, Healthy Protected Tree Removal Permit No. TRH 26-03 and Protected Tree Encroachment Permit No. TRE 26-06 may 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 26-02, TRH 26-03 and TRE 26-06 ("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 26-02, Healthy Protected Tree Removal Permit No. TRH 26-03 and Protected Tree Encroachment Permit No. TRE 26-06 shall not be effective 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 26-02, Protected Healthy Tree Removal Permit No. TRH 26-03, and Protected Tree Encroachment Permit No. TRE 26-06, stating that the proposal satisfies the requisite findings and requirements of the Arcadia Development Code, and adopt the attached Resolution No. 2189 incorporating the requisite environmental determination, findings, and 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 26-02, Protected Healthy Tree Removal Permit No. TRH 26-03, and Protected Tree Encroachment Permit No. TRE 26-; state the finding(s) or requirements 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 incorporating 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 May 26, 2026, hearing, please contact Senior Planner, Melissa Chipres at (626) 574-5447, or mchipres@ArcadiaCA.gov.

Approved:

A handwritten signature in blue ink, appearing to read 'Fiona Graham', with a checkmark-like flourish at the beginning.

Fiona Graham

On behalf of

Lisa L. Flores

Development Services Director

Resolution No. 2189 – 945 Singing Wood Drive

May 26, 2026

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Attachment No. 1: Resolution No. 2189

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

Attachment No. 3: Rancho Santa Anita ARB Approval and Draft Meeting Minutes

Attachment No. 4: Architectural Plans

Attachment No. 5: Arborist Report

Attachment No. 6: Preliminary Exemption Assessment

Attachment No. 1

Resolution No. 2189

RESOLUTION NO. 2189

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ARCADIA, CALIFORNIA, APPROVING PLANNING COMMISSION ADMINISTRATIVE MODIFICATION NO. PC AM 26-02 FOR A FRONT YARD SETBACK ENCROACHMENT AND HEALTHY PROTECTED TREE REMOVAL PERMIT NO. TRH 26-03 AND PROTECTED TREE ENCROACHMENT PERMIT NO. TRE 26-06 FOR A PROPOSED TWO-STORY SINGLE-FAMILY RESIDENCE AT 945 SINGING WOOD DRIVE

WHEREAS, on April 6, 2026, an application for Planning Commission Administrative Modification No. PC AM 26-02 and Healthy Protected Tree Removal Permit No. TRH 26-03, and on May 12, 2026, an application for Protected Tree Encroachment Permit No. TRE 26-06 were filed by Sanyao Design Group, Inc., on behalf of the property owner, Ken Liu (“Applicant”) to allow a reduced front yard setback, removal of one protected healthy Coast Live Oak tree, and encroachment into the protected zone of various protected trees for the construction of a new single-family residence located at 945 Singing Wood Drive (the “Project”); and

WHEREAS, the Project includes demolition of the existing residence and associated accessory structures, which are currently under review through Certificate of Demolition No. COD 26-10, and a Historic Resource Evaluation prepared for the property concluded that the existing residence is not eligible for designation as a historic resource under the California Environmental Quality Act (“CEQA”) or the City’s Landmark criteria; and

WHEREAS, the proposed single-family residence was considered at a duly noticed public hearing before the Rancho Santa Anita Homeowners Association Architectural Review Board ("Upper Rancho ARB") on March 18, 2026, at which time the Upper Rancho ARB approved the project by a 4-1 vote, with one Board member absent; and

WHEREAS, on May 6, 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 3 and Class 5 Categorical Exemption under Sections 15303(a) and 15305 of the CEQA Guidelines pertaining to New Construction or Conversion of Small Structures and Minor Alterations in Land Use Limitations; and

WHEREAS, on May 26, 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 Development Services Division in the staff report dated May 26, 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 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: The proposed front setback modification would promote uniformity of development and prevent an unreasonable hardship by allowing the proposed residence to have a 120-foot front yard setback in lieu of the required approximately 151'-6" setback. The required setback is based on the average front yard setbacks of the two adjacent properties located at 935 and 975 Singing Wood Drive, which have unusually deep front setbacks of approximately 119'-1" and 184'-2", respectively. While front yard setbacks throughout the surrounding neighborhood vary, most residences have setbacks of less than 100 feet. The proposed 120-foot setback remains substantial in depth, exceeds the setback of the existing residence on the property, which is approximately 109'-4", and is generally consistent with the adjacent residence at 935 Singing Wood Drive, thereby maintaining the established estate-style character of the neighborhood. Strict application of the required setback would push

the proposed residence significantly farther toward the rear of the property, resulting in a disproportionately smaller and less functional rear yard area and an oversized front yard. The proposed front setback modification allows for a more balanced and functional site layout with deeper rear yard open space, recreational amenities, and reduced impacts to existing mature trees. Accordingly, the requested modification promotes uniformity of development and prevents an unreasonable hardship resulting from the application of an unusually deep front yard setback requirement.

2. Pursuant to Section 9110.01.070(A)(2) of the Development Code, an Arborist Report prepared by a Certified Arborist was provided and it evaluated the health of the protected tree proposed for removal, the necessity for removal, alternative design considerations, and proposed mitigation measures.

FACT: The provided Arborist Report prepared by Javier Cabral Consulting Arborist identifies Tree No. 42 as a protected Coast Live Oak with a diameter of approximately 23 inches and a "C" health rating. The Arborist Report does not identify the tree as dead, diseased, or hazardous. The Arborist Report concludes that removal of Tree No. 42 is necessary due to its location in the middle of the property, which is within the footprint of the proposed pool and associated site improvements which form part of the Project. The Project retains all other mature protected trees located throughout the site and incorporates tree protection measures intended to minimize

impacts during demolition and construction activities. In compliance with the Development Code, the Applicant will be required to plant two (2) new 24-inch box Coast Live Oak trees on the property as a replacement of the removed Coast Live Oak tree.

SECTION 3. This Project is Categorically Exempt from the California Environmental Quality Act (CEQA) pursuant to Sections 15303(a) and 15305 of the CEQA Guidelines pertaining to New Construction or Conversion of Small Structures and Minor Alterations in Land Use Limitations. The Project qualifies for the Class 3 Categorical Exemption pursuant to Section 15303(a) because it consists of the construction one new detached single-family residence on an existing developed residential parcel surrounded by existing urban residential developments. The project includes residential landscaping, hardscape improvements, drainage improvements, utility connections, perimeter wall/fencing, and a new driveway. The Project also qualifies for the Class 5 Categorical Exemption pursuant to Section 15305 because the requested front yard setback modification and protected tree encroachment activities constitute limited site modifications necessary to accommodate the placement of the residence, associated improvement, and related construction activities on the property and involve minor alterations in land use limitations and site conditions.

SECTION 4. For the foregoing reasons, the Planning Commission determines that the Project is Categorically Exempt pursuant to Sections 15303(a) and 15305, Class 3 and Class 5, of the California Environmental Quality Act (CEQA) Guidelines and approves Planning Commission Administrative Modification No. PC AM 26-02 for a front setback modification and Healthy Protected Tree Removal Permit No. TRH 26-03 and Protected Tree Encroachment Permit No. TRE 26-06 for the removal of one protected healthy Coast Live Oak tree and encroachment into the protected zone of various protected trees for the construction of a new single-family residence located at 945 Singing Wood Drive, subject to the conditions of approval attached hereto.

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

[SIGNATURES ON THE NEXT PAGE]

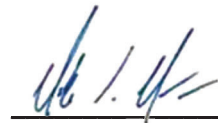
Passed, approved and adopted this 26th day of May, 2026.

