



CITY OF ARCADIA

ARCADIA PLANNING COMMISSION REGULAR MEETING AGENDA

Tuesday, July 28, 2026, 6:30 PM

Location: City Council Chambers, 240 W. Huntington Drive

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

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

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

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

CALL TO ORDER

ROLL CALL:

Vincent Tsoi, Vice Chair
David Arvizu, Commissioner
Angela Hui, Commissioner
Ricky Lau, Commissioner
Chang Lee, Commissioner

SUPPLEMENTAL INFORMATION FROM STAFF REGARDING AGENDA ITEMS

PUBLIC COMMENTS (5 minute time limit per person)

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

PUBLIC HEARING

All interested persons are invited to appear at a public hearing and to provide evidence or testimony concerning any of the proposed items set forth below for consideration. Separate

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

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

1. **Resolution No. 2193** – Approving Tentative Parcel Map No. TPM 26-03 (83831) to subdivide the airspace for an approved two-unit residential condominium development at 210 El Dorado Street

CEQA: Exempt

Recommendation: Adopt

Applicant: Kevin Tang on behalf of Amy Mynt

There is a 10 day appeal period. Appeals are to be filed by 5:30 p.m. on Monday, August 10, 2026.

2. **Resolution No. 2194** – Approving a med spa with massage services and a parking modification to allow for 42 parking spaces in lieu of 61 required spaces at 9 Las Tunas Drive

CEQA: Exempt

Recommendation: Adopt

Applicant: Bob Bunyan on behalf of Nishimula Beauty Med Spa

There is a 10 day appeal period. Appeals are to be filed by 5:30 p.m. on Monday, August 10, 2026.

DISCUSSION ITEM

3. Discussion regarding standing seam metal roofs on single-family residential homes

CEQA: Not a Project

Recommendation: Provide Direction

PLANNING COMMISSION REORGANIZATION

4. Planning Commission Reorganization

Recommended Action: It is recommended that the Secretary initiate the procedure for the reorganization of the Planning Commission.

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.

5. Minutes of the June 23, 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, August 11, 2026, at 6:30 p.m.

Welcome to the Arcadia Planning Commission Meeting!

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

MEETINGS: Regular Meetings of the Planning Commission are held on the second and fourth Tuesdays of each month at 7:00 p.m. in the City Council Chambers. A full Planning Commission agenda packet with all backup information is available at City Hall, the Arcadia Public Library, and on the City's website at www.ArcadiaCA.gov. 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: July 28, 2026

TO: Honorable Chairperson and Planning Commission

FROM: Lisa L. Flores, Development Services Director
By: Melissa Chipres, Senior Planner

SUBJECT: RESOLUTION NO. 2193 – APPROVING TENTATIVE PARCEL MAP NO. TPM 26-03 (83831) TO SUBDIVIDE THE AIRSPACE FOR AN APPROVED TWO-UNIT RESIDENTIAL CONDOMINIUM DEVELOPMENT AT 210 EL DORADO STREET
CEQA: Exempt
Recommendation: Adopt

SUMMARY

The Applicant, Kevin Tang, on behalf of the property owner, Amy Myint, is requesting re-approval of the expired Tentative Parcel Map No. TPM 26-03 (83831) to subdivide the airspace for condominium purposes for an approved two-unit residential condominium development at 210 El Dorado Street.

The request is limited to re-approval of Tentative Parcel Map No. TPM 26-03 (83831) to allow the completion of the subdivision process and recordation of the Final Map. The proposed subdivision remains consistent with the City's General Plan, Development Code, and the Subdivision Map Act. It is recommended that the Planning Commission adopt Resolution No. 2193, find the project Categorically Exempt under the California Environmental Quality Act (CEQA), and approve Tentative Parcel Map No. TPM 26-03 (83831), subject to the conditions of approval report (Refer to Attachment No. 1).

BACKGROUND

The subject property is located at 210 El Dorado Street on the south side of El Dorado Street between Second and Third Avenue. The property consists of an approximately 7,665-square-foot interior lot zoned R-2 (Medium Density Residential) with a General Plan Land Use Designation of Medium Density Residential. Refer to Attachment No. 2 for an aerial photo with zoning information for the subject property.

On February 27, 2024, the Planning Commission approved Multiple-Family Architectural Design Review No. MFADR 23-01, Tentative Parcel Map No. TPM 23-02 (83831), Healthy Tree Removal Permit No. TRH 23-14, and Protected Tree Encroachment No. TRE 24-03 for the demolition of the existing residential structures and construction of an attached two-unit, two-story Spanish-style residential condominium development.

Building permits for the approved development were issued on June 18, 2025. Construction of the two residential buildings is nearing completion, with the building exteriors substantially complete. Interior finishing work, electrical service connection, landscaping, hardscape, and other site improvements remain under construction and must be completed prior to final inspection and occupancy.

During the Final Map process, the previously approved Tentative Parcel Map expired on March 12, 2026. As a result, the Applicant has submitted Tentative Parcel Map No. TPM 26-03 (83831) to reapprove the subdivision and allow completion of the Final Map process. Refer to Attachment No. 3 for Tentative Parcel Map 26-03 (83831).

DISCUSSION

The approved project consists of the demolition of the existing residential structures and construction of an attached two-unit, two-story Spanish-style residential condominium development. Each unit includes an attached two-car garage, one guest parking space, bicycle parking, landscaping, and associated site improvements.

Tentative Parcel Map No. TPM 26-03 (83831) is required to subdivide the airspace of the approved condominium development, allowing each residential unit to be separately owned and sold as a condominium. Re-approval is requested because the previously approved Tentative Parcel Map expired during the Final Map process before the Final Map could be recorded. The request is limited to re-approval of the

Tentative Parcel Map, and no physical changes are proposed to the approved site plan, architectural design, density, parking, landscaping, or other approved improvements. Approval of the Map will allow the Applicant to complete the subdivision process and record the Final Map. The proposed subdivision continues to comply with the City's General Plan, Development Code, and the State Subdivision Map Act.

FINDINGS

The proposal to subdivide the airspace for an approved two-unit residential condominium development requires a Tentative Parcel Map. The proposed subdivision complies with the subdivision regulations of the Arcadia Municipal Code and the Subdivision Map Act. The following findings are required for approval of a Tentative Parcel Map:

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

Facts in Support of the Finding: The Planning Commission previously determined that the subdivision of the airspace for the approved two-unit multi-family residential condominium development was consistent with the City's General Plan, Development Code, and the State Subdivision Map Act. The current request is limited to re-approval of Tentative Parcel Map No. No. TPM 26-03 (83831) following expiration of the previously approved Tentative Parcel Map during the Final Map process. No changes are proposed to the previously approved development or subdivision design or the associated development.

The proposed Tentative Parcel Map complies with the Subdivision Map Act and the City's subdivision regulations. Re-approval of the Map will allow the Applicant to complete the subdivision process and record the Final Map, thereby establishing separate ownership of the approved condominium units. The proposed subdivision remains consistent with the General Plan Medium Density Residential Land Use Designation and the R-2 (Medium Density Residential) zoning designation, which allow attached residential development, including condominiums. There is no applicable Specific Plan for the property.

The proposed Tentative Parcel Map would not adversely affect the General Plan and is consistent with the following General Plan goals and policies:

Land Use and Community Design Element

- Policy LU-1.1: Promote new infill and redevelopment projects that are consistent with the City's land use and compatible with surrounding existing uses.
- Policy LU-4.1: Require that new multi-family residential development be visually and functionally integrated and consistent in scale, mass, and character with structures in the surrounding neighborhood.
- Policy LU-4.2: Encourage residential development that enhances the visual character, quality, and uniqueness of the City's neighborhoods and districts.

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

Facts in Support of the Finding: The R-2 Zone requires a minimum density of two dwelling units per lot and a maximum density of one dwelling unit per 3,750 square feet of lot area. Based on the lot area of approximately 7,665 square feet, the site allows a minimum and maximum of two dwelling units. The approved two-unit residential condominium development complies with the density requirements of the underlying zone, as well as all applicable development standards, including setbacks, height, parking, and open space.

The proposed Tentative Parcel Map does not modify the approved development, increase density, or alter the physical characteristics of the site. The Map would allow completion of the subdivision process and creation of individual condominium ownership. Therefore, the site remains physically suitable for the approved development.

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

Facts in Support of the Finding: The proposed Tentative Parcel Map subdivides the airspace of an approved residential condominium development on an infill site within an urbanized area. The subdivision does not involve any physical changes to the approved development and will not result in substantial environmental damage, substantially impact fish or wildlife resources, or cause adverse effects to habitat, including habitat for endangered or rare species.

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

Facts in Support of the Finding: The proposed Tentative Parcel Map subdivides the airspace of an approved two-unit residential condominium development. The subdivision does not alter the approved development, increase the intensity of the approved use, or create additional demand beyond that previously evaluated. The approved development complies with applicable Building and Fire Codes, and existing public infrastructure is adequate to serve the subdivision. Therefore, approval of the Tentative Parcel Map will not create public health or safety concerns.

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

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

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

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

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

Facts in Support of the Finding: The proposed Tentative Parcel Map has been reviewed for compliance with the applicable provisions of the City's Development Code and the State Subdivision Map Act. The subdivision does not modify the approved residential condominium development or introduce any new improvements. The approved development complies with applicable development standards, and required public improvements will be completed in accordance with City standards and the requirements of all agencies having jurisdiction. Therefore, the proposed Tentative Parcel Map conforms to the City's Development Code and the regulations of all applicable public agencies.

ENVIRONMENTAL IMPACT

The proposed Tentative Parcel Map qualifies for a Class 32 Categorical Exemption (In-Fill Development Projects) pursuant to Section 15332 of the California Environmental Quality Act (CEQA) Guidelines. The project site is less than five acres, is located within an urbanized area, is substantially surrounded by existing urban development, and is adequately served by existing public utilities and services. Refer to Attachment No. 4 for the Preliminary Exemption Assessment.

PUBLIC COMMENTS/NOTICE

A public hearing notice for this item was posted at the City Clerk's Office, City Council Chambers, at the Arcadia Library, and on the City's website on July 16, 2026. It was also mailed to the property owners located within 300 feet of the subject property. As of July 23, 2026, no comments were received regarding this project.

RECOMMENDATION

It is recommended that the Planning Commission approve Tentative Parcel Map No. TPM 26-03 (83831), find that the Map is Categorically Exempt from the California Environmental Quality Act (CEQA), and adopt Resolution No. 2193, subject to the following conditions of approval:

Planning

1. The Map shall be developed and maintained by the Applicant/Property Owner in a manner consistent with the plans and materials previously approved under Multiple-Family Architectural Design Review No. MFADR 23-01 and under Tentative Parcel Map No. TPM 26-03 (83831), subject to the approval of the Development Services Director, or designee.
2. Prior to recordation of the final map, the Applicant/Property Owner shall submit draft Covenants, Conditions, and Restrictions (CC&Rs) for review and approval by the City Attorney and Development Services Director. The CC&Rs shall provide for the maintenance of common driveways, landscaping, private utilities, lighting, drainage facilities, and any other common improvements, as well as ongoing compliance with City standards and these conditions.

Engineering

3. Prior to approval of the Final Parcel Map, all overhead utility services shall be removed and replaced with underground utility services. If utility easements are required as a result of undergrounding services or system upgrades, the required easement(s) shall be shown on the Final Parcel Map.
4. Prior to approval of the Final Parcel Map, the Applicant/Property Owner shall either construct or post security for all public improvements:
 - Remove and replace curb and gutter with a 2-foot asphalt slot cut from property line to property line.
 - Remove the existing driveway approach and construct a new driveway approach per City Standard 801-1. The driveway wing shall maintain a minimum 1-foot separation from the easterly property line.
 - Remove and replace sidewalk per City Standard 802-1 through 802-3 from property line to property line.
5. Prior to Certificate of Occupancy, the Applicant/Property Owner shall repair any damage to the street frontage caused by the development, including trench cuts, and construction traffic, from property line to property line, to the satisfaction of the City Engineer. If the street is subject to the City's pavement moratorium, repairs may be required from curb to curb.

General

6. To the maximum extent permitted by law, Applicant/Property Owner must defend, indemnify, and hold the City, any departments, agencies, divisions, boards, and/or commissions of the City, and its elected officials, officers, contractors serving as City officials, agents, employees, and attorneys of the City ("Indemnitees") harmless from liability for damages and/or claims, actions, or proceedings for damages for personal injuries, including death, and claims for property damage, and with respect to all other actions and liabilities for damages caused or alleged to have been caused by reason of the Applicant's activities in connection with Tentative Parcel Map Application No. TPM 26-03 (83831) ("Map") on the Map site, and which may arise from the direct or indirect operations of the Applicant or those of the Applicant's contractors, agents, tenants, employees or any other persons acting on Applicant's behalf, which relate to the development and/or construction of the Map. This indemnity provision applies to all damages and claims, actions, or proceedings for damages, as described above, regardless of whether the City prepared, supplied, or approved the plans, specifications, or other documents for the Map.

In the event of any legal action challenging the validity, applicability, or interpretation of any provision of this approval, or any other supporting document relating to the Map, the City will notify the Applicant of the claim, action, or proceedings and will cooperate in the defense of the matter. The Applicant must indemnify, defend and hold harmless the Indemnitees, and each of them, with respect to all liability, costs and expenses incurred by, and/or awarded against, the City or any of the Indemnitees in relation to such action. Within 15 days' notice from the City of any such action, the Applicant shall provide to the City a cash deposit to cover legal fees, costs, and expenses incurred by City in connection with defense of any legal action in an initial amount to be reasonably determined by the City Attorney. The City may draw funds from the deposit for such fees, costs, and expenses. Within 5 business days of each and every notice from City that the deposit has fallen below the initial amount, Applicant/Property Owner shall replenish the deposit each and every time in order for City's legal team to continue working on the matter. The City shall only refund to the Applicant/Property Owner any unexpended funds from the deposit within 30 days of: (i) a final, non-appealable decision

by a court of competent jurisdiction resolving the legal action; or (ii) full and complete settlement of legal action. The City shall have the right to select legal counsel of its choice. The parties hereby agree to cooperate in defending such action. The City will not voluntarily assist in any such third-party challenge(s). In consideration for approval of the Map, this condition shall remain in effect if the entitlement(s) related to this Map is rescinded or revoked, at the request of the Applicant or not.

7. Approval of Tentative Parcel Map Application No. TPM 26-03 (83831) shall not be in effect unless the Applicant and Property Owner have executed and filed the Acceptance Form with the City on or before 30 calendar days after the Planning Commission has adopted the Resolution. The executed Acceptance Form submitted to the Development Services Department is to indicate awareness and acceptance of the conditions of approval.

PLANNING COMMISSION ACTION

Approval

If the Planning Commission intends to approve this subdivision, the Commission should move to approve Tentative Parcel Map No. TPM 26-03 (83831), state the subdivision satisfies the requisite findings, and adopt the attached Resolution No. 2193 that incorporates the requisite environmental, subdivision review findings, and the conditions of approval as presented in this staff report, or as modified by the Commission.

Denial

If the Planning Commission intends to deny this subdivision, the Commission should state the specific findings that the subdivision does not satisfy based on the evidence presented with specific reasons for denial and move to deny Tentative Parcel Map No. TPM 26-03 (83831) 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 July 28, 2026, Planning Commission Meeting, please contact Senior Planner, Melissa Chipres, at (626) 547-5447, or mchipres@arcadiaca.gov.

TPM 26-03 (83831) – 210 El Dorado St.

July 28, 2026

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Approved:

A handwritten signature in blue ink, appearing to read 'Lisa L. Flores', with a stylized, flowing script.

Lisa L. Flores

Development Services Director

Attachment No. 1: Resolution No. 2193

Attachment No. 2: Aerial Photo with Zoning Information

Attachment No. 3: Tentative Parcel Map 26-03 (83831)

Attachment No. 4: Preliminary Exemption Assessment

Attachment No. 1

Resolution No. 2193

RESOLUTION NO. 2193

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ARCADIA, CALIFORNIA, APPROVING TENTATIVE PARCEL MAP NO. TPM 26-03 (83831) TO SUBDIVIDE THE AIRSPACE FOR AN APPROVED TWO-UNIT RESIDENTIAL CONDOMINIUM DEVELOPMENT AT 210 EL DORADO STREET

WHEREAS, on March 31, 2026, an application for Tentative Parcel Map No. TPM 26-03 (83831) ("Map") was filed by Kevin Tang on behalf of the property owner, Amy Myint, to subdivide the airspace for an approved two-unit residential condominium development at 210 El Dorado Street; and

WHEREAS, on February 27, 2024, the Planning Commission approved Multiple-Family Architectural Design Review No. MFADR 23-01, Tentative Parcel Map No. TPM 23-02 (83831), Healthy Tree Removal Permit No. TRH 23-14, and Protected Tree Encroachment No. TRE 24-03 for the demolition of the existing residential structures and construction of an attached two-unit, two-story Spanish-style residential condominium development; and

WHEREAS, during the Final Map process, the previously approved Tentative Parcel Map expired before the Final Map could be recorded, requiring approval of a new Tentative Parcel Map to complete the subdivision process; and

WHEREAS, on July 1, 2026, Planning Services completed an environmental assessment for the Map in accordance with the California Environmental Quality Act ("CEQA") and recommends that the Planning Commission determine that the Map is

exempt from CEQA pursuant to Section 15332 (Class 32) of the CEQA Guidelines because the project qualifies as an infill development project; and

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

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

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

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

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

FACT: The Planning Commission previously determined that the subdivision of the airspace for the approved two-unit multi-family residential condominium development was consistent with the City's General Plan, Development Code, and the State Subdivision Map Act. The current request is limited to re-approval of Tentative Parcel Map No. TPM 26-03 (83831) following expiration of the previously approved Tentative Parcel Map during the Final Map process. No changes are

proposed to the previously approved development or subdivision design or the associated development.

The proposed Tentative Parcel Map complies with the Subdivision Map Act and the City's subdivision regulations. Re-approval of the Map will allow the Applicant to complete the subdivision process and record the Final Map, thereby establishing separate ownership of the approved condominium units. The proposed subdivision remains consistent with the General Plan Medium Density Residential Land Use Designation and the R-2 (Medium Density Residential) zoning designation, which allow attached residential development, including condominiums. There is no applicable Specific Plan for the property.