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. 2189

Conditions of Approval

1. The Project shall be developed and maintained by the Applicant/Property Owner in a manner that is consistent with the plans submitted and conditionally approved for PC AM 26-02, TRH 26-03, and TRE 26-06.
2. Prior to final inspection, the Applicant/Property Owner shall plant a minimum of two (2) 24-inch box Coast Live Oak trees on the subject property as replacement trees for the removal of the protected Coast Live Oak tree. The replacement trees shall be shown on the final landscape plan submitted for plan check review and the location shall be subject to review and approval by the Planning Division. A follow-up report prepared by the Project arborist confirming installation of the replacement trees shall be submitted to the City prior to issuance of a Certificate of Occupancy.
3. The Applicant/Property Owner shall protect all protected trees designated for retention on the subject property throughout all demolition and construction activities in accordance with the recommendations contained in the Arborist Report dated October 24, 2025.
4. Noncompliance with the plans, provisions and conditions of approval for Planning Commission Administrative Modification No. PC AM 26-02, Healthy Protected Tree Removal Permit No. TRH 26-03 and Protected Tree Encroachment Permit No. TRE 26-06 may 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 26-02, TRH 26-03 and TRE 26-06 ("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 26-02, Healthy Protected Tree Removal Permit No. TRH 26-03 and Protected Tree Encroachment Permit No. TRE 26-06 shall not be effective 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 &
Photos of the Subject Site

Site Address: 945 SINGING WOOD DR

Property Owner(s): Property Owner



Property Characteristics

Zoning:	R-O (30,000)
General Plan:	RE
Lot Area (sq ft):	
Main Structure / Unit (sq. ft.):	4,173
Year Built:	1957
Number of Units:	1

Overlays

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

Selected parcel highlighted 



Parcel location within City of Arcadia 

Attachment No. 3

Rancho Santa Anita

Architectural Review Board (ARB) Approval
and Draft Meeting Minutes

Rancho Santa Anita Property Owners' Association

ARCHITECTURAL REVIEW BOARD

Findings and Action Report

Date: March 26, 2026 File No. 310
Project Address: 945 Singing Wood Dr
Association Name: RSAPOA
Applicant Name: Ken Liu
Property Owner(s) Name: Ken Liu
Project Description: New home

FINDINGS

Only check those that are apply and provide a written explanation for each

The proposed project ☒ is, ☐ is not consistent with the **Site Planning Principles and Neighborhood Context** Guidelines.

Explanation: Proposed residence abides by the Design Guidelines.

The proposed project ☒ is, ☐ is not consistent with the **Forms and Mass** Guidelines.

Explanation: New proposed residence is consistent with guidelines.

The proposed project ☒ is, ☐ is not consistent with the **Frontage Conditions** Guidelines.

Explanation: New residence abides by required setbacks and frontage

Recommendations.

The proposed project ☒ is, ☐ is not consistent with the **Garages and Driveways** Guidelines.

Explanation: Proposed garages and driveways conform with Design Guidelines

The proposed project ☒ is, ☐ is not consistent with the **Architectural Styles** Guidelines.

Explanation: New proposed residence is consistent with guidelines.

Rancho Santa Anita Property Owners' Association

ARCHITECTURAL REVIEW BOARD

Findings and Action Report

The proposed project ☒ is, ☐ is not consistent with the **Height, Bulk, and Scale** Guidelines.

Explanation: Proposed residence abides by the Design Guidelines

The proposed project ☒ is, ☐ is not consistent with the **Roofline** Guidelines.

Explanation: Proposed residence abides by the Design Guidelines

The proposed project ☒ is, ☐ is not consistent with the **Entries** Guidelines.

Explanation: New entry abides by the Design Guidelines

The proposed project ☒ is, ☐ is not consistent with the **Windows and Doors** Guidelines.

Explanation: Proposed residence abides by the Design Guidelines

The proposed project ☒ is, ☐ is not consistent with the **Articulation** Guidelines.

Explanation: Proposed residence abides by the Design Guidelines

The proposed project ☒ is, ☐ is not consistent with the **Facade Details** Guidelines.

Explanation: Proposed residence abides by the Design Guidelines

The proposed project ☒ is, ☐ is not consistent with the **Colors and Materials** Guidelines.

Explanation: Proposed residence abides by the Design Guidelines

Rancho Santa Anita Property Owners' Association

ARCHITECTURAL REVIEW BOARD

Findings and Action Report

The proposed project ☒ is, ☐ is not consistent with the **Accessory Lighting** Guidelines.

Explanation: Proposed residence abides by the Design Guidelines

The proposed project ☒ is, ☐ is not consistent with the **Additions, Alterations, and Accessory Buildings/Structures** Guidelines.

Explanation: Proposed residence abides by the Design Guidelines

The proposed project ☒ is, ☐ is not consistent with the **Hillside Properties** Guidelines.

Explanation: Not applicable

The proposed project ☒ is, ☐ is not consistent with the **Fences, Walls, Gates, and Hedges** Guidelines.

Explanation: Proposed residence abides by the Design Guidelines

The proposed project ☒ is, ☐ is not consistent with the **Impervious Coverage and Landscape Areas** Guidelines.

Explanation: Proposed residence abides by the Design Guidelines

ACTION

Pursuant to City's Development Code Section 9107.20.050, a Site Plan and Design Review in the Homeowners Association Areas may be approved only if it is found that the proposed development is consistent with the City's adopted Design Guidelines.

☒ **APPROVED** ☐ **CONDITIONALLY APPROVED** ☐ **DENIED**

Date of ARB Meeting: MARCH 18, 2026

ARB Members Rendering the Above Decision: Sanjay B. Kucheria (Chair),
Diana Nee (Vice Chair), Shahnawaz Ahmad, Sudheer Donthineni

AYES: 4

NOES: 0

ABSENT: 1

Rancho Santa Anita Property Owners' Association

ARCHITECTURAL REVIEW BOARD

Findings and Action Report

Conditions of Approval:

Front yard setback being less than the average of the two adjacent homes is
approved by the ARB. Removal of one oak tree adjacent to existing pool is being
allowed in lieu of 2 new oaks in front yard.

Reason for Denial:

There is a ten (10) day appeal period for this application. To file an appeal, a completed Appeal Application form must be submitted to the City's Planning Division along with a \$772.00 appeal fee by 5 p.m. on April 6, 2026. You will be notified if an appeal is filed.

Approved designs shall expire in one year from the effective date unless plans are submitted to Building Services for plan-check, a building permit is issued and the construction is diligently pursued, a certificate of occupancy has been issued, or the approval is renewed. The final plans must be consistent with the approved design concept plans and any conditions of approval. Any inconsistency from the approved design concept plans may preclude the issuance of a building permit.

An extension **may be granted** by the ARB or designee, or the Review Authority that approved the project for a maximum period of one (1) year from the initial expiration date. An extension can only be granted if the required findings can be made. Please note that acceptance of an extension request does not indicate approval of an extension.

You may visit the City's website at www.ArcadiaCA.gov/noticesanddecisions to view this document. If you have any questions regarding the above decision, please contact the ARB Chairperson at rsapoarb@gmail.com / 818-389-9131. Thank you.

c: City of Arcadia, Planning Division

Rancho Santa Anita Property Owners' Association
Architectural Review Board (ARB)



Minutes of Meeting

Date: March 18, 2026

Time: 6pm

Location: Council Conference Room, City Hall, City of Arcadia

1. Attendance

Chairman: Sanjay Kucheria

ARB Members Present:

- Diana Nee, Vice Chair
- Shahnawaz Ahmad
- Sudheer Donthineni

Members Absent:

- Brad Koehler

Guests/Residents Present:

- Ken Liu, Mrs. Liu, Robert Tong (architect), Emily Tong (architect), Mr & Mrs. Ratto (neighbors to Mr. and Mrs. Liu)

2. Call to Order

- Meeting called to order at 6pm by Sanjay Kucheria
- Quorum confirmed: Yes

3. Approval of Previous Minutes

- Minutes of October 30, 2025, ARB meeting were reviewed
- Motion to approve: Diana Nee
- Seconded by: Shahnawaz Ahmad
- Decision: Approved

4. Review of Submitted Plans

Resident: Ken Liu, Mrs. Liu

Proposal: New Home at 945 Singing Wood Dr

Discussion Points:

- The new home complied with the various Guidelines laid down by the City

Decision: Approved

Conditions/Exceptions (if any): a. Allowed shorter front yard setback, b. Allowed removal of one oak tree.