The proposed Tentative Parcel Map would not adversely affect the General Plan and is consistent with the following General Plan goals and policies:

Land Use and Community Design Element

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

Policy LU-4.1: Require that new multi-family residential development be visually and functionally integrated and consistent in scale, mass, and character with structures in the surrounding neighborhood.

Policy LU-4.2: Encourage residential development that enhances the visual character, quality, and uniqueness of the City's neighborhoods and districts.

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

FACT: The R-2 Zone requires a minimum density of two dwelling units per lot and a maximum density of one dwelling unit per 3,750 square feet of lot area. Based on the lot area of approximately 7,665 square feet, the site allows a minimum and maximum of two dwelling units. The approved two-unit residential condominium development complies with the density requirements of the underlying zone, as well as all applicable development standards, including setbacks, height, parking, and open space.

The proposed Tentative Parcel Map does not modify the approved development, increase density, or alter the physical characteristics of the site. The Map would allow completion of the subdivision process and creation of individual condominium ownership. Therefore, the site remains physically suitable for the approved development.

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

FACT: The proposed Tentative Parcel Map subdivides the airspace of an approved residential condominium development on an infill site within an urbanized area. The subdivision does not involve any physical changes to the approved development and will not result in substantial environmental damage, substantially impact fish or wildlife resources, or cause adverse effects to habitat, including habitat for endangered or rare species.

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

FACT: The proposed Tentative Parcel Map subdivides the airspace of an approved two-unit residential condominium development. The subdivision does not alter the approved development, increase the intensity of the approved use, or create additional demand beyond that previously evaluated. The approved development complies with applicable Building and Fire Codes, and existing public infrastructure is adequate to serve the subdivision. Therefore, approval of the Tentative Parcel Map will not create public health or safety concerns.

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

the public at large has acquired easements for access through or use of property within the proposed subdivision).

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

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

FACT: The Arcadia Public Works Services Department has determined that the City's existing infrastructure will adequately serve the approved development and that the requirements of the California Regional Water Quality Control Board will continue to be satisfied.

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

FACT: The proposed Tentative Parcel Map has been reviewed for compliance with the applicable provisions of the City's Development Code and the State Subdivision Map Act. The subdivision does not modify the approved residential condominium development or introduce any new improvements. The approved

development complies with applicable development standards, and required public improvements will be completed in accordance with City standards and the requirements of all agencies having jurisdiction. Therefore, the proposed Tentative Parcel Map conforms to the City's Development Code and the regulations of all applicable public agencies.

SECTION 3. For the foregoing reasons, the Planning Commission determines that Tentative Parcel Map No. TPM 26-03 (83831) is Categorically Exempt from the California Environmental Quality Act ("CEQA") pursuant to Section 15332 (Class 32) of the CEQA Guidelines and approves Tentative Parcel Map No. TPM 26-03 (83831) to subdivide the airspace for an approved two-unit residential condominium development located at 210 El Dorado Street, subject to the attached Conditions of Approval.

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

[SIGNATURES ON THE NEXT PAGE]

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

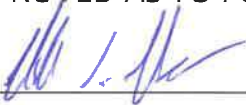
Chair, Planning Commission

ATTEST:

Lisa L. Flores

Secretary

APPROVED AS TO FORM:



Michael J. Maurer

City Attorney

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RESOLUTION NO. 2193

Conditions of Approval

Planning

1. The Map shall be developed and maintained by the Applicant/Property Owner in a manner consistent with the plans and materials previously approved under Multiple-Family Architectural Design Review No. MFADR 23-01 and under Tentative Parcel Map No. TPM 26-03 (83831), subject to the approval of the Development Services Director, or designee.
2. Prior to recordation of the final map, the Applicant/Property Owner shall submit draft Covenants, Conditions, and Restrictions (CC&Rs) for review and approval by the City Attorney and Development Services Director. The CC&Rs shall provide for the maintenance of common driveways, landscaping, private utilities, lighting, drainage facilities, and any other common improvements, as well as ongoing compliance with City standards and these conditions.

Engineering

3. Prior to approval of the Final Parcel Map, all overhead utility services shall be removed and replaced with underground utility services. If utility easements are required as a result of undergrounding services or system upgrades, the required easement(s) shall be shown on the Final Parcel Map.
4. Prior to approval of the Final Parcel Map, the Applicant/Property Owner shall either construct or post security for all public improvements:
 - Remove and replace curb and gutter with a 2-foot asphalt slot cut from property line to property line.
 - Remove the existing driveway approach and construct a new driveway approach per City Standard 801-1. The driveway wing shall maintain a minimum 1-foot separation from the easterly property line.
 - Remove and replace sidewalk per City Standard 802-1 through 802-3 from property line to property line.
5. Prior to Certificate of Occupancy, the Applicant/Property Owner shall repair any damage to the street frontage caused by the development, including

trench cuts, and construction traffic, from property line to property line, to the satisfaction of the City Engineer. If the street is subject to the City's pavement moratorium, repairs may be required from curb to curb.

General

6. To the maximum extent permitted by law, Applicant/Property Owner must defend, indemnify, and hold the City, any departments, agencies, divisions, boards, and/or commissions of the City, and its elected officials, officers, contractors serving as City officials, agents, employees, and attorneys of the City ("Indemnitees") harmless from liability for damages and/or claims, actions, or proceedings for damages for personal injuries, including death, and claims for property damage, and with respect to all other actions and liabilities for damages caused or alleged to have been caused by reason of the Applicant's activities in connection with Tentative Parcel Map Application No. TPM 26-03 (83831) ("Map") on the Map site, and which may arise from the direct or indirect operations of the Applicant or those of the Applicant's contractors, agents, tenants, employees or any other persons acting on Applicant's behalf, which relate to the development and/or construction of the Map. This indemnity provision applies to all damages and claims, actions, or proceedings for damages, as described above, regardless of whether the City prepared, supplied, or approved the plans, specifications, or other documents for the Map.

In the event of any legal action challenging the validity, applicability, or interpretation of any provision of this approval, or any other supporting document relating to the Map, the City will notify the Applicant of the claim, action, or proceedings and will cooperate in the defense of the matter. The Applicant must indemnify, defend and hold harmless the Indemnitees, and each of them, with respect to all liability, costs and expenses incurred by, and/or awarded against, the City or any of the Indemnitees in relation to such action. Within 15 days' notice from the City of any such action, the Applicant shall provide to the City a cash deposit to cover legal fees, costs, and expenses incurred by City in connection with defense of any legal action in an initial amount to be reasonably determined by the City Attorney. The City may draw funds from the deposit for such fees, costs, and expenses. Within 5 business days of each and every notice from City that the deposit has fallen below the initial amount, Applicant/Property Owner shall replenish the deposit each and every time in order for City's legal team to continue working on the matter.

The City shall only refund to the Applicant/Property Owner any unexpended funds from the deposit within 30 days of: (i) a final, non-appealable decision by a court of competent jurisdiction resolving the legal action; or (ii) full and complete settlement of legal action. The City shall have the right to select legal counsel of its choice. The parties hereby agree to cooperate in defending such action. The City will not voluntarily assist in any such third-party challenge(s). In consideration for approval of the Map, this condition shall remain in effect if the entitlement(s) related to this Map is rescinded or revoked, at the request of the Applicant or not.

7. Approval of Tentative Parcel Map Application No. TPM 26-03 (83831) shall not be in effect unless the Applicant and Property Owner have executed and filed the Acceptance Form with the City on or before 30 calendar days after the Planning Commission has adopted the Resolution. The executed Acceptance Form submitted to the Development Services Department is to indicate awareness and acceptance of the conditions of approval.

Attachment No. 2

Aerial Photo with Zoning Information

Site Address: 210 ELDORADO ST

Property Owner(s): Property Owner



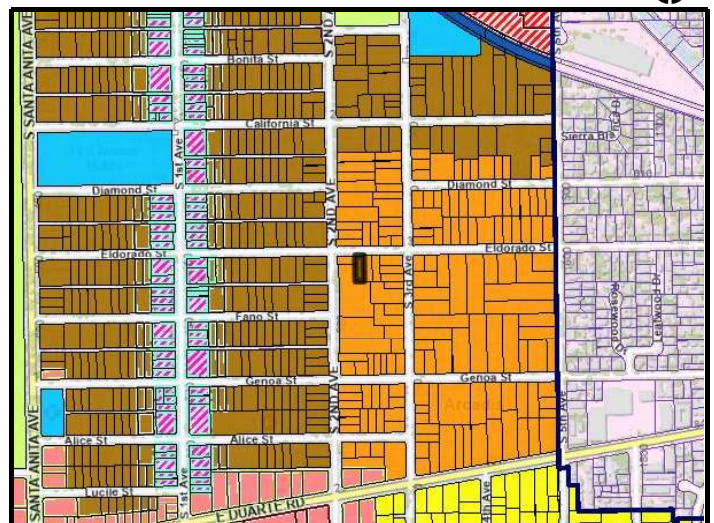
Property Characteristics

Zoning:	R-2
General Plan:	MDR
Lot Area (sq ft):	
Main Structure / Unit (sq. ft.):	1,926
Year Built:	1917
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 

Attachment No. 3

Tentative Parcel Map 26-03 (83831)

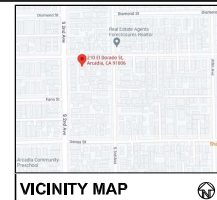
OWNERS:
MS. AMY MYNT
210 EL DORADO ST.
ARCADIA, CA 91008
EMAIL: AMYMYNT@GMAIL.COM
PHONE: 626-255-9338

PREPARED BY:
JACK LEE, R.C.E., 40870280
CAL. LAND ENGINEERING, INC.
576 E. LAURET ROAD
BREA, CALIFORNIA 92621
TEL: (714) 871-1080
FAX: (714) 871-1080

BENCH MARK:
CITY B.M. NUMBER 366
SECOND AVE. & CALIFORNIA
STREET NORTHWEST CORNER
RETURN, 5' NORTH
ELEVATION: 466.52'

TENTATIVE PARCEL MAP NO. 83831

IN THE CITY OF ARCADIA, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA
A PORTION OF BLOCK 50 OF THE SANTA ANITA TRACT, IN THE CITY OF ARCADIA, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 34, PAGES 41 AND 42 OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.
APN: 5779-008-002
FOR CONDOMINIUM PURPOSES



CALLAND ENGINEERING, INC.
aka QUARTTECH CONSULTANTS
576 E. LAURET ROAD, BREA, CA 92621
TEL: (714) 871-1080 FAX: (714) 871-1080

BASE OF BEARING:
CENTERLINE OF ELDORADO STREET
N 89° 52' 30" W
PER TRACT NO. 50451, M.B.
1187-28-29
PROJECT DESCRIPTION:
SUBDIVIDE INTO 2 UNITS CONDOMINIUM
TOTAL AREA: 7,665.50 S.F. (0.176 AC)

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

OCCUPANCY GROUP: R3 and U
SPRINKLERED - PER CITY ORDINANCE CODE
8130.14

APPLICABLE CODES / CODE COMPLIANCE:
2019 CALIF. CBC, CBC, CFC, CFS
2019 TITLE - 24 ENERGY STANDARDS
2019 CALIFORNIA GREEN BUILDING CODE

APN # 5779-008-002
BUILDING TYPE: CONDOMINIUM
PROPERTY AREA (EXCLUDES CITY PARKWAY):
7,665.50 S.F.

PROPOSED 1ST FLOOR FOOTPRINT: 2,823
S.Q.F.
NUMBER OF UNITS: 2
NUMBER OF FLOORS: 2

LANDSCAPE FRONT YARD CALCULATION
FRONT YARD AREA = 7,350 S.Q.F.
MAX WINDSCAPE AREA OF FRONT YARD:
7,350 S.F. X .408 = 3,000 S.Q.F.
PROPOSED WINDSCAPE: 488 S.Q.F.
LOT COVERAGE CALCULATION
LOT SIZE = 7,665.5 S.Q.F.
BUILDING COVERAGE = 2,823 S.Q.F.
2,823 / 7,665.5 = 36.8%

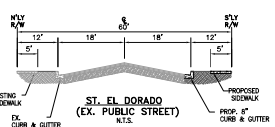
PROPOSED UNITS: A B
FIRST FLOOR: 1,075 S.F. 1,010 S.F.
SECOND FLOOR: 1,308 S.F. 1,411 S.F.
TOTAL S.F.: 2,383 S.F. 2,421 S.F.

Garage: 443 S.F. 443 S.F.
Bicycle Parking: 1 PROVIDED
Guest Parking: 1 PROVIDED

UTILITY SERVICES:
WATER - CITY OF ARCADIA WATER
SEWER - CITY OF ARCADIA SEWER
GAS - SOUTHERN CALIFORNIA GAS CO.
ELECTRIC - SOUTHERN CALIFORNIA Edison CO.
TELEPHONE - SBC
SCHOOL - ARCADIA CITY SCHOOL DISTRICT
POLICE - CITY OF ARCADIA POLICE DEPARTMENT
SHERIFF - CITY OF ARCADIA POLICE

LEGEND:
4" = FIRE HYDRANT
- - - - - = EDGE PAVEMENT
W = WATER VALVE
D = WATER PULL BOX
S = SIGN
C = CONCRETE
- - - - - = BLOCK WALL
- - - - - = STREET LIGHT
- - - - - = WOOD FENCE (W/F)
- - - - - = WROUGHT IRON FENCE (W/F)
- - - - - = CHAINLINK FENCE (C/F)
ACU = AIR COOL UNIT
AC = ASPHALT PAVEMENT
BS = BOTTOM OF STEPS
CHM = CHIMNEY
C = CENTERLINE
D.O. = DRAIN OUTLET
EG = EDGE OF OUTLET
FC = FINISHED CONCRETE
GI = GRAVE INLET
FFD = FINISHED FLOOR
FH = FIRE HYDRANT
FL = FLOWLINE
FS = FINISHED SURFACE
GB = GRADE BREAK
GM = GAS METER
ET = TRANSFORMER, ELECTRIC
INV. = INVERT
NO = NATURAL GROUND
PA = PLANTER AREA
RL = PROPERTY LINE
TR = TOP OF MANHOLE RIM
R/W = RIGHT OF WAY
SM = SANITARY SEWER MANHOLE
TS = TOP OF STEPS
TC = TOP OF CURB
TG = TOP OF GRATE
TW = TOP OF WALL
TX = TOP OF "X"
WF = WROUGHT IRON FENCE
WM = WATER METER
WV = WATER VALVE
EPB = ELECTRIC PULL BOX
GI = GRAVE INLET
AIRC = AIR CONDITIONER
UC = UNDER CONSTRUCTION
() = EXISTING ELEVATION
CONTOUR INTERVAL = 1 FOOT

EAST/WEST QUANTITIES:
CUT: 22 CU.YD. FILL: 99 CU.YD. IMPORT DIRT: 77 CU.YD.
OVEREXCAVATION AND RECOMPACTION: 634 CU.YD.
NOTE:
THE VARIANCE SHOWN HEREON IS FOR PERMIT AND BONDING PURPOSES. THE
CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE QUANTITIES.



CONSTRUCTION NOTES:

- EXISTING WALL/FENCE TO REMAIN
- EXISTING BUILDING TO BE REMOVED, PER SEPARATE PERMIT
- EXISTING TREE TO BE REMOVED
- EXISTING TREE TO REMAIN
- EXISTING DRIVEWAY APPROACH TO BE REMOVED, PER SEPARATE PERMIT
- EXISTING GAS METER TO BE REMOVED
- EXISTING WATER METER TO BE REMOVED
- CONSTRUCT NEW CONCRETE PAVEMENT
- CONSTRUCT NEW PERMEABLE PAVEMENT
- CONSTRUCT NEW DRIVEWAY APPROACH, PER CITY STD. 801-1
- REPLACE CURB/GUTTER FROM PL TO PL PER SPWPC STD. 120-2.
- INCLUDE 2" AC SLOTT CUT AND REPLACEMENT
- CONSTRUCT NEW WALKWAY, PER CITY STD. PER SEPARATE PERMIT
- INSTALL NEW WATER METER, PER SEPARATE PERMIT
- NEW GAS METER
- INSTALL NEW SEWER LINE CONNECT TO EXISTING 6" SEWER LATERAL
- INSTALL SEWER CLEANOUT
- INSTALL AREA DRAIN
- OVER-EXCAVATION
- INSTALL DRAINAGE PVC PIPE
- INSTALL BOTTOMLESS CONCRETE CATCH BASIN
- INSTALL CURB DRAIN PIPE
- INSTALL SUMP PUMP IN A PIT
- INSTALL PRESSURE PIPE FROM SUMP PUMP TO CATCH BASIN
- EXISTING POOL TO BE REMOVED
- NEW TREE TYP.



PROJECT LOCATION:
210 EL DORADO
ARCADIA, CA

DATE: 03/18/2026
208 HET: 21-008-001
SCALE: 1"=10'
SHEET: T-1
SHEET 1 OF 1 SHEET

Attachment No. 4

Preliminary Exemption Form



PRELIMINARY EXEMPTION ASSESSMENT

1. Name or description of project:	Tentative Parcel Map Application No. TPM 26-03 (83831) – A tentative parcel map to subdivide the airspace for an approved two-unit residential condominium development with a Categorical Exemption under the California Environmental Quality Act ("CEQA")	
2. Project Location – Identify street address and cross streets or attach a map showing project site (preferably a USGS 15' or 7 1/2' topographical map identified by quadrangle name):	210 Eldorado St.	
3. Entity or person undertaking project:	A.	
	B. Other (Private)	
	(1) Name	Kevin Tang
	(2) Address	210 Eldorado St.
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 (Infill Development Projects)
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: July 1, 2026

Staff: Melissa Chipres, Senior Planner



CITY OF ARCADIA

STAFF REPORT

DEVELOPMENT SERVICES DEPARTMENT

DATE: July 28, 2026

TO: Honorable Chairperson and Planning Commission

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

SUBJECT: RESOLUTION NO. 2194 – APPROVING A MED SPA WITH MASSAGE SERVICES
AND A PARKING MODIFICATION TO ALLOW FOR 42 PARKING SPACES IN LIEU
OF 61 REQUIRED SPACES AT 9 LAS TUNAS DRIVE
CEQA: Exempt
Recommendation: Adopt

SUMMARY

The Applicant, Bob Bunyan, on behalf of Nishimula Beauty Med Spa, is requesting approval of Conditional Use Permit No. CUP 26-04 and Planning Commission Administrative Modification No. PC AM 26-03 to establish a med spa offering non-invasive cosmetic and aesthetic services, including massage, and a parking modification to allow for 42 parking spaces in lieu of 61 required spaces at the multi-tenant commercial property located at 9 Las Tunas Drive.