5. Other Business

- None

6. Action Items

- None

7. Next Meeting

- None scheduled

8. Adjournment

- Meeting adjourned at 7pm

Prepared by: Sanjay Kucheria, Chairman

Date of Preparation: March 18, 2026

Approval:

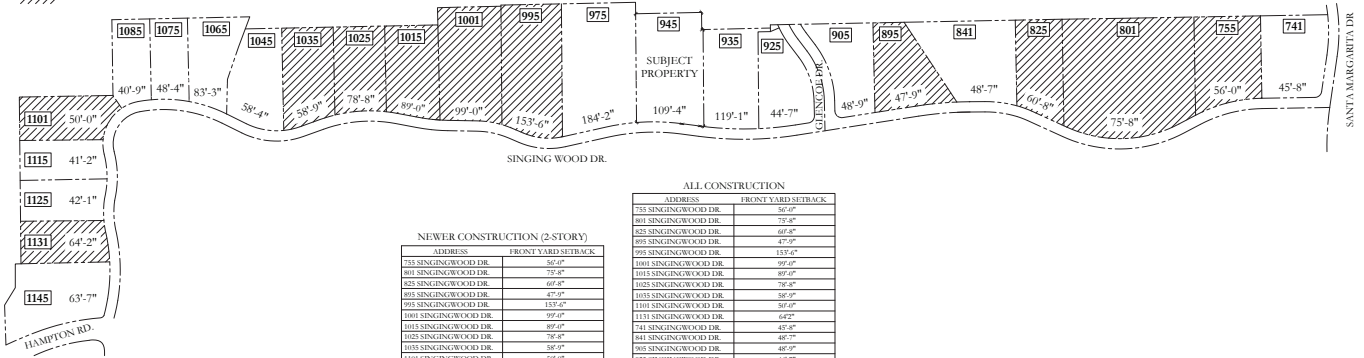
- These minutes will be presented for approval at the next ARB meeting.
 - Once approved, they will be submitted to the City of Arcadia Planning Department.
-

Attachment No. 4

Architectural Plans

EXHIBIT A: PROPERTIES ALONG SINGING WOOD DR. (NORTH SIDE)

NEWER CONSTRUCTION (2-STORY)

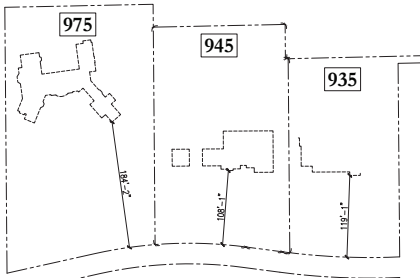


NEWER CONSTRUCTION (2-STORY)

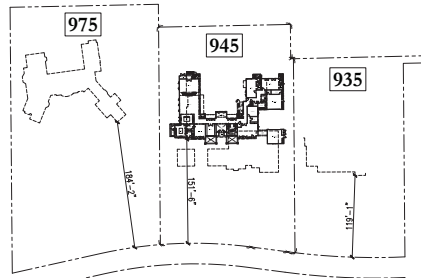
ADDRESS	FRONT YARD SETBACK
741 SINGINGWOOD DR.	50'-0"
801 SINGINGWOOD DR.	75'-0"
825 SINGINGWOOD DR.	60'-0"
841 SINGINGWOOD DR.	47'-0"
895 SINGINGWOOD DR.	125'-0"
905 SINGINGWOOD DR.	99'-0"
925 SINGINGWOOD DR.	89'-0"
935 SINGINGWOOD DR.	75'-0"
945 SINGINGWOOD DR.	50'-0"
975 SINGINGWOOD DR.	40'-0"
1001 SINGINGWOOD DR.	40'-0"
1015 SINGINGWOOD DR.	40'-0"
1025 SINGINGWOOD DR.	40'-0"
1035 SINGINGWOOD DR.	40'-0"
1045 SINGINGWOOD DR.	40'-0"
1065 SINGINGWOOD DR.	40'-0"
1075 SINGINGWOOD DR.	40'-0"
1085 SINGINGWOOD DR.	40'-0"
1101 SINGINGWOOD DR.	40'-0"
1115 SINGINGWOOD DR.	40'-0"
1125 SINGINGWOOD DR.	40'-0"
1131 SINGINGWOOD DR.	40'-0"
1145 SINGINGWOOD DR.	40'-0"
AVERAGE FRONT YARD SETBACK:	77'-0"

ALL CONSTRUCTION

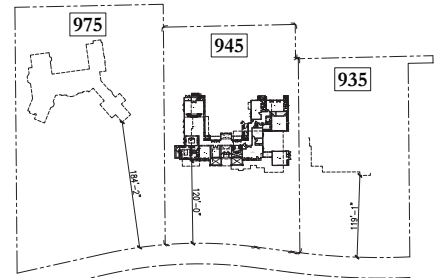
ADDRESS	FRONT YARD SETBACK
741 SINGINGWOOD DR.	50'-0"
801 SINGINGWOOD DR.	75'-0"
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925 SINGINGWOOD DR.	89'-0"
935 SINGINGWOOD DR.	75'-0"
945 SINGINGWOOD DR.	50'-0"
975 SINGINGWOOD DR.	40'-0"
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1125 SINGINGWOOD DR.	40'-0"
1131 SINGINGWOOD DR.	40'-0"
1145 SINGINGWOOD DR.	40'-0"
AVERAGE FRONT YARD SETBACK:	77'-0"