It is recommended that the Planning Commission adopt Resolution No. 2194, find the project Categorically Exempt from the California Environmental Quality Act (CEQA), and approve Conditional Use Permit No. CUP 26-04 and Planning Commission Administrative Modification No. PC AM 26-03, subject to the conditions listed in this staff report (Refer to Attachment No. 1).

BACKGROUND

The subject site is improved with a multi-tenant commercial property that was developed in 2021 as part of Las Tunas Mixed Use development located to the north and west. This site is approximately 31,035 square feet in area and is improved with two (2) one-story multi-tenant commercial buildings (see Figure 1, below). Access to the site is provided by a single driveway from Las Tunas Drive. The site has a shared parking lot with 42 parking spaces and a common trash enclosure.

The property is zoned Mixed Use (MU) and has a General Plan Land Use Designation of Mixed Use. Surrounding uses include commercial development to the east (a Starbucks) and south and Las Tunas Mixed-Use multi-family residential development to the north and their live/work units to the east of this site. Refer to Attachment No. 2 for an aerial photo with zoning information and photographs of the subject property.



Figure 1: Aerial photo of the subject site with 9 Las Tunas Drive identified in red.

Since construction was completed, the two commercial buildings have been progressively occupied by tenants. The building at 7 Las Tunas Drive contains approximately 5,800 square feet of floor area and is occupied by Paris Baguette in Unit A and Kyuramen in Unit B. The separate building at 9 Las Tunas Drive consists of a single 2,700-square-foot tenant space, where Nishimula Beauty Med Spa is proposed to be located. This unit has remained vacant since the development was completed in 2021.

The building at 7 Las Tunas Drive was originally intended to contain three (3) commercial tenant spaces. However, to accommodate Kyuramen, a popular ramen restaurant chain, two of the tenant spaces were combined into one larger unit. Because Kyuramen occupies more than 3,000 square feet, it is classified as a large eating and drinking establishment under the Development Code and therefore has a parking ratio of one (1) space per 100 square feet of floor area. This increased the overall parking requirement for the property and resulted in a

parking deficiency, which has made it difficult to accommodate a tenant in the vacant space with less parking at 9 Las Tunas Drive.

Nishimula Beauty Med Spa ("Nishimula") was established in 2015 and currently operates two locations in Southern California, in Hacienda Heights and Costa Mesa. The proposed Arcadia location would be the company's third storefront and would provide the same general range of services offered at its existing locations.

PROPOSAL

The Applicant is requesting to establish an appointment-only med spa offering personal services within a vacant tenant space at 9 Las Tunas Drive. Nishimula specializes in non-invasive cosmetic and aesthetic personal services intended to promote skin health, relaxation, and overall wellness. Services include hydrafacials, dermabrasion, collagen face masks, acne treatments, spot removal, laser hair removal, intensive eye care, hot melt fat reduction, full-body skincare and firming, head spa treatments, lash lifts, nail care, Botox treatment, plaster facial slimming, permanent makeup, and facial, head, and shoulder massage. All treatments are performed indoors within private treatment rooms. No surgical procedures are proposed as part of the operation.

The business will not offer standalone massage therapy or full-body massage services. Facial, head, and shoulder massage treatments are provided only as an ancillary component of certain skincare services and are intended to complement the aesthetic treatments.

The proposed tenant space contains five (5) treatment rooms, a plunge pool room, a tub room, men's and women's change rooms, makeup station, a reception and waiting lounge area, office, staff break room, and associated support areas, as shown on the proposed floor plan (refer to Figure 2, below, and Attachment No. 3). The business is designed to operate with a limited number of employees and clients on-site at any given time. The maximum number of people on-site will be 10, consisting of four (4) estheticians, one (1) front office employee, one (1) registered nurse, and up to four (4) clients. Because services are provided on an individual appointment basis, treatment rooms will not all operate concurrently, and staffing levels will vary throughout the day depending on the appointment schedule.

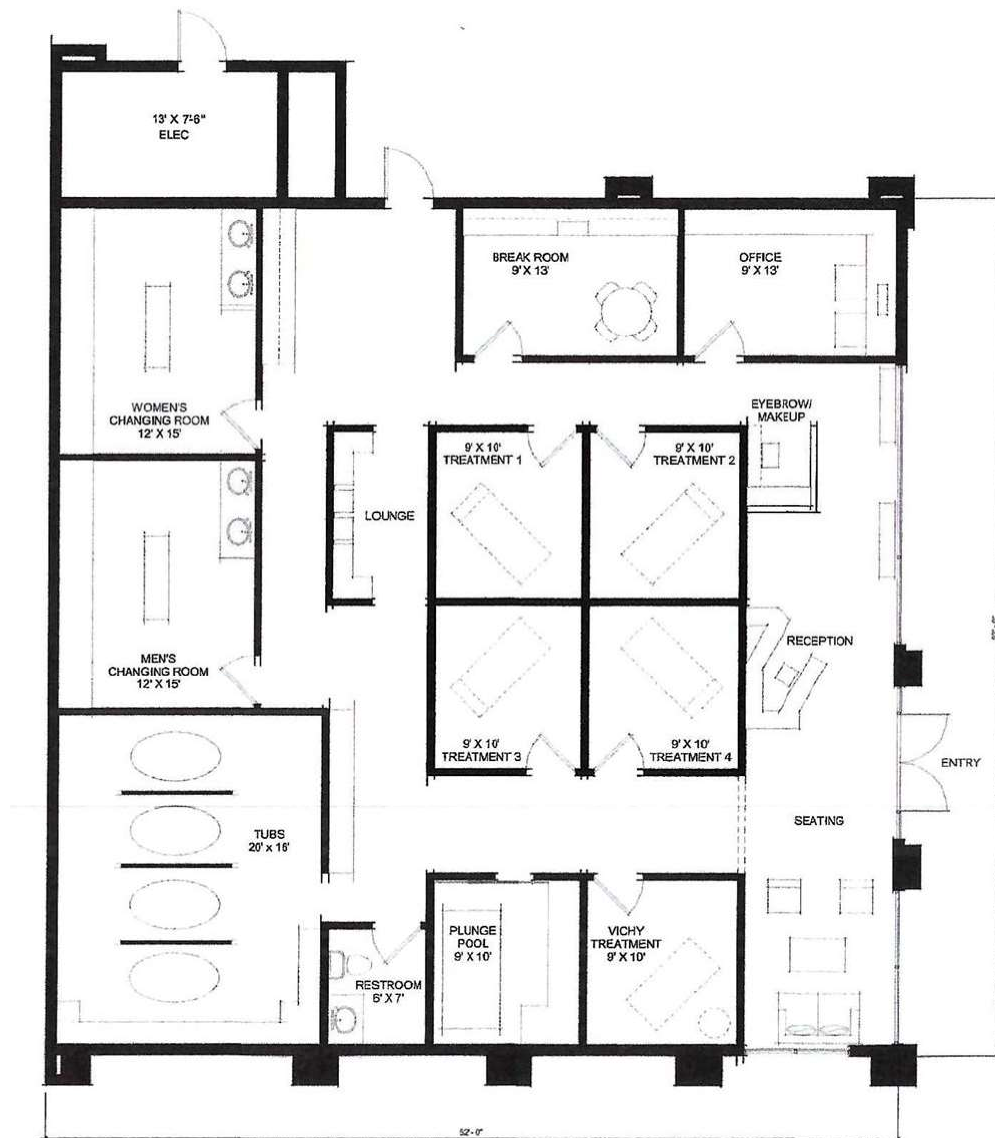


Figure 2 – Proposed Floor Plan

The proposed hours of operation are 8:30 a.m. to 5:30 p.m., seven days per week. Employees will arrive at approximately 8:30 a.m. to prepare the facility for opening, with the first client appointments beginning at approximately 9:00 a.m. Appointments will be scheduled throughout the day on a staggered basis, with the final appointments ending early enough to allow the business to close by 5:30 p.m. Because the business operates exclusively by appointment-only, customer activity is expected to remain relatively consistent throughout the day rather than creating concentrated peak periods associated with walk-in customers.

ANALYSIS

Restricted Personal Services, such as massage or med spa, are subject to a Conditional Use Permit in the Mixed Use (MU) Zone. The proposed use is consistent with the purpose and intent of the MU Zone, which is to accommodate a broad range of commercial services that meet the needs of the community. Massage will be offered as an ancillary use only, and will not be provided as a standalone or a la carte services. Furthermore, massage will be limited to upper body massage (i.e. face, head and shoulder) and no full-body massage will be provided or allowed under this approval.

The Arcadia Police Department has reviewed this request and had no issues with the med spa with the massage services for the business. As part of the City's process, periodic inspections will occur to ensure the operator is complying with the City's regulations and to ensure each masseuse has the necessary State licenses.

Parking

The proposed business will occupy an existing and last vacant commercial unit at this site that provides a total of 42 on-site parking spaces. As shown in Table 1, the existing and proposed uses require a total of 61 parking spaces pursuant to the Development Code. The site therefore has a parking deficiency of 19 spaces.

Table 1 – Parking requirements per the Development Code

Unit	Use/Proposed Use	Ratio	Unit Size	Parking Required
7 Las Tunas Dr., Unit A	Paris Baguette <i>Small Eating and Drinking Establishment</i>	1/200	2,164 sf	11
7 Las Tunas Dr., Unit B	Kyuramen <i>Large Eating and Drinking establishment</i>	1/100	3,636 sf	36
9 Las Tunas Dr.	Nishimula (proposed) <i>Personal services restricted</i>	1/200	2,700 sf	14
TOTAL:			8,500 sf	61

At the time of its development, the subject site provided onsite parking spaces which met the Development Code requirements for small eating and drinking establishments, retail, office, and personal services uses, all of which have a maximum parking requirement of one (1) space per 200 square feet of gross leasable area. It was not expected that units would be combined to create a large eating and drinking establishment, thereby increasing the parking

space requirements. However, the property owner chose to proceed with allowing Kyuramen to combine two units and allow less parking to remain for the remaining unit.

To evaluate whether the existing parking supply can accommodate the proposed use, the Applicant submitted a parking study that was prepared by RK Engineering. Based on observed parking conditions from Wednesday, February 25, through Saturday, February 28, 2026. The study (refer to Attachment No. 4) concluded that adequate parking would be available during all days and time periods. The observed peak demand totaled 17 spaces at 2:00 p.m. on Wednesday, 22 spaces at 1:00 p.m. on Thursday, and 20 spaces at 6:00 p.m. on Friday, leaving between 20 and 25 spaces available during the weekday peak periods. The highest observed demand occurred during the Saturday at 12:00 p.m. where 30 of the 42 on-site parking spaces were occupied by the existing uses, leaving 12 available parking spaces for Nishimula.

Although the Development Code requires 14 parking spaces for the proposed 2,700-square-foot personal service use, the business will operate with a maximum of 10 people on-site at any given time, consisting of six (6) employees and up to four (4) clients. Therefore, the actual parking demand generated by the proposed use is expected to be no more than 10 spaces. When added to the 30 occupied spaces observed during the Saturday noon peak, the total parking demand would be approximately 40 spaces, leaving two (2) spaces available on-site.

While the projected Saturday noon demand would approach maximum capacity of the parking lot, the peak period is fairly short in duration, being a couple of hours. In addition, the parking study showed that adjacent street parking on the north side of W. Live Oak Avenue often had availability throughout the day. Although this cannot be used to accommodate the projected maximum parking demand, it does provide parking supply for the surrounding commercial uses if needed during peak times. Furthermore, the appointment-only nature of the proposed use allows the Applicant to directly manage customer arrivals and parking demand if needed during peak times.

The parking lot is expected to operate efficiently because the three tenants experience their highest levels of activity at different times. Paris Baguette opens at 6:30 a.m. and generally experiences greater activity earlier in the day. Nishimula will operate on an appointment-based use with relatively consistent activity and low customer turnover throughout the day since the appointments are between 75-90 minutes long. Kyuramen opens at 11:00 a.m. and experiences its highest demand during the evening dinner period, after Nishimula closes at 5:30 p.m. These complementary operating patterns reduce the likelihood that all three tenants will simultaneously generate their maximum parking demand.

Although the site does not meet the parking requirements of the Development Code, the demand parking study demonstrates that the existing supply can accommodate the observed demand during peak operating periods, including the Saturday peak period

associated within the highest parking utilization. Given the observed parking conditions, and the Applicant's ability to manage appointment scheduling, the proposed use is not anticipated to result in significant adverse impact to parking availability.

FINDINGS

Conditional Use Permit

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

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

Facts to Support This Finding: The proposed med spa with ancillary massage is consistent with the Mixed Use land use designation of the site which is intended to permit a range of complementary commercial uses that integrate well with residential activity without causing conflicts. The site is zoned Mixed Use (MU) and Arcadia Development Code Section 9102.05.020, Table 2-10, allows restricted personal services, such as the proposed use, in the MU Zone subject to the review and approval of a Conditional Use Permit.

The proposed med spa with massage service, which will be limited to the upper body, shall comply with the City's massage ordinance. Massage services are only allowed as an ancillary use within a Day Spa within the MU Zone. Nishimula will only provide ancillary massage as an add-on service and will not offer stand-alone massage or full body massage.

The operating characteristics and hours of operation of the med spa are compatible with the existing commercial uses in the vicinity and be consistent with the adjacent residential uses as the client numbers are limited and the business will not operate past 5:30 p.m. on any day. The on-site parking is expected to adequately accommodate both the existing and proposed uses.

Therefore, the proposed med spa with ancillary massage will not adversely affect the comprehensive General Plan, is in compliance with all applicable provisions of the Arcadia Development Code and the Arcadia Municipal Code, and is consistent with the following General Plan policies:

Land Use and Community Design Element

- Policy LU-6.7: Encourage a balanced distribution of commercial development throughout the City, ensuring that neighborhoods and districts have adequate access to local-serving commercial uses.
- Policy LU-6.5: Where mixed use is permitted, promote commercial uses that are complementary to adjacent residential uses.

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

Facts to Support This Finding: The proposed med spa will occupy an existing 2,700-square-foot commercial tenant space within a multi-tenant commercial property. The business will operate by appointment only and will have a maximum on-site occupancy of 10 persons, with up to four (4) customers at one time. All services will be provided indoors within private treatment rooms, with no outdoor activities, amplified noise, or other operations that would adversely affect neighboring properties.

The subject property is located within the Mixed Use (MU) Zone and is surrounded by commercial uses to the east and south and multi-family residential development to the north and live/work units to the west. The proposed med spa is consistent with the purpose of the Mixed-Use Zone and is compatible with the existing commercial uses within the development. The appointment-only nature of the business, in addition to the relatively low customer volume of four (4) at any one time, in addition to the staggered appointments, is expected to generate minimal noise, traffic, and other operational impacts. Furthermore, the parking study demonstrates that the existing shared parking lot can adequately accommodate the proposed use.

The ancillary massage services are limited to upper-body massage as proposed and will not be offered as a stand-alone service. Any expansion or modification of the approved massage services shall require review and approval of a new or amended Conditional Use Permit, as required by the Arcadia Development Code.

Therefore, the med spa, including the ancillary upper body massage services, will be compatible with the existing and future commercial and residential land uses in the vicinity and will not be detrimental to neighboring properties or the surrounding area.

3. The site is physically suitable in terms of:

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

Facts to Support This Finding: The site is physically suitable and adequately developed for the proposed med spa with ancillary massage services. The commercial unit has adequate space to accommodate the services proposed by the business. The proposed business includes interior tenant improvement and does not require any site modifications or exterior construction. There is adequate parking available for the proposed business within the parking lot as shown in the parking study undertaken on the site. Therefore, the site is physically suitable to support the proposed med spa with ancillary massage services.

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

Facts to Support This Finding: The property is located on the northwest corner of Las Tunas Drive and S. Santa Anita Avenue. Both streets are adequate in width and pavement type to carry the traffic generated by the proposed use and emergency vehicles. Therefore, the proposed business will not impact these rights-of-way.

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

Facts to Support This Finding: The Fire and Police Department have reviewed the application and determined that no additional improvements are needed to provide adequate protection services to the subject site.

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

Facts to Support This Finding: The change in use will not require any new plumbing fixtures or new improvements; therefore the utilities and infrastructure will continue to adequately service the site. All interior tenant improvements will require the necessary building permits.

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

Facts to Support This Finding: The proposed med spa with ancillary massage will occupy an existing commercial tenant space that is suitable for the proposed use and is located on a site with an existing shared parking lot. Although the site provides fewer parking spaces than would be required under current Development Code standards, the submitted parking study demonstrates that the existing parking supply is adequate to accommodate the parking demand associated with the

proposed business. Accordingly, the proposed use is not expected to create parking impacts or adversely affect access to neighboring businesses or properties. The proposed med spa is compatible with the existing mix of commercial businesses along the Las Tunas commercial corridor and is not anticipated to be detrimental to the public health, safety, or welfare. The business will operate entirely indoors by appointment only, will require only interior tenant improvements, and is expected to generate minimal noise, traffic, and other operational impacts. In addition, the ancillary massage services shall comply with all applicable City regulations, and massage businesses are subject to periodic City inspections to ensure continued compliance. Therefore, the proposed use will not constitute a nuisance or otherwise adversely affect the subject property or surrounding area.

Planning Commission Administrative Modification

An Administrative Modification is subject to Planning Commission review when a use results in a parking deficiency of seven (7) or more parking spaces. According to Arcadia Development Code Section 9107.05.050, an Administrative Modification may be approved if at least one of the following findings can be made:

- Secure an appropriate improvement of a lot;
- Prevent an unreasonable hardship; or
- Promote uniformity of development

The proposed parking modification will secure an appropriate improvement of the lot. Pursuant to the Development Code, the proposed 2,700-square-foot med spa requires 14 parking spaces, resulting in a total parking requirement of 61 spaces for the commercial center. The site provides 42 parking spaces and is therefore deficient by 19 spaces under the Development Code.