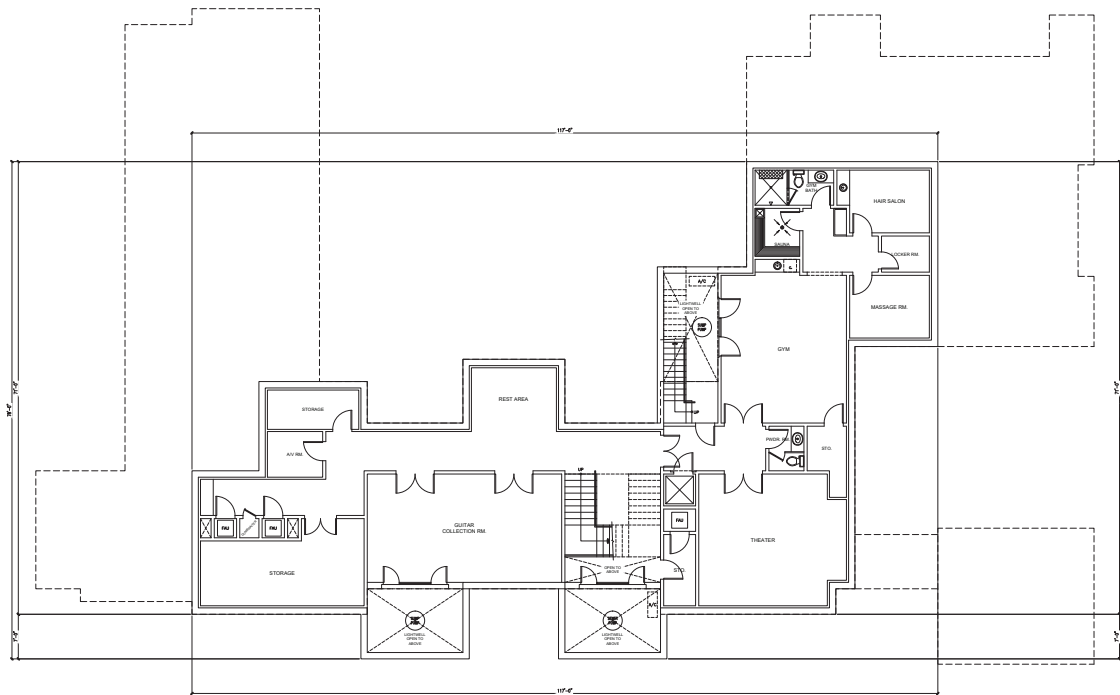
EXST. BLDG. VS. ADJACENT PROPERTIES



PROPOSED BLDG. (W/ REQ. SETBACK) VS. ADJACENT PROPERTIES



PROPOSED BLDG. (W/ F.Y.S. MODIFICATION) VS. ADJACENT PROPERTIES



SUBTERRANEAN FLOOR PLAN
SCALE: 3/8"=1'-0" 4,300 SQ. FT. BUILDING AREA



REVISIONS		
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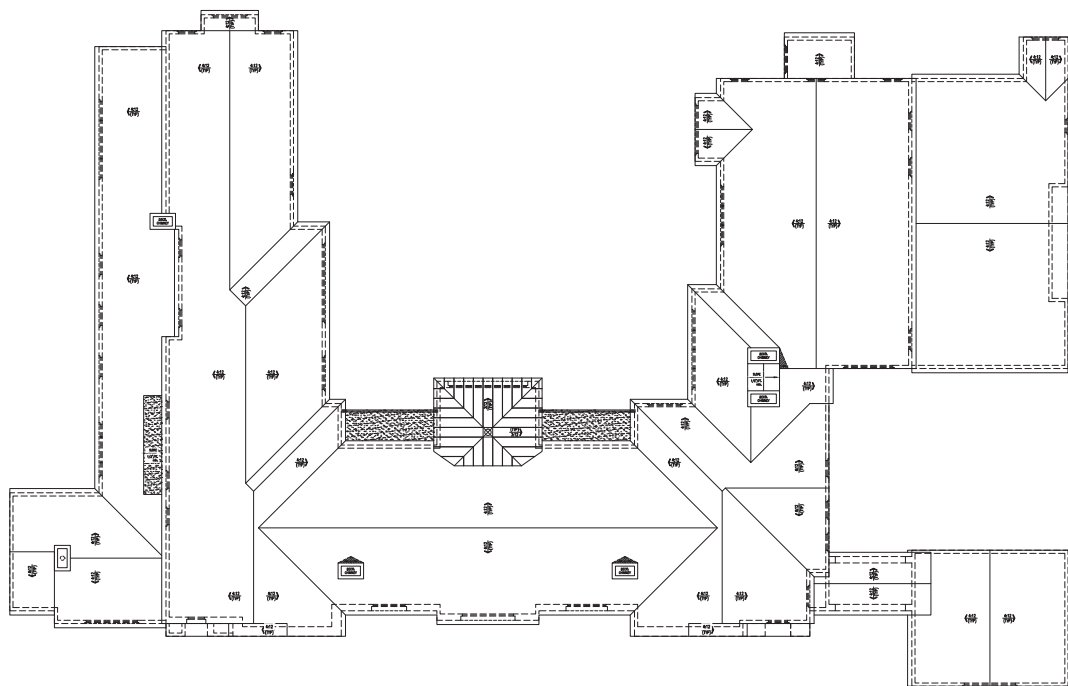
SINGLE FAMILY HOUSE & POOL HOUSE
945 SINGING WOOD DRIVE
ARCADIA, CA 91006

A-3

DATE: 01-14-2020
 DESIGNED BY: SEE PLAN
 DRAWN BY: SEE PLAN
 CHECKED BY: SEE PLAN
 DATE: 02-25-2014

SANYAO DESIGN GROUP, INC.
 228 E. Santa Ana St. # 2025 Arcadia, CA 91006 U.S.A.
 Tel: 626-293-8888 Fax: 626-293-8889
 Email: info@sanyao.com

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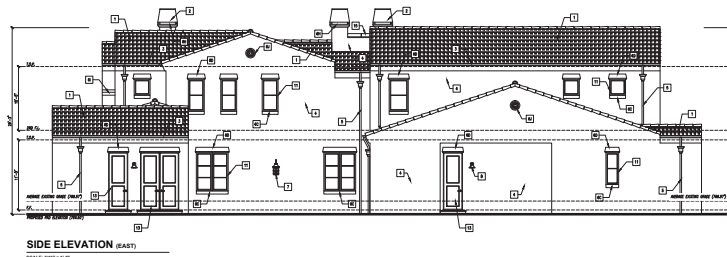


SINGLE FAMILY HOUSE & POOL HOUSE 945 SINGING WOOD DRIVE ARCADIA, CA 91006		SANYAO DESIGN GROUP INC. * Residential Planning & Design * 2851 E. 15th St. Suite 200 Torrance, CA 90503 Tel: 310-576-8288 Fax: 310-576-8700	DATE	REVISIONS
			NO	Δ
Sheet: 2025-04	Date: 01-18-2025	Scale: SEE PLAN	Title: A-4	



- #### ELEVATION KEY NOTES:

- [illegible]



A-8

Attachment No. 5

Arborist Report

945 Singing Wood Dr. Arcadia, CA 91006

Prepared for:

Robert Tong "SANYAO International Inc.
255 E Santa Clara St # 200
Arcadia, CA 91006

October 24, 2025

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



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Site Plan With Trees -----	pg. 9 & 10
Tree Pictures -----	pg. 11 thru 45
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Arborist Signature Page -----	pg. 53
Certificate Of Performance -----	pg. 54

Summary

Mr. Tong,

You have retained my consulting arborist services to provide a tree inventory and protection plan for the property described as 945 Singingwood Dr. Arcadia, CA 91006. You are in the planning process of demolishing the existing single-family home and redeveloping the property with a new two-story single-family home and accessory structures.

The proposed demolition and construction are expected to have minimal to moderate impact to some of the protected trees that will remain due to the distance of excavations, trenches, and footings to the tree trunks. A complete tree protection plan will be included to protect above and below ground tree parts from physical damage, soil compaction, and chemical damage. All protected trees to remain are expected to survive in good health.

Background and assignment

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

- 1) Identify all significant trees on the property and label them on the architectural drawings as provided to the arborist by Mr. Robert Tong.
- 2) Evaluate the current health of the trees and possible impacts of the proposed construction based on the provided site plan and make recommendations.
- 3) Provide a tree protection plan that will help ensure the short- and long-term health of the trees that will remain during and after construction activities are completed.

The following report is based on my site visit on October 18, 2025 and my analysis of the trees, topo survey, and surrounding landscape. For the purpose of this report, I will address these trees as **on-site Trees # 1 thru 49** and **off-site Tree # 50**.

Site conditions

A one -story single-family home currently exists on this property located at 945 Singingwood Dr. Arcadia, CA 91006. There are **(49)** total trees on the subject project property. There are no off-site trees expected to be impacted by the proposed construction.

Google Earth Image



- A)** - Healthy, vigorous tree, reasonably free of disease, with good structure and form typical of the species.
- B)** - A tree with slight decline in vigor, small amount of twig dieback, minor structural defects that could be corrected.
- C)** - A tree with moderate vigor, moderate twig and small branch dieback, thinning crown, poor leaf color, moderate structural defects that might be mitigated.
- D)** - A tree in decline, epicormics growth, extensive dieback of medium to large branches, significant structural defects that cannot be abated.
- F)** - A tree in severe decline, dieback of scaffold branches and or trunk, mostly epicormics growth, extensive structural defects that cannot be abated.

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 & Existing Conditions
1	Coast live oak	Quercus agrifolia	38	80	42	B-	Yes as city tree	PRESERVE	Severe trunk lean & unbalanced canopy
2	Victorian box	Pittosporum undulatum	5+6++11+14	40	21	B-	Yes	PRESERVE	Minor dead twigs & unbalanced canopy
3	Victorian box	Pittosporum undulatum	17	35	18	C-	Yes	PRESERVE	Significant dead wood & unbalanced canopy
4	Victorian box	Pittosporum undulatum	19	21	8	C-	Yes	PRESERVE	Severe trunk lean & significant dead wood
5	Victorian box	Pittosporum undulatum	20	35	27	C-	Yes	PRESERVE	Severe trunk lean & significant dead wood
6	Victorian box	Pittosporum undulatum	10	60	18	C-	No	PRESERVE	Sparse canopy
7	Coast live oak	Quercus agrifolia	35	100	50	B-	Yes	PRESERVE	Unbalanced canopy & minor dead branches
8	Victorian box	Pittosporum undulatum	7+12+13	60	18	C-	Yes	PRESERVE	Sparse canopy
9	Coast live oak	Quercus agrifolia	14+36	100	65	B-	Yes	PRESERVE	Minor dead branches
10	Coast live oak	Quercus agrifolia	27	65	50	C+	Yes	PRESERVE	Unbalanced canopy & minor dead branches
11	Crape myrtle	Lagerstroemia indica	1+1+1+1+1+1+1+3+3+4	26	15	A	No	REMOVE	
12	Carolina cherry	Prunus caroliniana	4	19	16	B-	No	REMOVE	
13	Coast live oak	Quercus agrifolia	40	100	66	C	Yes	PRESERVE	Sparse canopy, poor leaf size & color, significant dead wood
14	Engelmann oak	Quercus engelmannii	19	40	30	C+	Yes	PRESERVE	Significant dead wood, likely root loss, & large dead branch

- A)** - Healthy, vigorous tree, reasonably free of disease, with good structure and form typical of the species.
- B)** - A tree with slight decline in vigor, small amount of twig dieback, minor structural defects that could be corrected.
- C)** - A tree with moderate vigor, moderate twig and small branch dieback, thinning crown, poor leaf color, moderate structural defects that might be mitigated.
- D)** - A tree in decline, epicormics growth, extensive dieback of medium to large branches, significant structural defects that cannot be abated.
- F)** - A tree in severe decline, dieback of scaffold branches and or trunk, mostly epicormics growth, extensive structural defects that cannot be abated.

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 & Existing Conditions
15	Edible fig	Ficus carica	2+3+3+3+4+4+9	18	18	B-	No	REMOVE	
16	Crape myrtle	Lagerstroemia indica	1+1+1+1+1+1+1+1+3+3+4	30	18	B-	No	PRESERVE	
17	Shamel ash	Fraxinus uhdei	4+5+8	55	18	B-	No	PRESERVE	
18	Victorian box	Pittosporum undulatum	12+14+14	55	28	B	Yes	PRESERVE	Minor dead wood
19	Coast live oak	Quercus agrifolia	36	100	63	B	Yes	PRESERVE	
20	Victorian box	Pittosporum undulatum	6+10+10+11	48	36	C-	Yes	PRESERVE	Severe trunk lean & unbalanced canopy
21	Victorian box	Pittosporum undulatum	6+8+13+15	80	38	C-	Yes	PRESERVE	Sparse canopy & covered in Ivy
22	Victorian box	Pittosporum undulatum	8+11	48	36	C-	No	REMOVE	Significant decay in trunks & severe trunk lean
23	Victorian box	Pittosporum undulatum	10	35	33	C-	No	REMOVE	Significant decay in trunks & severe trunk lean
24	Victorian box	Pittosporum undulatum	7	30	8	dead	No	REMOVE	Deado-dominant stems & minor dead twigs
25	Victorian box	Pittosporum undulatum	7+11	48	29	B	No	REMOVE	
26	California bay	Pittosporum undulatum	4+4+4	29	16	C	No	REMOVE	Unbalanced canopy
27	Victorian box	Pittosporum undulatum	8	36	15	C	No	REMOVE	Unbalanced canopy
28	Lime	Pittosporum undulatum	3+6+8	18	16	B	No	REMOVE	
29	Victorian box	Pittosporum undulatum	9+10	60	21	C-	No	REMOVE	Severe decay in both trunks & minor dead twigs

- A)** - Healthy, vigorous tree, reasonably free of disease, with good structure and form typical of the species.
- B)** - A tree with slight decline in vigor, small amount of twig dieback, minor structural defects that could be corrected.
- C)** - A tree with moderate vigor, moderate twig and small branch dieback, thinning crown, poor leaf color, moderate structural defects that might be mitigated.
- D)** - A tree in decline, epicormics growth, extensive dieback of medium to large branches, significant structural defects that cannot be abated.
- F)** - A tree in severe decline, dieback of scaffold branches and or trunk, mostly epicormics growth, extensive structural defects that cannot be abated.

List Inventory pg. 3

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 & Existing Conditions
30	Victorian box	Pittosporum undulatum	9+15+16+19	85	41	D	Yes	PRESERVE	Large trunk cavity, minor dead twigs, & hazardous
31	Jacaranda	Jacaranda mimosifolia	20	110	50	C+	Yes	PRESERVE	Past topping cuts, moderate dead wood, & covered in vines
32	Coast live oak	Quercus agrifolia	29	90	60	B-	Yes	PRESERVE	Moderate dead twigs
33	Coast live oak	Quercus agrifolia	29	48	60	C	No	PRESERVE	Moderate dead twigs
34	Victorian box	Pittosporum undulatum	6+7+8+9	48	21	C	No	REMOVE	Sparse canopy
35	Victorian box	Pittosporum undulatum	8	38	16	C	No	REMOVE	Sparse canopy
36	Victorian box	Pittosporum undulatum	11	60	24	C	No	REMOVE	Minor dead twigs
37	Victorian box	Pittosporum undulatum	11+14	60	38	C	Yes	PRESERVE	Minor dead twigs & unbalanced canopy
38	Victorian box	Pittosporum undulatum	9+13	80	45	B-	Yes	PRESERVE	Significant dead twigs
39	Coast live oak	Quercus agrifolia	16	80	41	B-	Yes	PRESERVE	Significant dead twigs & unbalanced canopy
40	Coast live oak	Quercus agrifolia	46	100	65	B-	Yes	PRESERVE	Minor dead twigs
41	Coast live oak	Quercus agrifolia	13+21	40	26	C-	Yes	PRESERVE	Unbalanced canopy, significant dead wood, & large trunk removed
42	Coast live oak	Quercus agrifolia	23	80	40	C	Yes	REMOVE	Significant dead twigs & unbalanced canopy

- A)** - Healthy, vigorous tree, reasonably free of disease, with good structure and form typical of the species.
- B)** - A tree with slight decline in vigor, small amount of twig dieback, minor structural defects that could be corrected.
- C)** - A tree with moderate vigor, moderate twig and small branch dieback, thinning crown, poor leaf color, moderate structural defects that might be mitigated.
- D)** - A tree in decline, epicormics growth, extensive dieback of medium to large branches, significant structural defects that cannot be abated.
- F)** - A tree in severe decline, dieback of scaffold branches and or trunk, mostly epicormics growth, extensive structural defects that cannot be abated.