However, the Development Code parking requirement does not reflect the actual parking demand anticipated for the proposed use. The med spa will operate by appointment only, with a maximum on-site occupancy of 10 persons, including employees and clients. The staggered scheduling of appointments will result in a consistent and low-intensity parking demand throughout the day rather than concentrated periods of customer activity.

Although the site does not provide the number of parking spaces required under the current Development Code standards, the Applicant submitted a parking study demonstrating that the existing parking supply is adequate to accommodate the proposed use under typical operating conditions. The study indicates that parking demand remains below the available parking supply throughout all operating periods. While the parking lot approaches full occupancy during the Saturday lunchtime period, this condition is limited in duration and reflects the peak operating period of the existing restaurant use.

The operating characteristics of the existing tenants further support the efficient use of the shared parking supply. Paris Baguette experiences its highest customer activity during the morning hours, Nishimula Beauty Med Spa is expected to generate a consistent level of parking demand throughout the day, and Kyuramen experiences its highest demand during the evening dinner period, after the proposed med spa has closed. Because the peak demand periods for the tenants generally occur at different times, the shared parking supply can accommodate the combined uses more efficiently than would be reflected by applying the Development Code parking ratios alone.

Therefore, the proposed parking modification will allow for the efficient utilization of the existing commercial center, maintain adequate parking space availability for all tenants, and secure an appropriate improvement of the lot consistent with the intent of the Development Code.

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(a) of the CEQA Guidelines for the use of an existing facility (refer to Attachment No. 5).

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 July 16, 2026. It was also mailed to the property owners located within 300 feet of the subject property. As of July 23, 2026, no comments were received regarding this project.

RECOMMENDATION

It is recommended that the Planning Commission adopt Resolution No. 2194 approving Conditional Use Permit No. CUP 26-04 and Planning Commission Administrative Modification No. PC AM 26-03 for a med spa with ancillary facial, head, and shoulder massage, and a parking modification and find that the project is Categorical Exempt under the California Environmental Quality Act (CEQA), subject to the following conditions of approval:

1. The use approved by CUP 26-04 and PC AM 26-03 is limited to a med spa with ancillary facial, head, and shoulder massage, and shall be operated and maintained in a manner that is consistent with the proposal and plans submitted and approved for CUP 26-04 and PC AM 26-03. Any changes to the operation of the med spa shall be subject to review and approval by the Development Services Director, or designee. At his/her sole discretion, a requested change may be referred to the Planning Commission for consideration.

2. The approval authorizes a med spa with ancillary upper-body massage services only. Any expansion, modification, or intensification of the approved massage services, including but not limited to the provision of full-body massage or an increase in the scope of massage services, shall require review and approval of a new Conditional Use Permit.
3. The hours of operation shall be from 8:30 a.m. to 5:30 p.m., seven (7) days a week. The business shall schedule client appointments to ensure that all services are completed, and the business is closed by 5:30 p.m. Any changes to the hours of operation shall be subject to review and approval of an Amendment to the Conditional Use Permit.
4. A maximum of four (4) clients shall be scheduled to be on-site at any given time and a maximum of six (6) staff shall be on the site at any given time.
5. All massage services shall be ancillary to the other approved med spa services and shall not be offered as standalone or a la carte services. Full body massage services are not permitted with this Conditional Use Permit.
6. The business shall operate by appointment only. Walk-in customer activity shall not result in operational characteristics that differ from those evaluated as part of this Conditional Use Permit.
7. The approved parking modification is limited to the operation of the proposed med spa with ancillary massage services. Any change in use or intensification of operations that increases parking demand shall require additional review by the City and an Amendment to the Conditional Use Permit.
8. The City reserves the right to require a review of the Conditional Use Permit if complaints are received or if the operation is determined to create adverse impacts inconsistent with the findings of approval.
9. Noncompliance with the plans, provisions and conditions of approval for CUP 26-04 and PC AM 26-03 shall be grounds for immediate suspension or revocation of any approvals, which could result in termination of this use.
10. All City requirements regarding disabled access and facilities, occupancy limits, building safety, health code compliance, emergency equipment, environmental regulation compliance, and parking and site design shall be complied with by the property owner/Applicant to the satisfaction of the Building Official, City Engineer, Deputy Development Services Director, Fire Marshal, and Public Works Services Director, or their respective designees. The changes to the existing facility may be subject to building permits after having fully detailed plans submitted for plan check review and approval by the aforementioned City officials.

11. To the maximum extent permitted by law, Applicant must defend, indemnify, and hold the City, any departments, agencies, divisions, boards, and/or commissions of the City, and its elected officials, officers, contractors serving as City officials, agents, employees, and attorneys of the City ("Indemnitees") harmless from liability for damages and/or claims, actions, or proceedings for damages for personal injuries, including death, and claims for property damage, and with respect to all other actions and liabilities for damages caused or alleged to have been caused by reason of the Applicant's activities in connection with CUP 26-04 and PC AM 26-03 ("Project") on the Project site, and which may arise from the direct or indirect operations of the Applicant or those of the Applicant's contractors, agents, tenants, employees or any other persons acting on Applicant's behalf, which relate to the development and/or construction of the Project. This indemnity provision applies to all damages and claims, actions, or proceedings for damages, as described above, regardless of whether the City prepared, supplied, or approved the plans, specifications, or other documents for the Project.

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

12. Approval of CUP 26-04 and PC AM 26-03 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 proposal, the Commission should approve a motion to approve Conditional Use Permit Application No. CUP 26-04 and Planning Commission Administrative Modification No. PC AM 26-03, stating that the proposal satisfies the requisite findings, and adopting the attached Resolution No. 2194 that incorporates the requisite environmental, Conditional Use Permit, and 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 approve a motion to deny Conditional Use Permit No. CUP 26-04 and Planning Commission Administrative Modification No. PC AM 26-03, stating 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 July 28, 2026, hearing, please contact Planning Services Manager, Fiona Graham, at (626) 574-5442, or by email at fgraham@ArcadiaCA.gov.

Approved:



Lisa L. Flores
Development Services Director

- Attachment No. 1: Resolution No. 2194
- Attachment No. 2: Aerial Photo with Zoning Information and Photos of the Subject Property and Vicinity
- Attachment No. 3: Architectural Plans
- Attachment No. 4: Parking Study dated July 15, 2026
- Attachment No. 5: Preliminary Exemption

Attachment No. 1

Resolution No. 2194

RESOLUTION NO. 2194

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ARCADIA, CALIFORNIA, APPROVING A MED SPA WITH MASSAGE SERVICES AND A PARKING MODIFICATION TO ALLOW FOR 42 PARKING SPACES IN LIEU OF 61 REQUIRED SPACES AT 9 LAS TUNAS DRIVE

WHEREAS, on May 19, 2026, applications for Conditional Use Permit No. CUP 26-04 and Planning Commission Administrative Modification No. PC AM 26-03 were filed by Bob Bunyan, on behalf of Nishimula Beauty Med Spa, for a med spa with ancillary upper-body massage and a parking modification to allow for 42 spaces in lieu of the required 61 parking spaces at 9 Las Tunas Drive (collectively, "Project").

WHEREAS, on July 7, 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 as a Class 1 Categorical Exemption under Section 15301(a) of the CEQA Guidelines pertaining to the use of an existing facility; and

WHEREAS, on July 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, DOES HEREBY FIND, DETERMINE AND RESOLVE AS FOLLOWS:

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

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

Conditional Use Permit

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

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

FACT: The proposed med spa with ancillary massage is consistent with the Mixed Use land use designation of the site which is intended to permit a range of complementary commercial uses that integrate well with residential activity without causing conflicts. The site is zoned Mixed Use (MU) and Arcadia Development Code Section 9102.05.020, Table 2-10, allows restricted personal services, such as the proposed use, in the MU Zone subject to the review and approval of a Conditional Use Permit.

The proposed med spa with massage service, which will be limited to the upper body, shall comply with the City's massage ordinance. Massage services are only allowed as an

ancillary use within a Day Spa within the MU Zone. Nishimula will only provide ancillary massage as an add-on service and will not offer stand-alone massage or full body massage.

The operating characteristics and hours of operation of the med spa are compatible with the existing commercial uses in the vicinity and be consistent with the adjacent residential uses as the client numbers are limited and the business will not operate past 5:30 p.m. on any day. The on-site parking is expected to adequately accommodate both the existing and proposed uses.

Therefore, the proposed med spa with ancillary massage will not adversely affect the comprehensive General Plan, is in compliance with all applicable provisions of the Arcadia Development Code and the Arcadia Municipal Code, and is consistent with the following General Plan policies:

Land Use and Community Design Element

- Policy LU-6.7: Encourage a balanced distribution of commercial development throughout the City, ensuring that neighborhoods and districts have adequate access to local-serving commercial uses.

- Policy LU-6.5: Where mixed use is permitted, promote commercial uses that are complementary to adjacent residential uses.

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

FACT: The proposed med spa will occupy an existing 2,700-square-foot commercial tenant space within a multi-tenant commercial property. The business

will operate by appointment only and will have a maximum on-site occupancy of 10 persons, with up to four (4) customers at one time. All services will be provided indoors within private treatment rooms, with no outdoor activities, amplified noise, or other operations that would adversely affect neighboring properties.

The subject property is located within the Mixed Use (MU) Zone and is surrounded by commercial uses to the east and south and multi-family residential development to the north and live/work units to the west. The proposed med spa is consistent with the purpose of the Mixed-Use Zone and is compatible with the existing commercial uses within the development. The appointment-only nature of the business, in addition to the relatively low customer volume of four (4) at any one time, in addition to the staggered appointments, is expected to generate minimal noise, traffic, and other operational impacts. Furthermore, the parking study demonstrates that the existing shared parking lot can adequately accommodate the proposed use.

The ancillary massage services are limited to upper-body massage as proposed and will not be offered as a stand-alone service. Any expansion or modification of the approved massage services shall require review and approval of a new or amended Conditional Use Permit, as required by the Arcadia Development Code.

Therefore, the med spa, including the ancillary upper body massage services, will be compatible with the existing and future commercial and residential land uses in the vicinity and will not be detrimental to neighboring properties or the surrounding area.

3. The site is physically suitable in terms of:

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

FACT: The site is physically suitable and adequately developed for the proposed med spa with ancillary massage services. The commercial unit has adequate space to accommodate the services proposed by the business. The proposed business includes interior tenant improvement and does not require any site modifications or exterior construction. There is adequate parking available for the proposed business within the parking lot as shown in the parking study undertaken on the site. Therefore, the site is physically suitable to support the proposed med spa with ancillary massage services.

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

FACT: The property is located on the northwest corner of Las Tunas Drive and S. Santa Anita Avenue. Both streets are adequate in width and pavement type to carry

the traffic generated by the proposed use and emergency vehicles. Therefore, the proposed business will not impact these rights-of-way.

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

FACT: The Fire and Police Department have reviewed the application and determined that no additional improvements are needed to provide adequate protection services to the subject site.

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

FACT: The change in use will not require any new plumbing fixtures or new improvements; therefore the utilities and infrastructure will continue to adequately service the site. All interior tenant improvements will require the necessary building permits.

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

FACT: The proposed med spa with ancillary massage will occupy an existing commercial tenant space that is suitable for the proposed use and is located on a

site with an existing shared parking lot. Although the site provides fewer parking spaces than would be required under current Development Code standards, the submitted parking study demonstrates that the existing parking supply is adequate to accommodate the parking demand associated with the proposed business. Accordingly, the proposed use is not expected to create parking impacts or adversely affect access to neighboring businesses or properties. The proposed med spa is compatible with the existing mix of commercial businesses along the Las Tunas commercial corridor and is not anticipated to be detrimental to the public health, safety, or welfare. The business will operate entirely indoors by appointment only, will require only interior tenant improvements, and is expected to generate minimal noise, traffic, and other operational impacts. In addition, the ancillary massage services shall comply with all applicable City regulations, and massage businesses are subject to periodic City inspections to ensure continued compliance. Therefore, the proposed use will not constitute a nuisance or otherwise adversely affect the subject property or surrounding area.

Planning Commission Administrative Modification

An Administrative Modification is subject to Planning Commission review when a use results in a parking deficiency of seven (7) or more parking spaces. According to Arcadia Development Code Section 9107.05.050, an Administrative Modification may be approved if at least one of the following findings can be made:

- Secure an appropriate improvement of a lot;
- Prevent an unreasonable hardship; or
- Promote uniformity of development

The proposed parking modification will secure an appropriate improvement of the lot. Pursuant to the Development Code, the proposed 2,700-square-foot med spa requires 14 parking spaces, resulting in a total parking requirement of 61 spaces for the commercial center. The site provides 42 parking spaces and is therefore deficient by 19 spaces under the Development Code.

However, the Development Code parking requirement does not reflect the actual parking demand anticipated for the proposed use. The med spa will operate by appointment only, with a maximum on-site occupancy of 10 persons, including employees and clients. The staggered scheduling of appointments will result in a consistent and low-intensity parking demand throughout the day rather than concentrated periods of customer activity.

Although the site does not provide the number of parking spaces required under the current Development Code standards, the Applicant submitted a parking study demonstrating that the existing parking supply is adequate to accommodate the proposed use under typical operating conditions. The study indicates that parking demand remains below the available parking supply throughout all operating periods. While the parking lot approaches full occupancy during the

Saturday lunchtime period, this condition is limited in duration and reflects the peak operating period of the existing restaurant use.

The operating characteristics of the existing tenants further support the efficient use of the shared parking supply. Paris Baguette experiences its highest customer activity during the morning hours, Nishimula Beauty Med Spa is expected to generate a consistent level of parking demand throughout the day, and Kyuramen experiences its highest demand during the evening dinner period, after the proposed med spa has closed. Because the peak demand periods for the tenants generally occur at different times, the shared parking supply can accommodate the combined uses more efficiently than would be reflected by applying the Development Code parking ratios alone.

Therefore, the proposed parking modification will allow for the efficient utilization of the existing commercial center, maintain adequate parking space availability for all tenants, and secure an appropriate improvement of the lot consistent with the intent of the Development Code.

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

SECTION 4. For the foregoing reasons, the Planning Commission determines that the Project is categorically exempt from CEQA under CEQA Guidelines Section

15301(a) and approves Conditional Use Permit No. CUP 26-04 and Planning Commission Administrative Modification No. PC AM 26-03 for a med spa with accessory massage, and a parking modification at 9 Las Tunas Drive, subject to the conditions of approval attached hereto.

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

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

Chair, Planning Commission

ATTEST:

Lisa L. Flores
Secretary

APPROVED AS TO FORM:

Michael J. Maurer
City Attorney

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RESOLUTION NO. 2194

Conditions of Approval

1. The use approved by CUP 26-04 and PC AM 26-03 is limited to a med spa with ancillary facial, head, and shoulder massage, and shall be operated and maintained in a manner that is consistent with the proposal and plans submitted and approved for CUP 26-04 and PC AM 26-03. Any changes to the operation of the med spa shall be subject to review and approval by the Development Services Director, or designee. At his/her sole discretion, a requested change may be referred to the Planning Commission for consideration.
2. The approval authorizes a med spa with ancillary upper-body massage services only. Any expansion, modification, or intensification of the approved massage services, including but not limited to the provision of full-body massage or an increase in the scope of massage services, shall require review and approval of a new Conditional Use Permit.
3. The hours of operation shall be from 8:30 a.m. to 5:30 p.m., seven (7) days a week. The business shall schedule client appointments to ensure that all services are completed, and the business is closed by 5:30 p.m. Any changes to the hours of operation shall be subject to review and approval of an Amendment to the Conditional Use Permit.
4. A maximum of four (4) clients shall be scheduled to be on-site at any given time and a maximum of six (6) staff shall be on the site at any given time.
5. All massage services shall be ancillary to the other approved med spa services and shall not be offered as standalone or a la carte services. Full body massage services are not permitted with this Conditional Use Permit.
6. The business shall operate by appointment only. Walk-in customer activity shall not result in operational characteristics that differ from those evaluated as part of this Conditional Use Permit.
7. The approved parking modification is limited to the operation of the proposed med spa with ancillary massage services. Any change in use or intensification of operations that increases parking demand shall require additional review by the City and an Amendment to the Conditional Use Permit.

8. The City reserves the right to require a review of the Conditional Use Permit if complaints are received or if the operation is determined to create adverse impacts inconsistent with the findings of approval.
9. Noncompliance with the plans, provisions and conditions of approval for CUP 26-04 and PC AM 26-03 shall be grounds for immediate suspension or revocation of any approvals, which could result in termination of this use.
10. All City requirements regarding disabled access and facilities, occupancy limits, building safety, health code compliance, emergency equipment, environmental regulation compliance, and parking and site design shall be complied with by the property owner/Applicant to the satisfaction of the Building Official, City Engineer, Deputy Development Services Director, Fire Marshal, and Public Works Services Director, or their respective designees. The changes to the existing facility may be subject to building permits after having fully detailed plans submitted for plan check review and approval by the aforementioned City officials.
11. To the maximum extent permitted by law, Applicant must defend, indemnify, and hold the City, any departments, agencies, divisions, boards, and/or commissions of the City, and its elected officials, officers, contractors serving as City officials, agents, employees, and attorneys of the City ("Indemnitees") harmless from liability for damages and/or claims, actions, or proceedings for damages for personal injuries, including death, and claims for property damage, and with respect to all other actions and liabilities for damages caused or alleged to have been caused by reason of the Applicant's activities in connection with CUP 26-04 and PC AM 26-03 ("Project") on the Project site, and which may arise from the direct or indirect operations of the Applicant or those of the Applicant's contractors, agents, tenants, employees or any other persons acting on Applicant's behalf, which relate to the development and/or construction of the Project. This indemnity provision applies to all damages and claims, actions, or proceedings for damages, as described above, regardless of whether the City prepared, supplied, or approved the plans, specifications, or other documents for the Project.

In the event of any legal action challenging the validity, applicability, or interpretation of any provision of this approval, or any other supporting document relating to the Project, the City will notify the Applicant of the claim, action, or proceedings and will cooperate in the defense of the matter. The

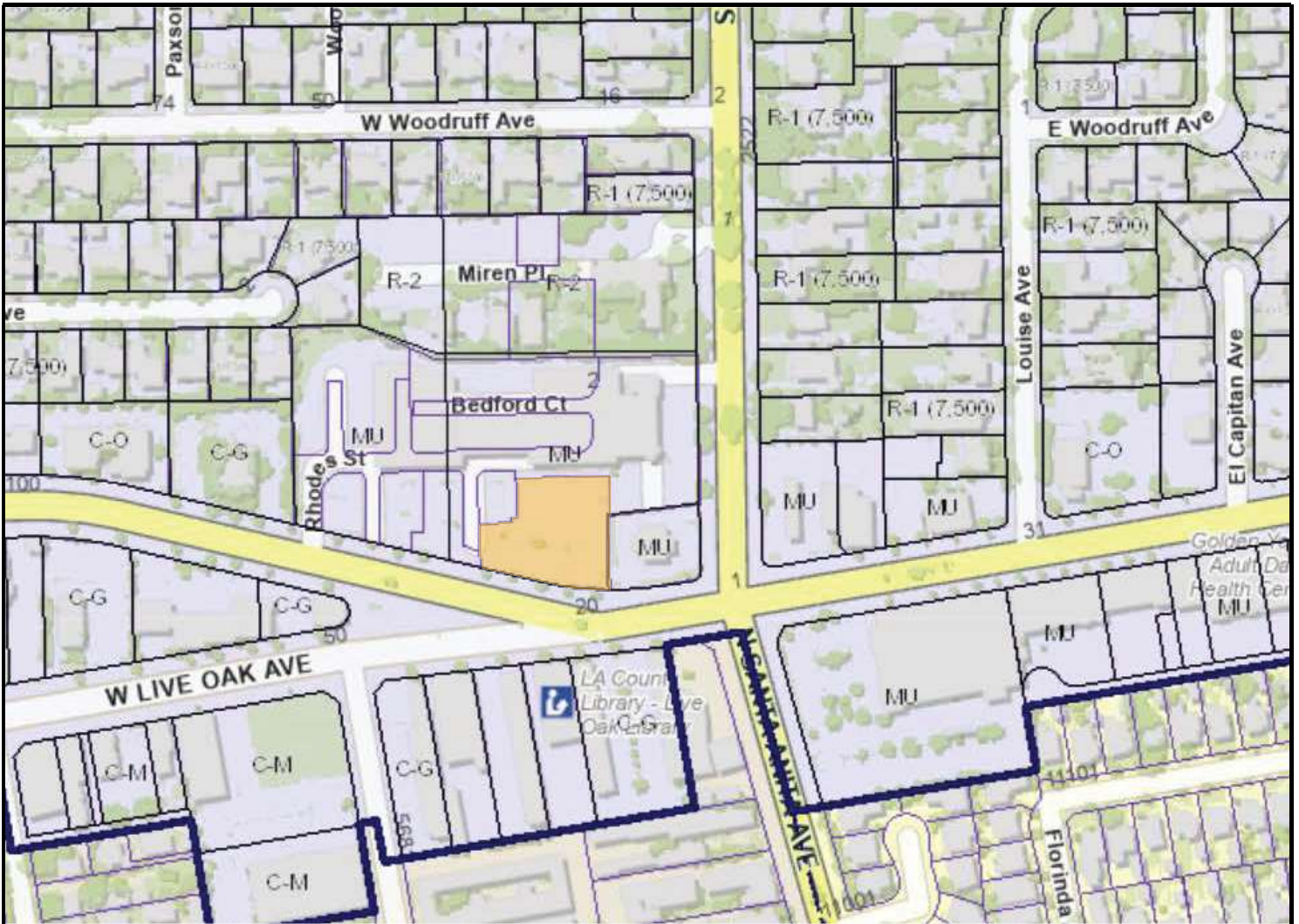
Applicant must indemnify, defend and hold harmless the Indemnitees, and each of them, with respect to all liability, costs and expenses incurred by, and/or awarded against, the City or any of the Indemnitees in relation to such action. Within 15 days' notice from the City of any such action, the Applicant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

12. Approval of CUP 26-04 and PC AM 26-03 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

Site Address: 7-9 Las Tunas Drive



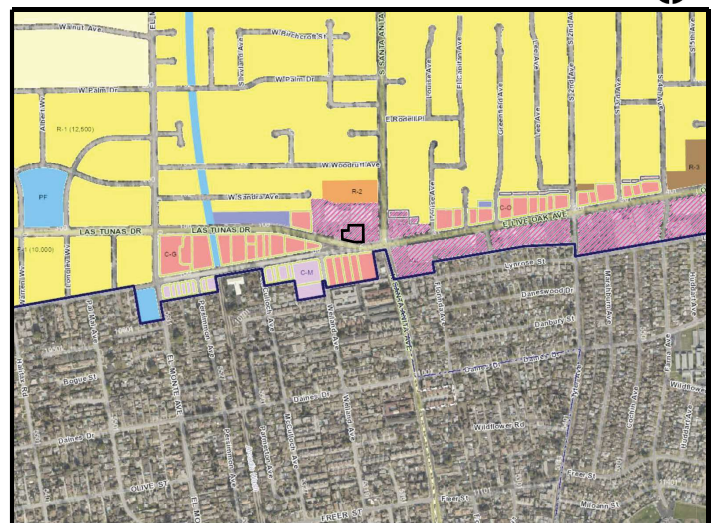
Property Characteristics

Zoning:	M-U
General Plan:	M-U
Lot Area (sq ft):	
Main Structure / Unit (sq. ft.):	8,343
Year Built:	2021
Number of Units:	

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 

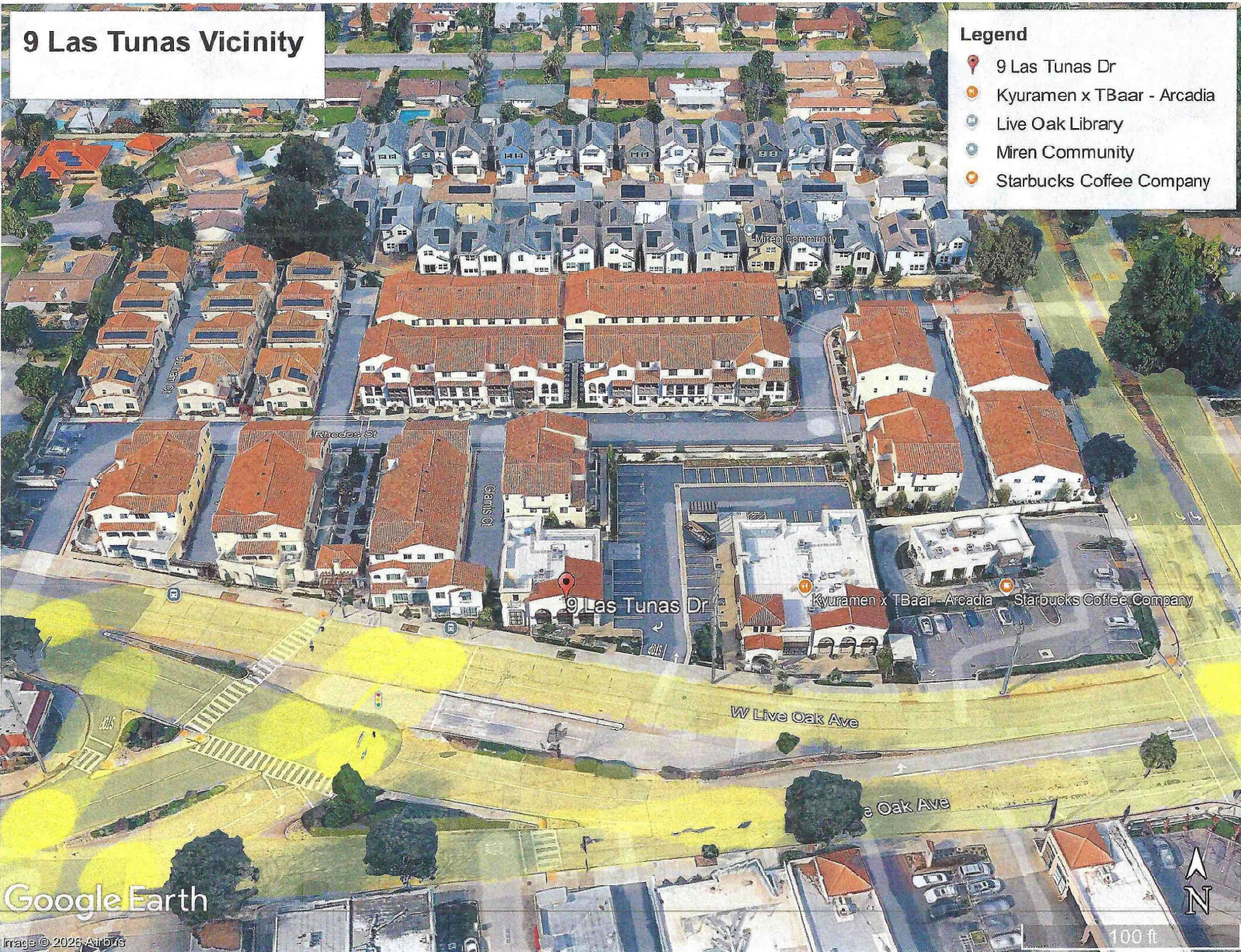


Parcel location within City of Arcadia 

9 Las Tunas Vicinity

Legend

- 9 Las Tunas Dr
- Kyuramen x TBaar - Arcadia
- Live Oak Library
- Miren Community
- Starbucks Coffee Company



9 Las Tunas Dr
Proposed Nishimula Salon

Legend
📍 9 Las Tunas Dr

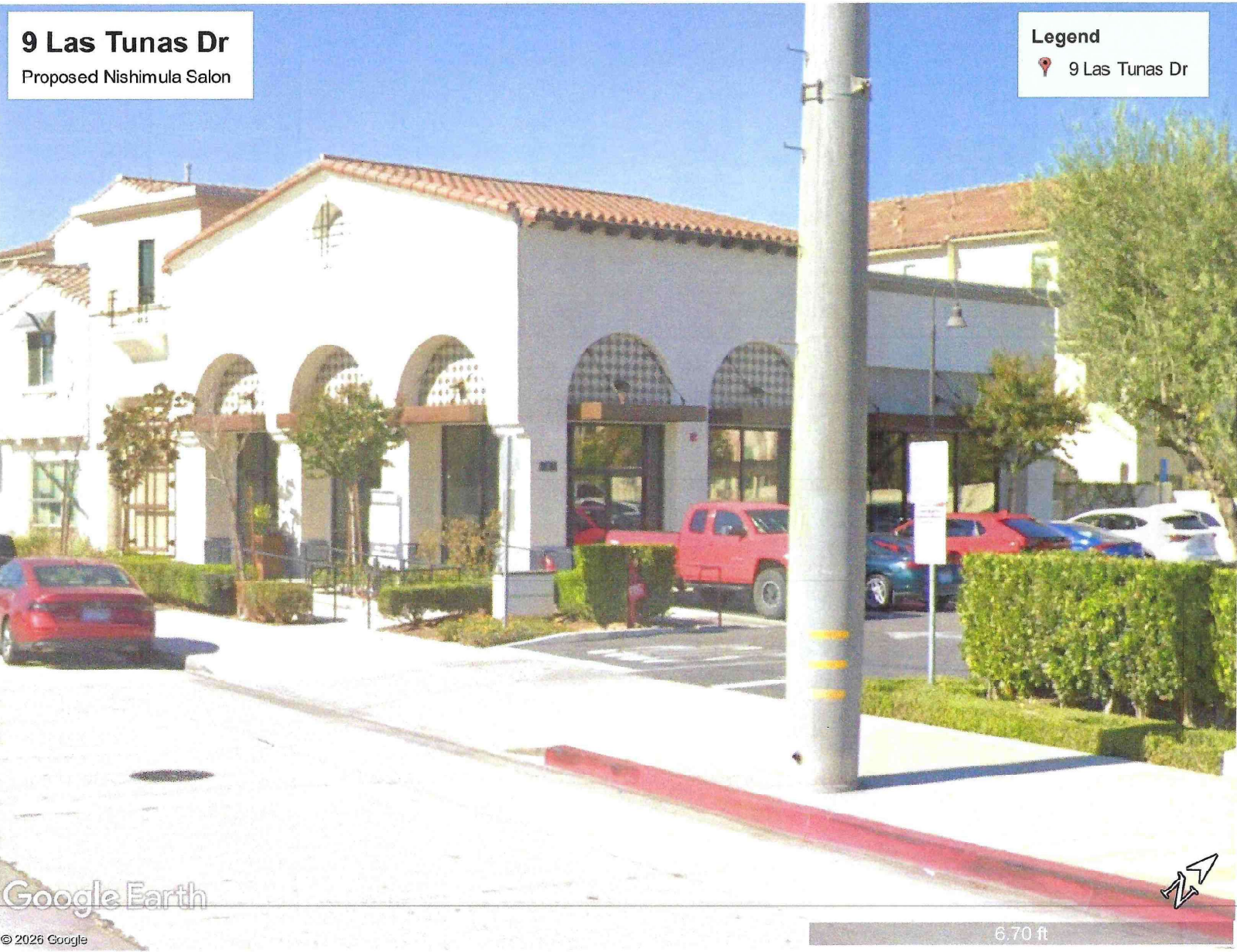


9 Las Tunas Dr

Proposed Nishimula Salon

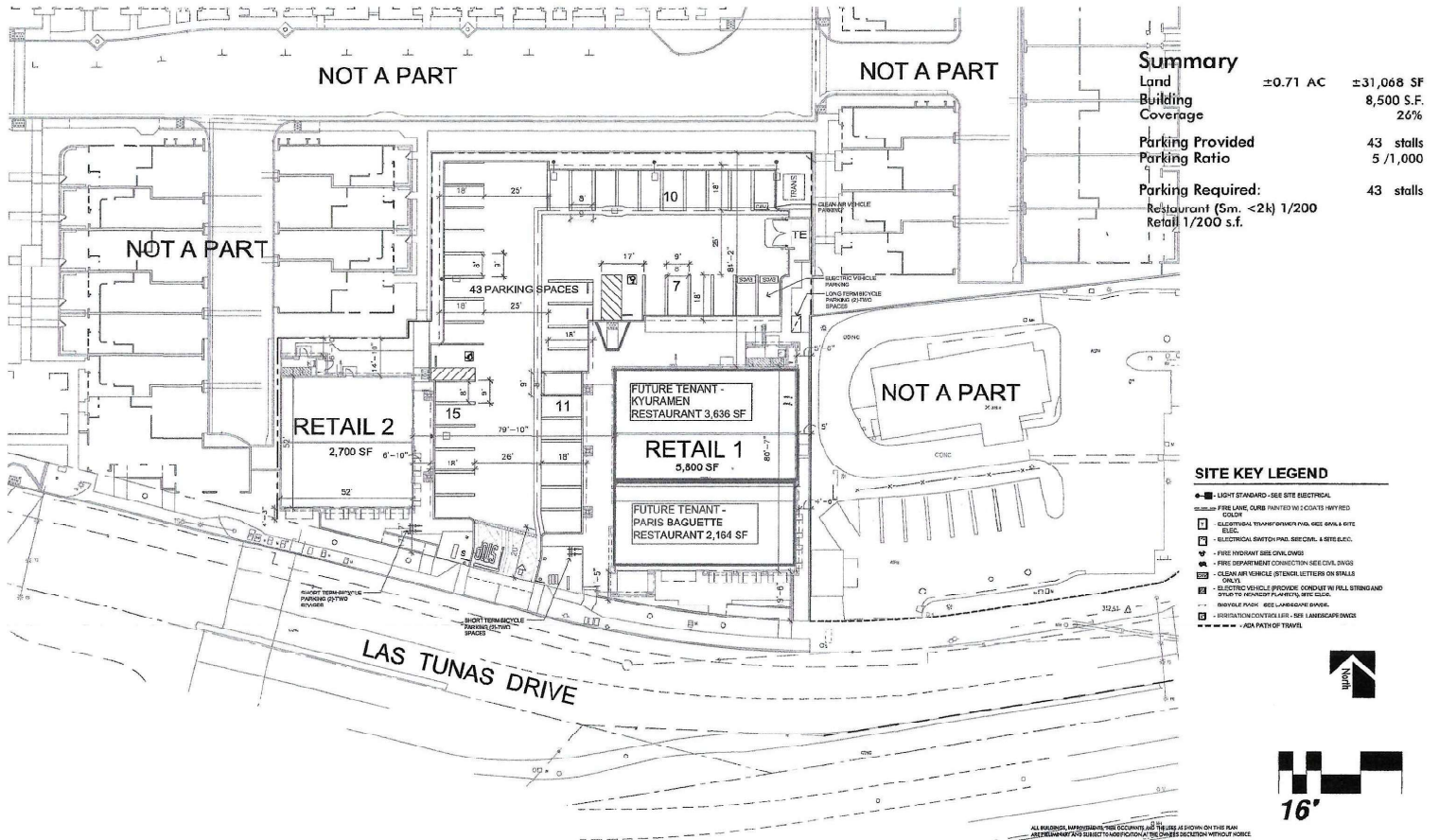
Legend

📍 9 Las Tunas Dr



Attachment No. 3

Architectural Plans

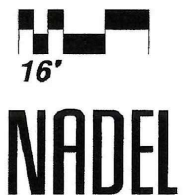


PRELIMINARY SITE PLAN - SP-2

Arcadia (Las Tunas & Santa Anita)
Arcadia, CA

SP-2

NADEL STUDIO ONE, INC.
1995 S. SUNNYVALE DR., SUITE 400
LOS ANGELES, CA 90025
T: 310.824.1100 F: 310.824.0182
WWW.NADELSTUDIO.COM





NISHIMULA BEAUTY SPA
 9 LAS TUNAS DR.
 ARCADIA CA. 91007



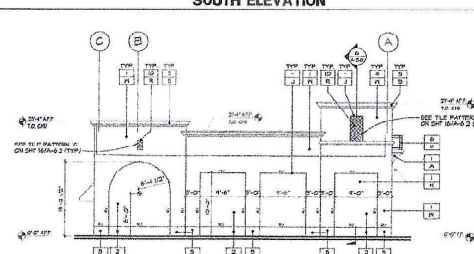
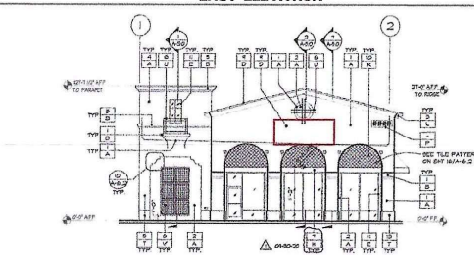
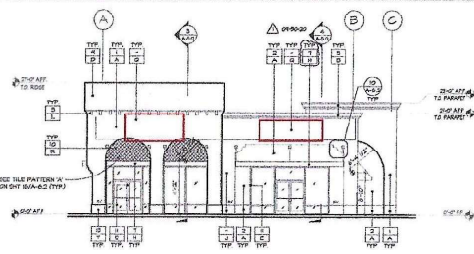
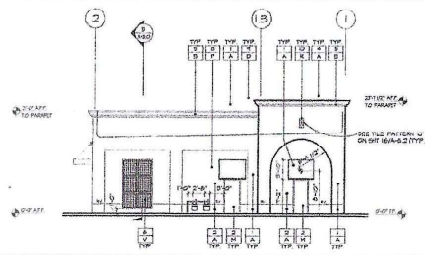
CONCEPT FLOORPLAN 1
 SCALE: 1/4" = 1'-0"



CONCEPT FLOOR PLAN

PROJECT # 2008
 DATE 05/05/08
 SCALE 1/4" = 1'-0"

A1.02

[illegible][illegible][illegible]

LEGEND

	COLOR/TYPE
	MATERIAL
RY	METAL REVEAL
GL	PLASTER CONTROL JOINT
EL	BLOCK EXPANSION JOINT

[illegible]

Attachment No. 4

Parking Study

JULY 15, 2026

Mr. Matt Kolb
VR Arcadia Shops, LLC
18301 Von Karmen Avenue, Suite 850
Irvine, CA 92612

**SUBJECT: 7-9 LAS TUNAS SHOPPING CENTER OBSERVED PARKING STUDY, CITY OF
ARCADIA**

Dear Mr. Kolb:

INTRODUCTION

RK Engineering Group, Inc. (RK) is pleased to submit this Parking Study for the shopping center located at 7-9 Las Tunas Drive in the City of Arcadia. The shopping center comprises approximately 8,500 square feet of commercial space and is served by 42 parking spaces, including 40 standard spaces and 2 ADA-compliant spaces.