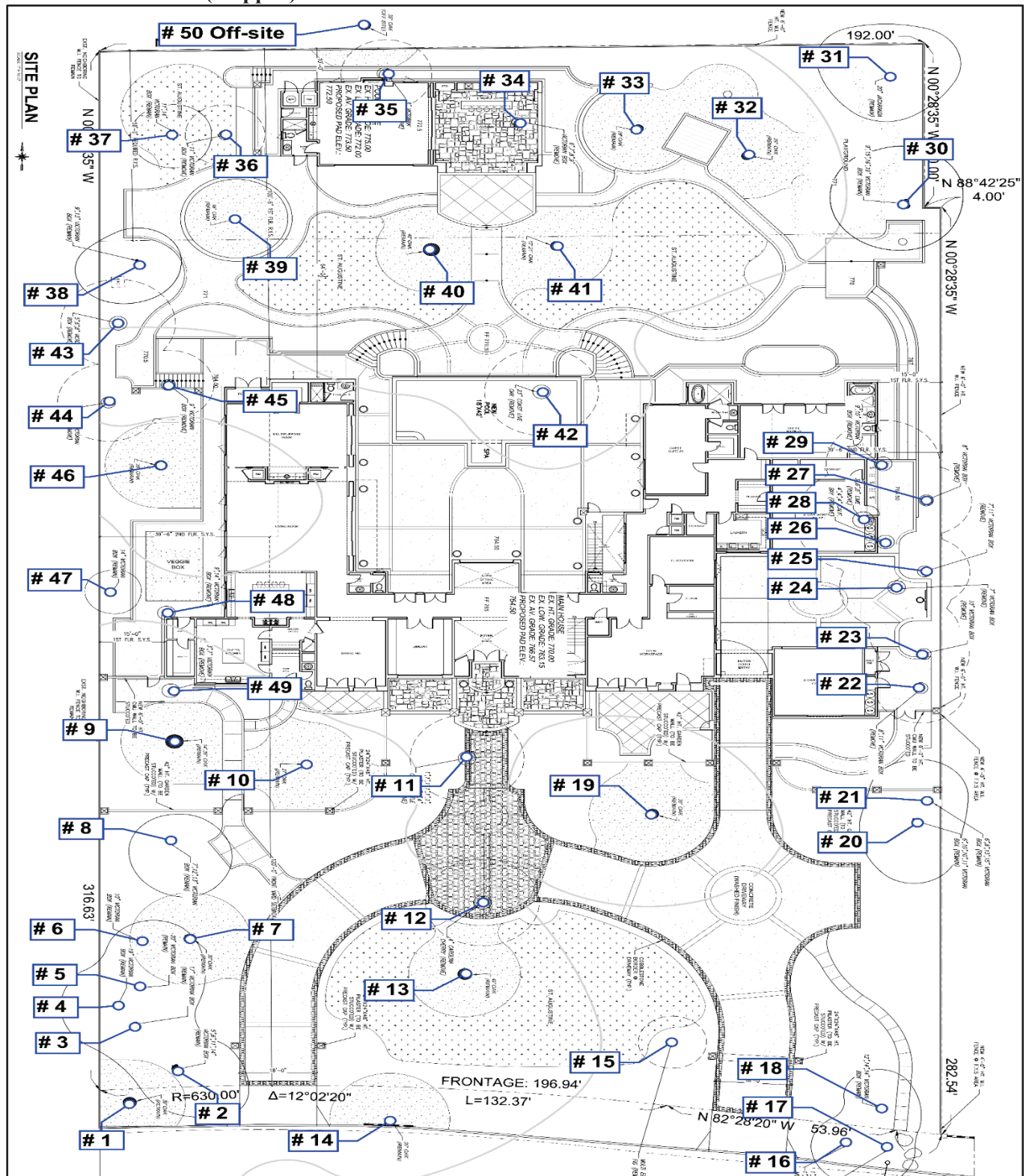
List Inventory pg. 4

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 & Existing Conditions
43	Victorian box	Pittosporum undulatum	5+6+8	18	8	Dead	No	PRESERVE	Dead
44	Victorian box	Pittosporum undulatum	4+10	30	12	C-	No	PRESERVE	Unbalanced canopy, significant dead wood, & large trunk removed
45	Victorian box	Pittosporum undulatum	9	33	12	B-	No	PRESERVE	Unbalanced canopy, sparse upper canopy, & large trunk removed
46	Coast live oak	Quercus agrifolia	35	90	42	B	Yes	PRESERVE	Minor dead twigs
47	Victorian box	Pittosporum undulatum	14	55	18	C	No	PRESERVE	Severely Sparse, significant dead twigs, & covered in ivy
48	Victorian box	Pittosporum undulatum	9+14	55	22	B	No	PRESERVE	Significant dead twigs
49	Victorian box	Pittosporum undulatum	3+7	48	21	B	No	PRESERVE	Minor dead twigs
50	Coast live oak OFF-SITE	Quercus agrifolia	35	90	70	B-	Yes	PRESERVE	OFF-SITE & Large trunk and branch cuts

[illegible]

October 24, 2025
Pg. # 9

Site Plan With Trees (cropped)



Robert Tong 945 Singingwood Dr. Arcadia, CA 91006
Javier Cabral / Consulting Arborist

October 24, 2025
Pg. # 10

Tree # 1 & 2 (facing west)



Trees # 3 thru 5 (facing southwest)



Robert Tong 945 Singingwood Dr. Arcadia, CA 91006
Javier Cabral / Consulting Arborist

October 24, 2025
Pg. # 12

Tree # 4 (facing north)



Robert Tong 945 Singingwood Dr. Arcadia, CA 91006
Javier Cabral / Consulting Arborist

October 24, 2025
Pg. # 13

Trees # 8 & 9 (facing west)



Tree # 10 (facing west)



Tree # 11 (facing north)



Trees # 12 thru 14 (facing southeast)



Tree # 15 (facing east)



Trees # 16 thru 18 (facing east)



Tree # 19 (facing south)



Tree # 20 (facing south)



Tree # 21 (facing north)



Trees # 22 & 23 facing northeast)



Trees # 24 & 25 (facing north)



Trees # 26 and 28 (facing south)



Tree # 27 (facing north)



Tree # 28 (facing southwest)



Tree # 29 (facing northwest)



Tree # 30 (facing northeast)



Tree # 31 (facing northwest)



Tree # 32 thru 34 (facing south)



Tree # 35 (facing northwest)



Tree # 36 & 37 (facing west)



Tree # 38 (facing southwest)



Trees # 39 # 40 (facing north)



Tree # 41 (facing north)



Tree # 42 (facing west)



Robert Tong 945 Singingwood Dr. Arcadia, CA 91006
Javier Cabral / Consulting Arborist

October 24, 2025
Pg. # 37

Tree # 43 (facing south)



Tree # 44 (facing south)



Tree # 45 (facing west)



Tree # 46 (facing west)



Tree # 47 (facing southwest)



Tree # 48 (facing south)



Tree # 49 (facing south)



Tree # 50 (facing west)