The shopping center is a local, serving commercial center that provides neighborhood dining and service uses for the surrounding community and is within walking distance of nearby residential areas.

The site is currently occupied by two existing restaurant tenants: Paris Baguette (2,164 square feet) and Kyuramen (3,636 square feet), both of which are in operation. The remaining 2,700 square feet of building area in a freestanding structure is currently vacant. The proposed tenant is a luxury beauty spa, Nishimula Med Spa, operating by appointment only. The use is expected to operate from 8:30 a.m. to 5:30 p.m., Monday to Sunday.

This parking analysis evaluates existing on-site parking utilization under a full occupancy scenario that includes the proposed tenant, Nishimula Med Spa. The objective is to determine whether the current parking supply can accommodate the anticipated demand associated with the proposed use. To support this evaluation, RK conducted on-site parking counts during representative weekday and weekend conditions to establish baseline parking demand.

A field review of the study area was completed by an RK representative (Rogier Goedecke, President) on Thursday, July 24, 2025.

Appendix A includes photographs of the project site and study area.

Exhibit A includes a Location Map.

PROJECT DESCRIPTION (LAS TUNAS SHOPPING CENTER)

The project site is located at 7-9 Las Tunas Drive in Arcadia, California, near the intersection of Las Tunas Drive and W Live Oak Avenue.

The site consists of approximately 8,500 square feet of commercial building area. It is supported by a surface parking lot with a total of 42 parking spaces, including two ADA-compliant spaces, two 10-minute spaces, and one designated Clean Air Vanpool parking space. The parking lot is accessible directly from W Live Oak Avenue.

In addition, on-street public parking is available along W Live Oak Avenue adjacent to the site. While these spaces may be used by visitors to the shopping center, they are not included in the parking supply when determining the project's parking requirements.

All on-site parking spaces are available to all tenants within the shopping center. The parking supply operates as a shared parking facility, allowing spaces to be utilized by customers and employees of each tenant based on varying demand throughout the day. This shared parking condition is typical of multi-tenant commercial centers and enables more efficient use of the overall parking supply, given differences in peak operating hours and customer activity among tenants.

Signage is posted at the driveway entrance stating that parking is for tenants only. These signs reinforce that on-site parking is restricted to authorized users, discouraging public or unauthorized use of the lot.

Exhibit B includes the proposed project's site plan.

PROPOSED TENANT DESCRIPTION (NISHIMULA MED SPA)

The proposed tenant, Nishimula, consists of approximately 2,700 square feet and is a personal-service beauty spa offering appointment-based aesthetic and skincare treatments. Services are delivered in scheduled one-on-one sessions by trained staff, and the business operates by appointment only rather than on a walk-in basis. Standard operating hours are 8:30 a.m. to 5:30 p.m. Monday through Sunday.

Staffing levels are driven by confirmed appointments rather than walk-in traffic. Individual services typically last approximately 75 to 90 minutes, depending on treatment type. Each esthetician generally performs one service approximately every 1.5 hours. Not all staff members or treatment rooms are used simultaneously throughout the day, and customer arrivals are staggered to align with scheduled appointment times.

Based on operational information provided by the tenant, the use is expected to have up to four licensed estheticians, one front desk team member, and one licensed nurse on-site on a typical day. A maximum of four customers would be present at any given time. Accordingly, the estimated maximum on-site occupancy would be 10 people.

Peak activity is anticipated during the late morning to early afternoon and again during the late afternoon. Off-peak conditions typically occur near opening and toward the end of the business day. This use operates under a low-density, appointment-driven model focused on individualized, longer-duration services rather than high-volume or high-turnover activity.

CITY OF ARCADIA PARKING REQUIREMENTS

The City of Arcadia Municipal Code Section 9103.07.060 Off-Street Parking for Non-Residential Uses, Tables 3-5 to 3-9, establishes parking requirements based on land-use classification and gross floor area. The applicable parking requirements for the existing and proposed tenants are summarized below.

- **Paris Baguette**, 2,164 square feet, is subject to the "restaurant small" requirement of one space per 200 square feet, requiring 11 spaces.
- **Kyuramen**, 3,636 square feet, is subject to the "restaurant large" requirement of one space per 100 square feet, requiring 36 spaces.
- The proposed tenant, **Nishimula Med Spa**, 2,700 square feet, is classified as "personal services" and requires one space per 200 square feet under the City's code, resulting in 14 required spaces. However, based on the operational characteristics of this specific use with a maximum of 4 customers and staff totaling approximately 10 people on-site at any given time, the actual parking demand for the project is 10 spaces.

Based on this approach, the combined parking requirement is 57 spaces. The site provides 42 parking spaces, resulting in a parking deficiency of 15 spaces relative to the City's parking code requirement, as shown in **Table 1**.

It is important to note that the City's parking code evaluates each land use independently, assuming peak demand for all uses occurs simultaneously. In practice, shared parking dynamics and variations in tenant operating hours typically reduce overall peak demand. These practical considerations will be evaluated through observed parking utilization, as presented in the following sections.

OPERATIONAL CHARACTERISTICS AND PARKING DEMAND

Based on operational information provided by the tenant, the spa is expected to have up to four customers on-site at any given time, resulting in an estimated maximum occupancy of approximately 10 people, including staff. This maximum occupancy will be maintained through the conditional requirement that onsite customers be always limited to no more than four.

Compared to the City's parking requirement of 14 spaces for the proposed use, the operational characteristics of this site result in a parking demand below the Code requirement. Accordingly, no operational changes or scheduling adjustments are necessary to ensure an adequate supply of parking.

PARKING ANALYSIS AND METHODOLOGY

To evaluate existing parking conditions at the 7-9 Las Tunas Drive shopping center, RK conducted an observational parking study to capture real-world operating conditions. The purpose of this analysis is to determine whether the existing on-site parking supply is sufficient to accommodate the two operating restaurant tenants and to inform land use and tenaning options for the remaining vacant space.

Parking utilization surveys were conducted over four days, from Wednesday, February 25, to Saturday, February 28, 2026, encompassing both midweek and weekend activities. Counts were recorded at hourly intervals from 8:00 a.m. to 7:00 p.m., a time window selected to fully encompass the operational hours of both existing tenants and to capture peak-demand periods. The study area encompassed all 42 on-site parking spaces in the surface parking lot.

In addition to on-site conditions, RK collected data on on-street parking along the project frontage on the north side of W Live Oak Avenue. This area was treated as a separate observation zone, and data were collected to document general parking demand and activity levels in the immediate vicinity. It is essential to note that this on-street parking data is not used to fulfill or supplement the project's parking requirement, but rather to provide a more comprehensive picture of overall parking utilization in the area.

The methodology used in this study follows standard transportation engineering practices and is consistent with the City of Arcadia's municipal parking regulations. The analysis provides a site-specific, data-driven understanding of existing parking conditions, supporting future decisions on the allowable intensity or land-use type for the 2,700-square-foot vacant tenant space.

Appendix B includes the City of Arcadia Municipal Parking Code 9103.07.060 – Off-Street Parking for Non-Residential Uses Tables 3-5 to 3-9.

TABLES 2-5: OBSERVED PARKING SURVEY

To evaluate existing parking conditions at the Las Tunas Drive shopping center, RK conducted on-site parking counts to document observed parking utilization and establish baseline parking demand generated by the two operating restaurant tenants. The primary objective of the study was to assess how the shared parking supply functions under current operating conditions during representative weekday and weekend periods.

The observed parking data provides an empirical basis for evaluating whether the existing on-site parking supply is adequate to accommodate current demand and for informing the remaining parking capacity potentially available to support occupancy of the 2,700-square-foot vacant tenant space.

Observed parking counts were conducted on four representative days to capture both weekday and weekend conditions:

- **Table 2:** Wednesday, February 25, 2026, | 8:00 a.m. – 7:00 p.m. at 1-Hour Intervals
- **Table 3:** Thursday, February 26, 2026, | 8:00 a.m. – 7:00 p.m. at 1-Hour Intervals
- **Table 4:** Friday, February 27, 2026, | 8:00 a.m. – 7:00 p.m. at 1-Hour Intervals
- **Table 5:** Saturday, February 28, 2026, | 8:00 a.m. – 7:00 p.m. at 1-Hour Intervals

These dates were selected to provide a comprehensive overview of daily parking activity, including midweek lunch and dinner periods and evening peak hours. All surveys were conducted under typical operating conditions, with no observed disruptions, such as weather, construction, lane closures, or special events, that could affect parking availability.

Parking counts were collected across two zones:

1. **On-site Parking Lot:** Includes all 42 parking spaces (40 standard + 2 ADA-compliant spaces).
2. **On-Street Frontage Zone:** Includes public parking spaces along the north side of W Live Oak Avenue (for reference only, not counted toward parking supply requirements).

Exhibit C includes the Parking Survey Study Area, and **Appendix C** contains the raw parking data.

SUMMARY OF OBSERVED PARKING UTILIZATION

The observed parking counts conducted on Wednesday, February 25, Thursday, February 26, Friday, February 27, and Saturday, February 28, 2026, provide a snapshot of actual parking conditions in and around the 7–9 Las Tunas Drive Shopping Center throughout the day. Surveys captured usage during morning, lunch, afternoon, and evening hours to evaluate when peak parking demand occurred and whether the existing parking supply can accommodate current tenant activity.

Based on the data collected, peak parking demand and availability for each study day are summarized below. The analysis includes all on-site parking spaces, with the on-street frontage zone along W Live Oak Avenue included for reference purposes only.

The results of the observations are included in the tables below:

Table 2: Wednesday, February 25, 2026, Observations

- Total available on-site parking supply: 42
- Peak demand hour: 2:00 p.m.
- Total observed parking demand plus proposed project: 27
- Spaces remaining at peak demand: 15
- Percent occupied: 64%

Table 3: Thursday, February 26, 2026, Observations

- Total available on-site parking supply: 42
- Peak demand hour: 1:00 p.m.
- Total observed parking demand plus proposed project: 32
- Spaces remaining at peak demand: 10
- Percent occupied: 76%

Table 4: Friday, February 27, 2026, Observations

During the Project's Operating Hours:

- Total available on-site parking supply: 42
- Peak demand hour: 6:00 p.m.
- Total observed parking demand plus proposed project: 30
- Spaces remaining at peak demand: 12
- Percent occupied: 71%

Outside the Project's Operating Hours:

- Total available on-site parking supply: 42
- Peak demand hour: 7:00 p.m.
- Total observed parking demand plus proposed project: 32
- Spaces remaining at peak demand: 10
- Percent occupied: 76%

Table 5: Saturday, February 28, 2026, Observations

During the Project's Operating Hours:

- Total available on-site parking supply: 42
- Peak demand hour: 12:00 p.m.
- Total observed parking demand plus proposed project: 40
- Spaces remaining at peak demand: 2
- Percent occupied: 95%

Outside the Project's Operating Hours:

- Total available on-site parking supply: 42
- Peak demand hour: 7:00 p.m.

- Total observed parking demand plus proposed project: 42
- Spaces remaining at peak demand: 0
- Percent occupied: 100%

As shown in **Tables 4** and **5**, the maximum projected parking demand for Friday and Saturday occurs outside of Nishimula Med Spa's proposed operating hours. Therefore, parking demand during the proposed store's operating hours is presented separately from the overall peak parking demand to demonstrate parking availability during those hours.

It should also be noted that on-street parking along the project frontage on the north side of W Live Oak Avenue was observed to be available during the Saturday peak period. While these spaces are not included in the compliance assessment for the City's on-site parking requirements, they provide supplemental parking opportunities for shopping center visitors.

Table 6 summarizes the observed parking conditions at the 7-9 Las Tunas Drive Shopping Center. The observed parking data indicate that adequate on-site parking is available during weekday and weekend conditions during the proposed project's operating hours.

Over the four survey days—Wednesday, February 25; Thursday, February 26; Friday, February 27; and Saturday, February 28—peak parking demand across the site ranged from 27 to 40 occupied spaces out of a total on-site supply of 42 spaces. This corresponds to parking utilization levels ranging from approximately 64 percent to 95 percent, with between 2 and 15 spaces available during peak periods.

Zone 2, which includes the on-street project frontage along the north side of W Live Oak Avenue, contains eight public parking spaces and was evaluated separately. Observed peak demand in this zone ranged from 6 to 8 occupied spaces, corresponding to utilization levels of approximately 75 percent to 100 percent. As a result, between zero and two on-street spaces remained available during peak conditions. It should also be noted that one vehicle was observed parked illegally along the project frontage on Wednesday between approximately 8:00 a.m. and 10:00 a.m.

Overall, the observed data indicate that the on-street parking supply along West Live Oak Avenue is functioning efficiently and that parking conditions in the surrounding area are generally adequate to support the shopping center's continued operation under typical conditions.

OPERATIONAL PARKING MANAGEMENT STRATEGY

As identified in the parking analysis, the shopping center accommodates projected parking demand under a full-tenant-occupancy scenario. Based on the operational characteristics of the proposed use, the following operational parameters ensure adequate parking availability:

1. **Limit Customer Occupancy:** The conditional requirement to limit on-site customers to a maximum of 4 at any given time ensures that parking demand remains within the available on-site supply throughout all hours of operation.
2. **Staggered Appointment Scheduling:** Individual treatments typically last approximately 75 to 90 minutes. The staggered nature of appointment scheduling, which naturally occurs in spa operations, distributes customer arrivals and departures throughout the day. Consequently, the proposed use will operate in full compliance with available parking without requiring additional operational adjustments or monitoring.

CONCLUSIONS

This parking study evaluated existing and projected parking conditions for the shopping center at 7 to 9 Las Tunas Drive in the City of Arcadia under a full-tenant-occupancy scenario, including the proposed Nishimula Med Spa. The analysis incorporated observed on-site parking counts conducted during representative weekday and weekend conditions to document actual parking utilization generated by the existing restaurant tenants.

The observed parking data indicate that the existing parking supply generally accommodates parking demand generated by the current tenants. When the proposed spa use is incorporated into the analysis with an operational limit of 4 customers on-site at any given time, the center continues to function adequately throughout the week. The operational characteristics of the proposed tenant result in a maximum parking demand of 10 spaces, which is below the City's code requirement and well within the capacity of the existing parking supply.

Based on the observed parking data, the operational characteristics of the proposed tenant, and the center's shared parking environment, the existing on-site parking supply is adequate to accommodate the proposed Nishimula Med Spa without adversely affecting parking availability for other tenants.

Accordingly, the findings of this parking analysis demonstrate that the existing parking supply can adequately accommodate the proposed Nishimula Med Spa within the shopping center's shared parking environment.

RK appreciates the opportunity to assist with this analysis. If you have any questions about this study, please contact us at (949) 474-0809.

Sincerely,

RK ENGINEERING GROUP, INC.



Rogier Goedecke
President



Claire Stokes
Planner I

Attachments



Tables

Table 1
7-9 Las Tunas, City of Arcadia
Parking Spaces Required

Suite	Tenant	Land Use	Hours of Operation	Floor Area Square Feet	Percent of Gross Floor Area	City Parking Requirement ¹	Parking Spaces Required
1A	Paris Baguette	Restaurant	Daily 6:30 a.m. - 9 p.m.	2,164	25%	1 Space per 200 Square Feet	11
1B- 1C	Kyuramen	Restaurant	Sunday - Thursday 11 a.m. - 10 p.m. Friday - Saturday 11 a.m. - 10:30 p.m.	3,636	43%	1 Space per 100 Square Feet	36
2	Nishimula Med Spa (Proposed Project)	Personal Services	Monday - Sunday 8:30 a.m. - 5:30 p.m.	2,700	32%	1 Space per 200 Square Feet ²	10
			Total	8,500	100%	Total Required Parking	57
						Parking Spaces Provided ³	42
						Parking Spaces Deficient per Code	-15
						Percent Deficient per Code	-27%

¹ The parking requirements are consistent with the City of Arcadia Municipal Parking Code 9103.07.060 - Off-Street Parking Tables 3-5 to 3-8.

² The City of Arcadia Parking Code requires 14 parking spaces for personal services uses. However, based on the operational characteristics of this specific use with a maximum of 4 customers and staff totaling 10 people on-site at any given time, the actual parking demand is 10 spaces.

³ The site provides 42 parking spaces including 2 ADA compliant parking spaces.

Table 2
7-9 Las Tunas, City of Arcadia
Observed Parking Survey with Full Tenant Occupancy Scenario¹
Wednesday, February 25, 2026¹

Hour	Time	On-Site Parking ²					Proposed Project Required Parking Nishimula Spa 2,700 SF ³	Total Observed Plus Required Parking	Number of Parking Spaces Available	Percent Occupied
		Surface Parking Lot	ADA 	10 Minute Reserved	Clean Air Vanpool EV	Total Observed Parking Demand				
		Parking Spaces	37	2	2	1	42			
1	8:00 AM	2	0	2	0	4	10	14	28	33%
2	9:00 AM	1	0	2	0	3	10	13	29	31%
3	10:00 AM	6	1	2	0	9	10	19	23	45%
4	11:00 AM	9	0	1	1	11	10	21	21	50%
5	12:00 PM	12	1	1	1	15	10	25	17	60%
6	1:00 PM	10	1	1	1	13	10	23	19	55%
7	2:00 PM	14	0	2	1	17	10	27	15	64%
8	3:00 PM	9	0	1	1	11	10	21	21	50%
9	4:00 PM	8	0	2	1	11	10	21	21	50%
10	5:00 PM	8	1	2	1	12	10	22	20	52%
11	6:00 PM	11	0	2	1	14	10	24	18	57%
12	7:00 PM	16	0	2	1	19		19	23	45%
Maximum Projected Parking Demand									27	
Number of Parking Spaces Provided									42	
Number of Parking Spaces Available at Peak Parking Demand Time									15	
Percent of Parking Spaces Available at Peak Parking Demand Time									36%	

On-Street Project Frontage North Side of W Live Oak Ave		
Regular	Illegal	Percent Occupied
8	--	
4	0	50%
4	0	50%
4	0	50%
6	0	75%
3	0	38%
3	0	38%
4	0	50%
4	0	50%
3	0	38%
4	0	50%
3	0	38%
3	0	38%

¹ Hourly parking demand was surveyed by Counts Unlimited Inc, during typical operating hours and weather conditions.

² The site provides a total of 42 on-site parking spaces, including 2 ADA compliant parking spaces.

³ The City of Arcadia Parking Code requires 14 parking spaces for personal services uses. However, based on the operational characteristics of this specific use with a maximum of 4 customers and staff totaling 10 people on-site at any given time, the actual parking demand is 10 spaces.

Table 3
7-9 Las Tunas, City of Arcadia
Observed Parking Survey with Full Tenant Occupancy Scenario¹
Thursday, February 26, 2026¹

Hour	Time	On-Site Parking ²					Proposed Project Required Parking Nishimula Spa 2,700 SF ³	Total Observed Plus Required Parking	Number of Parking Spaces Available	Percent Occupied
		Surface Parking Lot	ADA 	10 Minute Reserved	Clean Air Vanpool EV	Total Observed Parking Demand				
		Parking Spaces	37	2	2	1	42			
1	8:00 AM	2	0	1	1	4	10	14	28	33%
2	9:00 AM	13	0	1	1	15	10	25	17	60%
3	10:00 AM	11	0	0	0	11	10	21	21	50%
4	11:00 AM	15	1	1	0	17	10	27	15	64%
5	12:00 PM	13	1	2	1	17	10	27	15	64%
6	1:00 PM	18	1	2	1	22	10	32	10	76%
7	2:00 PM	10	0	1	1	12	10	22	20	52%
8	3:00 PM	12	1	2	1	16	10	26	16	62%
9	4:00 PM	18	1	0	1	20	10	30	12	71%
10	5:00 PM	14	1	2	1	18	10	28	14	67%
11	6:00 PM	17	1	1	1	20	10	30	12	71%
12	7:00 PM	24	1	2	1	28		28	14	67%
Maximum Projected Parking Demand									32	
Number of Parking Spaces Provided									42	
Number of Parking Spaces Available at Peak Parking Demand Time									10	
Percent of Parking Spaces Available at Peak Parking Demand Time									24%	

On-Street Project Frontage North Side of W Live Oak Ave		
Regular	Illegal	Percent Occupied
8	--	
6	1	88%
6	1	88%
6	0	75%
8	0	100%
3	0	38%
3	0	38%
4	0	50%
3	0	38%
3	0	38%
5	0	63%
6	0	75%
6	0	75%

¹ Hourly parking demand was surveyed by Counts Unlimited Inc, during typical operating hours and weather conditions.

² The site provides a total of 42 on-site parking spaces, including 2 ADA compliant parking spaces.

³ The City of Arcadia Parking Code requires 14 parking spaces for personal services uses. However, based on the operational characteristics of this specific use with a maximum of 4 customers and staff totaling 10 people on-site at any given time, the actual parking demand is 10 spaces.

Table 4
7-9 Las Tunas, City of Arcadia
Observed Parking Survey with Full Tenant Occupancy Scenario¹
Friday, February 27, 2026¹

Hour	Time	On-Site Parking ²					Proposed Project Required Parking Nishimula Spa 2,700 SF ³	Total Observed Plus Required Parking	Number of Parking Spaces Available	Percent Occupied
		Surface Parking Lot	ADA 	10 Minute Reserved	Clean Air Vanpool EV	Total Observed Parking Demand				
	Parking Spaces	37	2	2	1	42			42	
1	8:00 AM	1	0	2	1	4	10	14	28	33%
2	9:00 AM	8	0	1	0	9	10	19	23	45%
3	10:00 AM	6	0	1	1	8	10	18	24	43%
4	11:00 AM	6	0	1	1	8	10	18	24	43%
5	12:00 PM	10	0	1	1	12	10	22	20	52%
6	1:00 PM	11	1	1	1	14	10	24	18	57%
7	2:00 PM	12	1	1	0	14	10	24	18	57%
8	3:00 PM	7	0	0	0	7	10	17	25	40%
9	4:00 PM	9	1	1	1	12	10	22	20	52%
10	5:00 PM	12	1	2	1	16	10	26	16	62%
11	6:00 PM	17	1	1	1	20	10	30	12	71%
12	7:00 PM	28	1	2	1	32		32	10	76%
Maximum Projected Parking Demand									32	
Number of Parking Spaces Provided									42	
Number of Parking Spaces Available at Peak Parking Demand Time									10	
Percent of Parking Spaces Available at Peak Parking Demand Time									24%	

On-Street Project Frontage North Side of W Live Oak Ave		
Regular	Illegal	Percent Occupied
8	--	
6	0	75%
7	0	88%
7	0	88%
6	0	75%
4	0	50%
5	0	63%
6	0	75%
6	0	75%
6	0	75%
8	0	100%
6	0	75%
5	0	63%

¹ Hourly parking demand was surveyed by Counts Unlimited Inc, during typical operating hours and weather conditions.

² The site provides a total of 42 on-site parking spaces, including 2 ADA compliant parking spaces.

³ The City of Arcadia Parking Code requires 14 parking spaces for personal services uses. However, based on the operational characteristics of this specific use with a maximum of 4 customers and staff totaling 10 people on-site at any given time, the actual parking demand is 10 spaces.

Table 5
7-9 Las Tunas, City of Arcadia
Observed Parking Survey with Full Tenant Occupancy Scenario¹
Saturday, February 28, 2026¹

Hour	Time	On-Site Parking ²					Proposed Project Required Parking Nishimula Spa 2,700 SF ³	Total Observed Plus Required Parking	Number of Parking Spaces Available	Percent Occupied
		Surface Parking Lot	ADA 	10 Minute Reserved	Clean Air Vanpool EV	Total Observed Parking Demand				
		Parking Spaces	37	2	2	1	42			
1	8:00 AM	1	0	1	0	2	10	12	30	29%
2	9:00 AM	8	0	1	0	9	10	19	23	45%
3	10:00 AM	9	0	2	0	11	10	21	21	50%
4	11:00 AM	13	0	1	1	15	10	25	17	60%
5	12:00 PM	26	1	2	1	30	10	40	2	95%
6	1:00 PM	24	1	2	1	28	10	38	4	90%
7	2:00 PM	21	1	1	1	24	10	34	8	81%
8	3:00 PM	24	1	0	1	26	10	36	6	86%
9	4:00 PM	14	1	2	1	18	10	28	14	67%
10	5:00 PM	15	1	1	1	18	10	28	14	67%
11	6:00 PM	15	1	1	1	18	10	28	14	67%
12	7:00 PM	37	2	2	1	42		42	0	100%
Maximum Projected Parking Demand									42	
Number of Parking Spaces Provided									42	
Number of Parking Spaces Available at Peak Parking Demand Time									0	
Percent of Parking Spaces Available at Peak Parking Demand Time									0%	

On-Street Project Frontage North Side of W Live Oak Ave		
Regular	Illegal	Percent Occupied
8	--	
7	0	88%
7	0	88%
6	0	75%
7	0	88%
7	0	88%
7	0	88%
7	0	88%
7	0	88%
6	0	75%
6	0	75%
6	0	75%

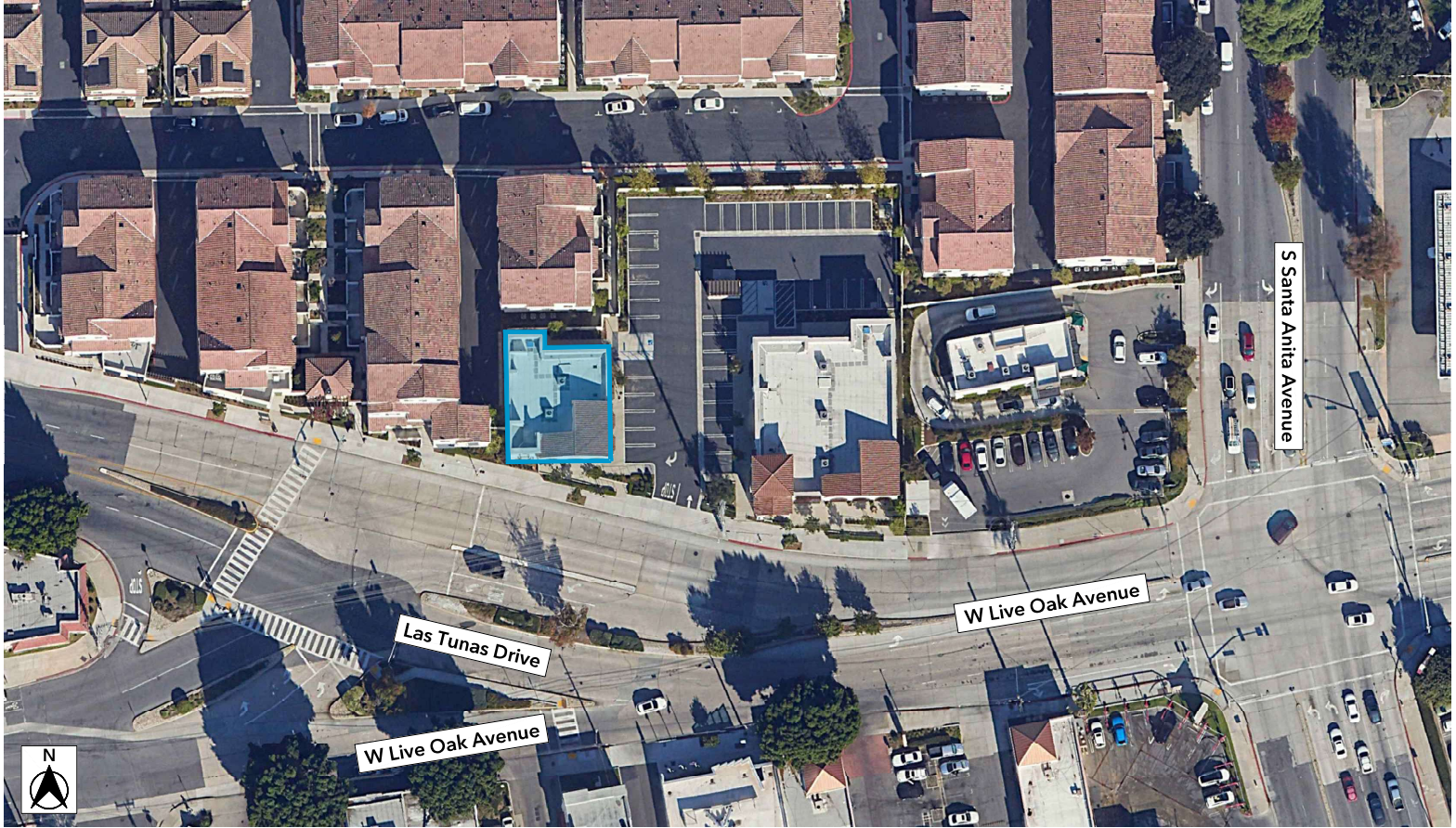
¹ Hourly parking demand was surveyed by Counts Unlimited Inc, during typical operating hours and weather conditions.
² The site provides a total of 42 on-site parking spaces, including 2 ADA compliant parking spaces.
³ The City of Arcadia Parking Code requires 14 parking spaces for personal services uses. However, based on the operational characteristics of this specific use with a maximum of 4 customers and staff totaling 10 people on-site at any given time, the actual parking demand is 10 spaces.

Table 6
7-9 Las Tunas, City of Arcadia
Summary of Peak Projected Parking Demand

Table	Peak Date & Time During Projected Store Hours	Parking Space Inventory	Peak Parking Demand	Number of Spaces Available	Percent Occupied	Adequate Parking Provided?
2	Wednesday, February 25th, 2 PM	42	27	15	64%	Yes
3	Thursday, February 26th, 1 PM		32	10	76%	Yes
4	Friday, February 27th, 6 PM		30	12	71%	Yes
5	Saturday, February 28th, 12 PM		40	2	95%	Yes