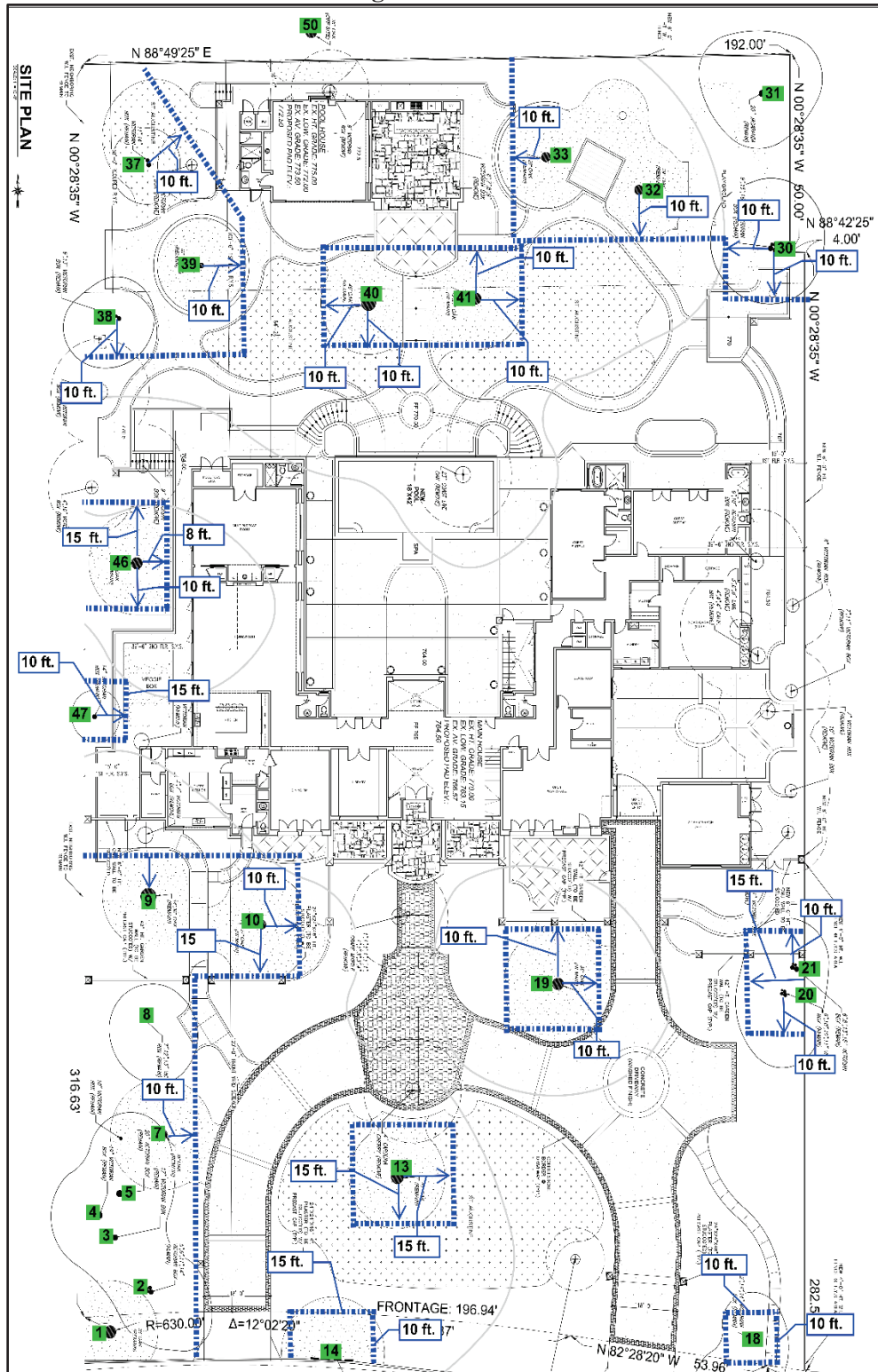


General Tree Protection Guidelines

- 1) **Avoid damaging the roots, stem, and branches** with mechanical and manual equipment. No roots shall be severed within the Tree Protection Zone TPZ which is the same as the area within the Tree Protection Fencing “TPF.” Roots greater than two inches in diameter outside of the TPZ shall be cleanly severed with a sharp tool such as a hand saw or manual pruners.
- 2) **Avoid soil compaction** by prohibiting the use of heavy equipment such as backhoes and bobcats under the tree drip line. If access within the TPZ is required during the construction process, the route shall be covered in a 6-inch layer of mulch in the TPZ, and the area shall be aerated and fertilized at the conclusion of construction.
- 3) **Do not store or park tools**, equipment, vehicles, or chemicals under the tree drip line. No equipment or debris of any kind shall be placed within the TPZ. No fuel, paint, solvent oil, thinner, asphalt, cement, grout, or any other construction chemical shall be stored or allowed in any manner to enter within the TPZ.
- 4) **Avoid washing of equipment** and tools such as wheel barrels, shovels, and mechanical motors under the tree drip line.
- 5) **Prevent flooding and pooling** of service water under the drip line. Grade changes that will flood the TPZ are prohibited unless a drainage plan is implemented. No grade changes within the TPZ shall be allowed.
- 6) **Avoid cutting tree roots whenever possible.** This can sometimes be accomplished by bridging roots, tunneling, or radial trenching. If roots must be cut use a sharp tool that will make a clean flush cut and not tear the roots. If possible, all digging under the tree drip line should be done manually to avoid tearing out of roots. Roots outside of the TPZ may be cleanly severed vertically with a sharp garden tool.
- 7) **Do not raise or lower the grade** within the tree protection zone of any protected trees unless approved by the project arborist. Roots greater than 1 inch in diameter that are exposed or damaged shall be cut with a sharp tool such as a hand saw, pruners, or loppers and covered with soil in conformance to industry standards. If any work is required within the TPZ the Arborist shall be consulted previous to begin. The Arborist shall be contacted as soon as possible to arrange for a timely inspection and prevent delays.

- 8) **Place a protective barrier** or temporary fencing as directed by the consulting arborist in the diagram below. **The protection fencing shall be in place before demolition begins and shall only be removed or reduced when all heavy equipment such as back-hoes, bobcats, loaders, and other heavy equipment with tires and tracks will not be required.** Fencing can be adjusted, or sections reduced or removed as the project advances into the landscaping phases of the project. The consulting arborist shall be contacted if there are doubts about the placement or removal of fencing.
- 9) **Landscape preparation & excavation within the TPZ** shall be limited to the use of hand tools and small hand-held power tools and shall not be of a depth that could cause root damage. No attachments or wires other than those of a protective or non-damaging method shall be attached to a protected tree.
- 10) **Construction personnel should be briefed** on the importance of the guidelines before construction begins and reminded of them during tailgate meetings and as necessary. A printed copy should be posted where employees can be reminded of it.
- 11) **All protected trees shall be watered** before, during, and after construction as needed to prevent drought stress and tree death until sprinklers have been installed and are functional.

Site Plan With Protection Fencing



Robert Tong 945 Singingwood Dr. Arcadia, CA 91006
Javier Cabral / Consulting Arborist

October 24, 2025
Pg. # 48

Individual Tree Protection Details

Trees # 1 thru 7: The impact from the proposed new driveway is expected to be minimal to zero because the new driveway is on the footprint of the existing driveway. Excavation for the driveway is expected to be minimal and to a depth of 6 inches or less. Roots within these excavations can be cleanly severed..

Trees # 8, 9 10, & 19: The impact from the proposed new driveway and home are expected to be minimal. because the new driveway and new home are on the footprint of the existing driveway and house. Excavation for the concrete walkways and new wall shall be manually excavated Roots within these excavations can be cleanly severed.

Trees # 13 & 14: The impact from the proposed new driveway is expected to be minimal to zero because the new driveway is on the footprint of the existing driveway. Excavation for the driveway is expected to be minimal and to a depth of 6 inches or less. Roots within these excavations can be cleanly severed..

Trees # 18, 20, & 21: The impact from the proposed new walkways are expected to be minimal and to have an excavation of no more than 6 in. in depth. Excavation for the driveway is expected to be minimal and to a depth of 6 inches or less. Roots within these excavations can be cleanly severed.

Trees # 33, 37, 38, 39, 40, & 41 : The impact from the proposed new pool house, cabana, and concrete paving are expected to be minimal to moderate impact to the trees because excavations for footings are new and under the drip lines. Initial excavations for the pool house shall be done 6 inches wide by 2 ft, deep. Roots greater than 4 inches shall be preserved if possible, if not they shall be cleanly severed with a sharp tool that will make a clean cut and not pull or tear the roots.

Tree # 47 : The impact from the proposed new retaining wall that encroaches this tree is expected to have zero impact to its health. Roots encountered for the wall can be cleanly severed.

Off-Site Tree # 50 : The impact from the proposed pool room, cabana, and paving is expected to have zero impact to its health. Roots encountered for the footings can be cleanly severed.

Removal Application Tree # 45 Oak (Pg. 1)



**CITY OF ARCADIA
PROTECTED TREE PERMIT
REMOVAL OF HEALTHY TREES(S)**

TRH _____

PLEASE COMPLETE THE FOLLOWING INFORMATION (REQUIRED):

PROJECT ADDRESS 945 Singing Wood Dr.

APPLICANT(S) NAME Sanyao Design Group, Inc.

MAILING ADDRESS 255 E Santa Clara St. #200

CITY Arcadia STATE ca ZIP 91006

E-MAIL ADDRESS sanyaodesign@gmail.com

TELEPHONE NO. 6264468048

PROPERTY OWNER(S) NAME Oakhaven Trust

MAILING ADDRESS 640 Arbolada Dr.

CITY Arcadia STATE ca ZIP 91006

E-MAIL ADDRESS annie.plus.ken@gmail.com

TELEPHONE NO. 909 438 8801

*****PLEASE ANSWER THE THREE QUESTIONS ON PAGE 2*****

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

APPLICANT'S SIGNATURE _____

DATE _____

PROPERTY OWNER'S SIGNATURE _____

DATE _____

ACTION TAKEN

☐ **APPROVED**

☐ **CONDITIONALLY APPROVED**

☐ **DENIED**

CONDITIONS/REASONS FOR DENIAL: _____

BY: _____ DATE: _____ EXPIRATION: _____

THERE IS A TEN (10) DAY APPEAL PERIOD FOR THIS APPLICATION. APPEALS MUST BE SUBMITTED IN WRITING TO THE

COMMUNITY DEVELOPMENT DIVISION WITH A \$735.00 APPEAL FEE BY _____ P.M. ON _____.

DATE FILED _____ RECEIPT NO. _____ PAID _____ RECEIVED BY _____

TRH

-1-

7/25

Removal Application Tree # 45 Oak (Pg. 2)

PLEASE ANSWER THE FOLLOWING QUESTIONS:

A separate sheet may be attached if necessary

Note: Section 9110.01.070.A.2 of the Development Code requires that all of the following questions be answered in detail to explain why the Protect tree(s) need to be removed

1. Why is it necessary to remove the tree(s)?

Tree is located in the center of the property and will present a significant impact on our proposed design. Also, the tree is near an existing pool in poor condition, which will be demolished in the future, which will inevitably impact the tree.

2. Why is removal of the tree(s) more desirable than an alternative project design?

Please see site plan for new proposed residence with new swimming pool location.

3. What mitigation measures are included in the project to compensate for the loss of the protected tree(s)?

See arborist's report and recommendations.

Removal Application Tree # 45 Oak (Pg. 3)

AFFIDAVIT

STATE OF
CALIFORNIA CITY OF
ARCADIA
COUNTY OF LOS ANGELES

I, _____ hereby certify that
the

(print name)

attached list contains the names and addresses of all persons to whom all property is assessed as they appear on the latest available equalized assessment roll of the County of Los Angeles, within the area described on the attached application and for the required distance of notification from the exterior boundaries of the property described on the attached application. I also certify that the subject site described on the attached application contains no illegal lot splits or other divisions of land not specifically authorized by the City of Arcadia.

I certify under penalty of perjury that the foregoing is true and correct.

Signature: _____

Date: _____

TRH

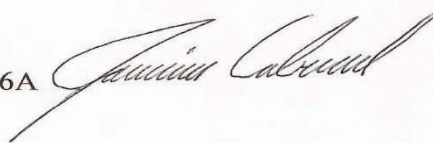
-4-

7/25

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

A handwritten signature in black ink, appearing to read 'Javier Cabral', written in a cursive style.

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. 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 risks associated with trees is to eliminate all trees.

Attachment No. 6

Preliminary Exemption Assessment



CITY OF
ARCADIA

PRELIMINARY EXEMPTION ASSESSMENT

1. Name or description of project:	Planning Commission Administrative Modification No. PC AM 26-02; Protected Healthy Tree Removal Permit No. TRH 26-03; and Protected Tree Encroachment Permit No. TRE 26-06	
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):	945 Singing Wood Drive, Arcadia, CA 91006	
3. Entity or person undertaking project:	A.	
	B. Other (Private)	
	(1) Name	Sanyao Design Group Inc.
	(2) Address	255 E Santa Clara St # 200, Arcadia, CA 91006
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:	Section 15303(a) and 15305 of the CEQA Guidelines pertaining to new construction of a single-family house and a minor alteration to the land use limitations.
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: May 6, 2026

Staff: Melissa Chipres, Senior Planner



**ARCADIA PLANNING COMMISSION
REGULAR MEETING MINUTES
TUESDAY, MAY 12, 2026**

CALL TO ORDER Chair Tallerico called the meeting to order at 7:01 p.m.

ROLL CALL

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

ABSENT: None

SUPPLEMENTAL INFORMATION FROM STAFF REGARDING AGENDA ITEMS

Development Services Director, Lisa Flores, reported that one public comment was received via email prior to the meeting and it was forwarded to the Commissioners.

PUBLIC COMMENTS (5 minute time limit per person)

There were none.

PUBLIC HEARING

1. **Resolution No. 2187** – Denying 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

Recommendation: Adopt per the Planning Commission's Direction

Applicant: Eric Tsang on behalf of 518 Fairview, LLC

DISCUSSION CONTINUED FROM THE APRIL 28, 2026, PLANNING COMMISSION MEETING

Chair Tallerico introduced the item and Development Services Director Lisa Flores explained why there were two resolutions before the Commission. The first Resolution was the original Resolution for approval, and the second was for denial per the Planning Commission's decision at the last hearing.

Ms. Flores reminded the Planning Commissioners that the Housing Accountability Act (HAA) limits local agencies from denying a project or reducing its density if they meet all objective standards unless there is evidence that the project would result in a public health or safety threat.

Ms. Flores also informed the Planning Commission of the following:

1. She requested that the Commission convey which objective standards are of concern, as Staff is in the process of updating the City's objective standards and related processes; and
2. The California Department of Housing and Community Development (HCD) contacted the City regarding this project. A meeting was held with Ms. Flores and the Assistant City Attorney, during which HCD stated that, if a subsequent appeal is filed, it may submit a letter in support of the project. HCD also stated that a denial by the Planning Commission could constitute a potential violation; and
3. The City Manager's letter to the Planning Commission informed the Commissioners of the potential legal and financial risks to the City associated with a decision based on subjective grounds.

Chair Tallerico stated that under different circumstances he would agree with the City Manager but that the law must be challenged at times.

Commissioner Arvizu agreed and stated that he was standing by his vote to deny the project despite not having evidence of a public health or safety threat and making his decision on a subjective standard.

Vice Chair Tsoi stated that he is not opposed to the density or the design, however, he did not agree that one side of a through lot should be the rear yard area and the site will only have one point of ingress and egress.

Vice Chair Tsoi argued that the project did not meet the objective standards because the proposed common open spaces did not include passive or active amenities as stated in Development Code 9102.01.170.G. He stated that passive or active recreation amenities such as picnic/barbeque area, open courtyard, dog park/dog run, rooftop deck, fire pit area, or other outdoor gathering spaces shall be provided.

Ms. Flores responded that those amenities or items are examples of what could be placed in the common area but are not required.

Chair Tallerico agreed with the Commissioner's concerns and stated that he would be unhappy with the project if he lived in that neighborhood. Furthermore, he stated that his understanding about their role as the Planning Commission is to be strictly an advisory board to the City Council and that their decision has no bearing since the final decision maker is the City Council.

Ms. Flores reminded the Commissioners that it was a final decision, and this was not a recommendation to the City Council. It will only be before the City Council if the decision is appealed.

Mr. Maurer explained the difference between administrative and legislative items. He stated that administrative items involve applying the Development Code, while legislative items involve amending the Development Code. In this case, the decision is administrative, and this body is making a final decision on the item. However, the decision is subject to appeal, which is the process by which the matter could be brought before the City Council for review.

Chair Tallerico stated that regardless, the decision still stands with the City Council if someone appeals it.

Mr. Maurer agreed but wanted to be clear about the distinction.

MOTION

It was moved by Commissioner Arvizu, seconded by Vice Chair Tsoi to adopt Resolution No. 2187 to deny Multi-Family SB 30 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

ROLL CALL

AYES:	Tallerico, Tsoi, and Arvizu
NOES:	Wilander and Hui
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, May 22, 2026.

CONSENT CALENDAR

1. Minutes of the April 28, 2026, Regular Meeting of the Planning Commission

Recommendation: Approve

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

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 reported that Mayor Eileen Wang has resigned.

MATTERS FROM THE PLANNING COMMISSIONERS

Vice Chair Tsoi suggested adding the applicable code sections to the staff report for the waivers so that Commissioners and members of the public are better informed about standards relevant to the project.

Commissioner Arvizu asked about the waivers and how it was determined that three waivers should be granted.

Ms. Flores explained that the Development Code permits up to three (3) waivers, provided there is sufficient justification for each request.

MATTERS FROM CITY ATTORNEY

Mr. Maurer had nothing to report.

MATTERS FROM STAFF INCLUDING UPCOMING AGENDA ITEMS

Ms. Flores informed the Planning Commissioners that there will be items on the agenda for the next three meetings.

Ms. Flores reported that Commissioner Wilander's second term is coming to an end and her last meeting will be June 9, 2026, as she will be unable to attend the final meeting in June.

ADJOURNMENT

The Planning Commission adjourned the meeting at 7:53 p.m., to Tuesday, May 26, 2026, at 7:00 p.m. in the City Council Chamber.

Chair Tallerico, Planning Commission

ATTEST: _____
Lisa L. Flores
Secretary, Planning Commission