Exhibits



Legend

— = Proposed Nishimula Beauty Spa

Exhibit A
Location Map



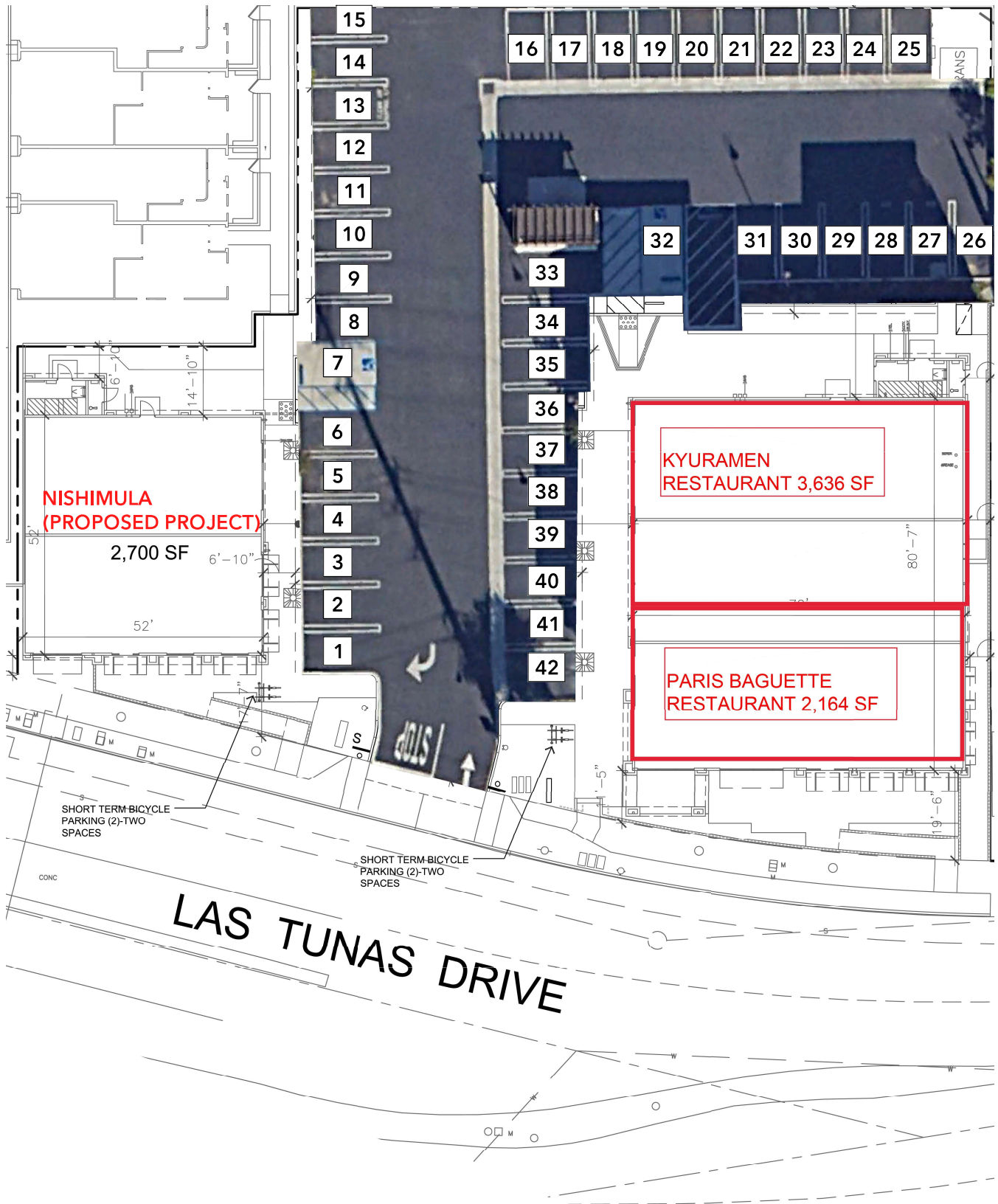


Exhibit B Floor Plan

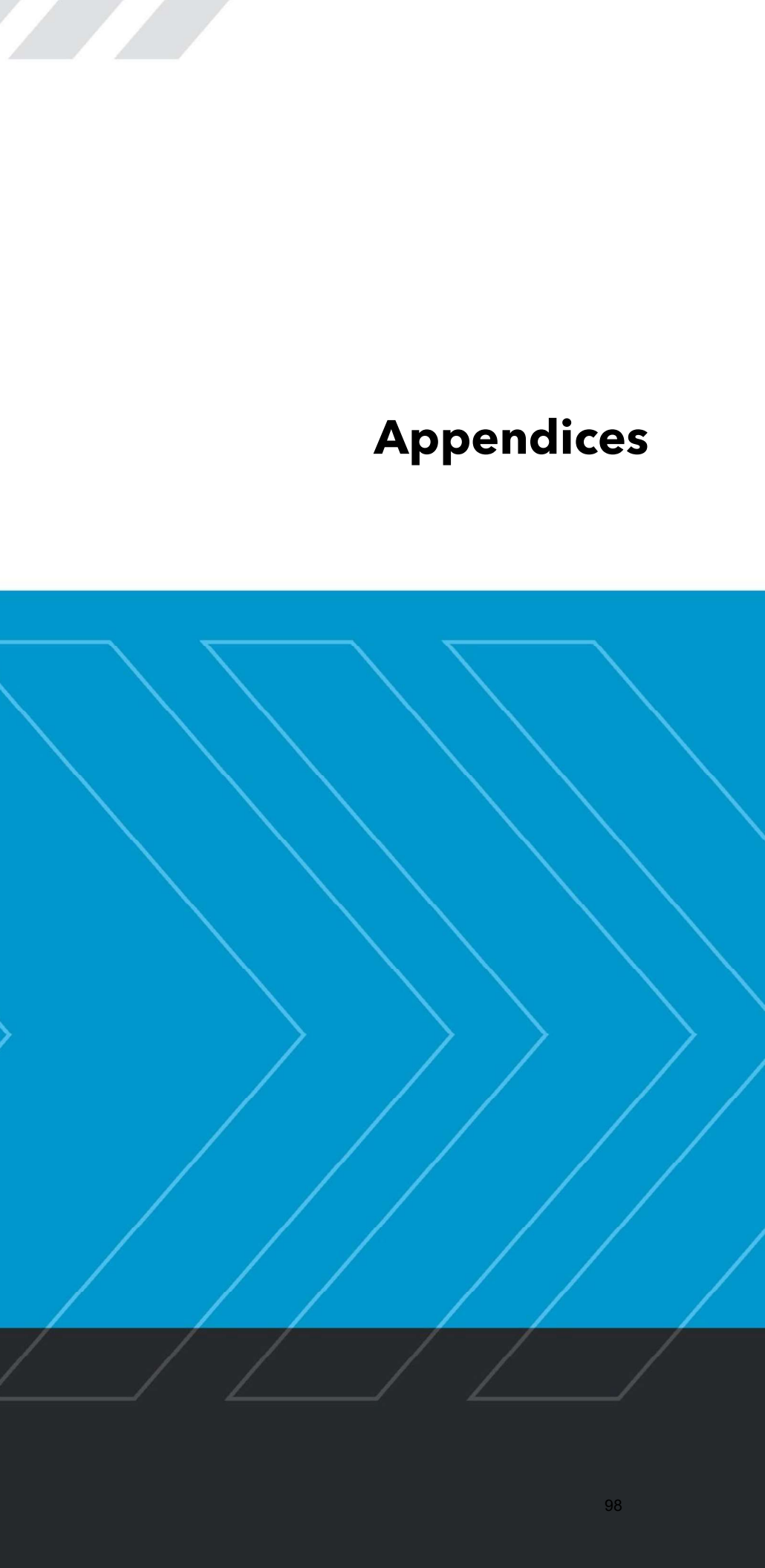


Exhibit C

Parking Zones



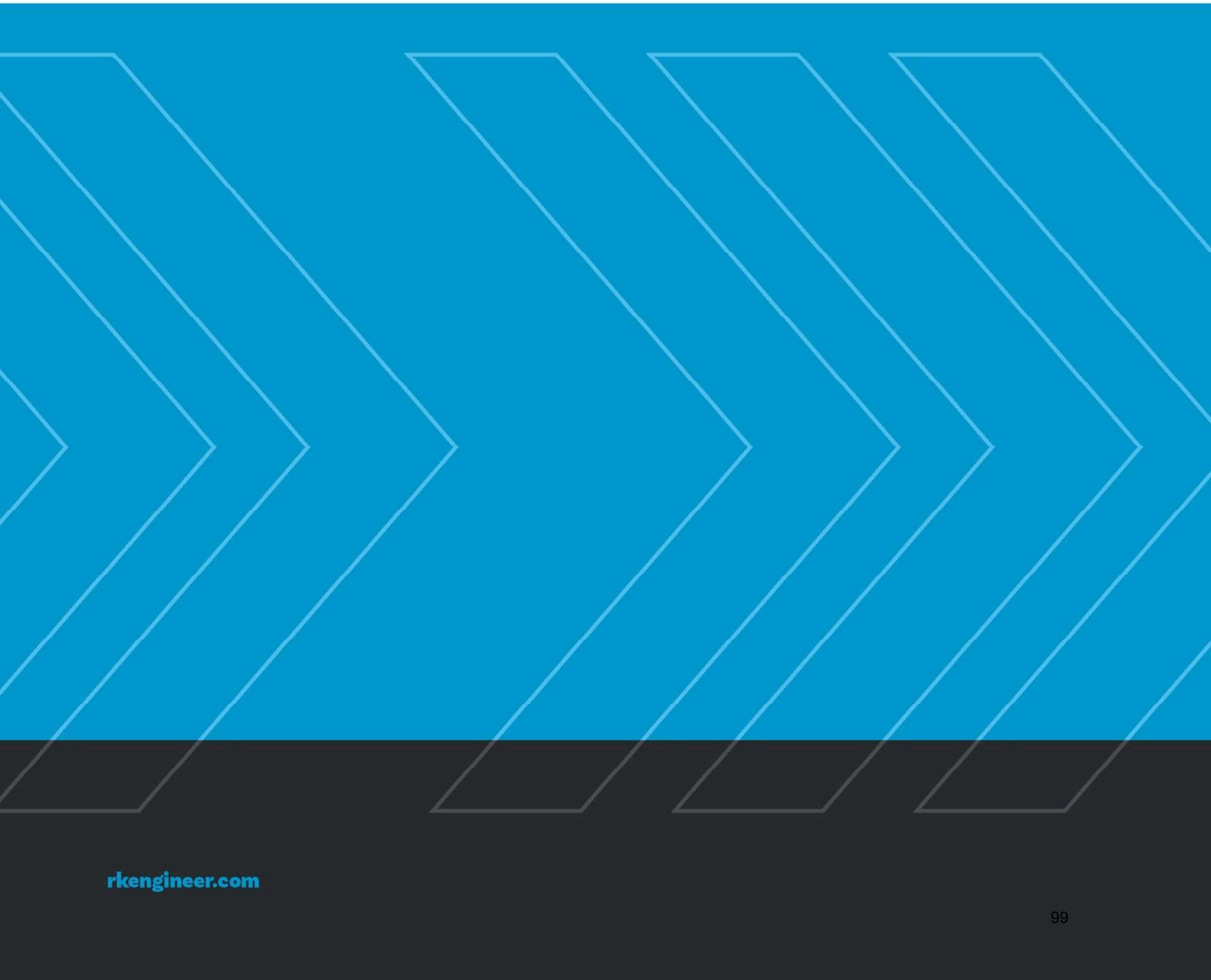
Appendices





Appendix A

Field Review Photographs































Appendix B
City of Arcadia Municipal Parking Code
Section 9103.07.060 - Off-Street Parking Tables 3-5 to 3-9

- A. **Number Required.** Unless off-street parking reductions are allowed in compliance with provisions identified, off-street parking spaces shall be provided in compliance with Tables 3-5 through 3-8 (Off-Street Parking Requirements:). These standards shall be considered the minimum required to preserve the public health, safety, and welfare of the community. An increase or decrease in the parking requirements may be determined by the Review Authority in particular circumstances where these requirements are inadequate for a specific project. These cases shall be determined through a parking study as outlined in this Division.
- B. **Off-Street Parking Requirement Calculations.** Tables 3-5 through 3-8 establish the off-street parking requirements for number of spaces. Except as otherwise specifically stated, the following rules apply to Tables 3-5 through 3-8:
1. "Square feet" or "sf" shall mean "square feet of floor area" and refer to floor area as defined in Division 9 (Definitions), unless otherwise specified.
 2. Any fractional parking space greater than or equal to one-half shall be rounded to the next whole number. If the fraction is less than 0.49 of a space, the total number of spaces shall be rounded down to the nearest whole number.
- C. **Off-Street Parking Requirements for Non-Residential Uses.** The following minimum number of off-street parking spaces shall be provided as indicated in Tables 3-5 through 3-8 and shall be maintained for each of the following uses. Temporary reductions may be allowed by the Business License office for parking lot sales and for promotional entertainment events.

Table 3-5 Off-Street Parking Requirements: Hospitality and Retail Uses	
Land Use	Minimum Parking Spaces Required
Hotels/Motels	1.2 space per guest room Allowed uses within this parking ratio include banquet hall, or assembly places such as conference center are included, spas, and breakfast lounges serving only hotel guests. For restaurants, see Restaurant, within Hotel or Motel Structure.
Retail Sales - General	1 space per 200 sf
Retail Sales - Multi-tenant Shopping Center	1 space per 200 sf or as established by a parking study, see Subsection 9103.07.060.E (Parking Requirement Determined By Parking Study).

Regional Shopping Centers	4.75 spaces per 1,000 sf of gross leasable area
Swap Meet - Indoor	1 space per 200 sf plus 1 space per vendor

Table 3-6

Off-Street Parking Requirements: Office, Entertainment Services, Care Services, Eating and Drinking Establishment, and Vehicle Service Uses

Land Use	Parking Spaces Required
Business, Financial, and Professional	
Financial Institutions and Related Services	1 space per 250 sf
Offices - Professional	1 space per 250 sf
Care Uses	
Emergency Shelters	1 space per 1,000 sf
Day Care and/or preschool facilities	1 space per employee plus 1 space per 5 children or 1 space per 10 children if adequate drop-off area provided
Residential Care Facility	1 space per 3 licensed beds
Eating and Drinking Establishments	
Bars, Lounges, Nightclubs, and Taverns	1 space per 100 sf
Restaurant, Small	1 space per 200 sf
Restaurant, Large	1 space per 100 sf
Restaurant, within Hotel or Motel Structure	1 space per 200 sf

Outdoor Dining - Incidental and Outdoor Dining on Public Property with 12 seats or less or a number of outdoor seats equivalent to 25% of the number of indoor seats, whichever is greater	No additional parking required
Outdoor Dining- Incidental and Outdoor Dining on Public Property with more than 12 seats or a number of outdoor seats equivalent to 25% of the number of indoor seats, whichever is greater	1 space per 6 seats
Entertainment	
Arcade	1 space per every 2 machines
Karaoke	1 space per 100 sf
Medical-Related Services	
Hospitals	As determined by Conditional Use Permit, Specific Plan, or other special discretionary process
Medical and Dental Offices	5 spaces per 1,000 sf
Service and Studio Uses - General	
Personal Services, General and Restricted	1 space per 200 sf
Studio - Art, Music, etc.	1 space per 100 sf of instructional area
Vehicle Service Uses	
Car Sharing	1 space per car available
Service/Fueling Station	1 space per 200 sf of office or service area plus 1 space per service bay, plus any required for ancillary use
Vehicle Repair	2 spaces per service bay

Vehicle Washing/Detailing	1 space per employee on largest shift, plus adequate stacking area as determined by Conditional Use Permit
---------------------------	--

Table 3-7

Off-Street Parking Requirements: Recreation, Education, and Public Assembly Uses

Land Use	Parking Spaces Required
Health Clubs, Fitness Centers, and Indoor Athletic Facilities up to 3,000 sf	1 space per 100 sf in all workout and instructional areas
Health Clubs, Fitness Centers, and Indoor Athletic Facilities greater than 3,000 sf of gross floor area	Required parking spaces to be determined through an approved Conditional Use Permit
Live entertainment theaters - movie or live performance	1 space per 3 fixed seats
Public/Private Assembly: places of worship, recreation community structures, private clubs	1 space per 5 fixed seats; 1 space per 35 sf of floor area where no fixed seating; 1 space per 28 linear feet of bench/pew area
Trade Schools, Tutorial Schools, Learning Centers, Private Schools	Facilities for students under high school age: 1 space per employee, plus 1 space for every 5 students Trade schools/private schools, learning centers for students of high school age or older: 1 space per employee plus 1 space for every 3 students See Subsection 9103.07.060.G (Pick-up and Drop-off Area for Educational Uses)

Table 3-8

Off-Street Parking Requirements: Industry, Manufacturing, and Warehouse Uses

Land Use	Parking Spaces Required
Manufacturing and General Industrial Uses	1 space per 333 sf for projects up to 10,000 sf 1 space per 1,000 sf for projects over 10,000 sf
	For office area within a manufacturing and industrial building:
	• 1 space per 500 sf for the first 25% of the office area
	• 1 space per 250 sf for the office area in excess of the first 25%
Warehousing and Fulfillment Centers	1 space per 1,000 sf of warehouse space, plus 1 space per 350 sf of office space

Table 3-9

Off-Street Parking Requirements: Other Uses

Land Use	Minimum Parking Spaces Required
Other Permitted Uses	5 spaces per 1,000 sf or based on the parking standard of a similar land use as determined by the Director

D. Parking Reduction Near Light-Rail Station. A 25 percent reduction will be applied to the off-street parking requirement for any commercial use that is located within 1,320 feet (¼ mile) of a light rail station.

E. Parking Requirement Determined by Parking Study. Off-site parking spaces may be relied upon to serve commercial uses, provided a shared-parking study is completed by the applicant/developer and approved by the Director. In the event the proposed land use is for a multi-tenant and/or mixed use development or involves a Specific Plan or Planned Development Permit, the Director may also authorize the preparation of a parking study to determine the required number of parking spaces as an alternative to the number of off-street parking as outlined in Tables 3-5 through 3-8 (Off-Street Parking Requirement) and other applicable provisions of this Section, subject to the following conditions:



Appendix C

Observed Parking Demand Count Data Sheets

Arcadia
7-9 Las Tunas Drive, Arcadia, CA 91007

Wednesday, February 25th, 2026

		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
Parking Lot	Regular	37	2	1	6	9	12	10	14	9	8	8	11	16
	Handicap	2	0	0	1	0	1	1	0	0	0	1	0	0
	Reserved	2	2	2	2	1	1	1	2	1	2	2	2	2
	Clean Air Vehicle	1	0	0	0	1	1	1	1	1	1	1	1	1
	Subtotal	42	4	3	9	11	15	13	17	11	11	12	14	19
Total Occupancy		42	4	3	9	11	15	13	17	11	11	12	14	19
Total Percent			10%	7%	21%	26%	36%	31%	40%	26%	26%	29%	33%	45%

		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
Street Parking	Regular	8	4	4	4	6	3	3	4	4	3	4	3	3
	Illegal	-	0	0	0	0	0	0	0	0	0	0	0	0
	Subtotal	8	4	4	4	6	3	3	4	4	3	4	3	3
Total Occupancy		8	4	4	4	6	3	3	4	4	3	4	3	3
Total Percent			50%	50%	50%	75%	38%	38%	50%	50%	38%	50%	38%	38%

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

Arcadia
7-9 Las Tunas Drive, Arcadia, CA 91007

Thursday, February 26th, 2026

		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
Parking Lot	Regular	37	2	13	11	15	13	18	10	12	18	14	17	24
	Handicap	2	0	0	0	1	1	1	0	1	1	1	1	1
	Reserved	2	1	1	0	1	2	2	1	2	0	2	1	2
	Clean Air Vehicle	1	1	1	0	0	1	1	1	1	1	1	1	1
	Subtotal	42	4	15	11	17	17	22	12	16	20	18	20	28
Total Occupancy		42	4	15	11	17	17	22	12	16	20	18	20	28
Total Percent			10%	36%	26%	40%	40%	52%	29%	38%	48%	43%	48%	67%

		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
Street Parking	Regular	8	6	6	6	8	3	3	4	3	3	5	6	6
	Illegal	-	1	1	0	0	0	0	0	0	0	0	0	0
	Subtotal	8	7	7	6	8	3	3	4	3	3	5	6	6
Total Occupancy		8	7	7	6	8	3	3	4	3	3	5	6	6
Total Percent			88%	88%	75%	100%	38%	38%	50%	38%	38%	63%	75%	75%

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

Arcadia
7-9 Las Tunas Drive, Arcadia, CA 91007

Friday, February 27th, 2026

		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
Parking Lot	Regular	37	1	8	6	6	10	11	12	7	9	12	17	28
	Handicap	2	0	0	0	0	0	1	1	0	1	1	1	1
	Reserved	2	2	1	1	1	1	1	1	0	1	2	1	2
	Clean Air Vehicle	1	1	0	1	1	1	1	0	0	1	1	1	1
	Subtotal	42	4	9	8	8	12	14	14	7	12	16	20	32
Total Occupancy		42	4	9	8	8	12	14	14	7	12	16	20	32
Total Percent			10%	21%	19%	19%	29%	33%	33%	17%	29%	38%	48%	76%

		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
Street Parking	Regular	8	6	7	7	6	4	5	6	6	6	8	6	5
	Illegal	-	0	0	0	0	0	0	0	0	0	0	0	0
	Subtotal	8	6	7	7	6	4	5	6	6	6	8	6	5
Total Occupancy		8	6	7	7	6	4	5	6	6	6	8	6	5
Total Percent			75%	88%	88%	75%	50%	63%	75%	75%	75%	100%	75%	63%

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

Arcadia
7-9 Las Tunas Drive, Arcadia, CA 91007

Saturday, February 28th, 2026

		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
Parking Lot	Regular	37	1	8	9	13	26	24	21	24	14	15	15	37
	Handicap	2	0	0	0	0	1	1	1	1	1	1	1	2
	Reserved	2	1	1	2	1	2	2	1	0	2	1	1	2
	Clean Air Vehicle	1	0	0	0	1	1	1	1	1	1	1	1	1
	Subtotal	42	2	9	11	15	30	28	24	26	18	18	18	42
Total Occupancy		42	2	9	11	15	30	28	24	26	18	18	18	42
Total Percent			5%	21%	26%	36%	71%	67%	57%	62%	43%	43%	43%	100%

		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
Street Parking	Regular	8	7	7	6	7	7	7	7	7	7	6	6	6
	Illegal	-	0	0	0	0	0	0	0	0	0	0	0	0
	Subtotal	8	7	7	6	7	7	7	7	7	7	6	6	6
Total Occupancy		8	7	7	6	7	7	7	7	7	7	6	6	6
Total Percent			88%	88%	75%	88%	88%	88%	88%	88%	88%	75%	75%	75%

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

Attachment No. 5

Preliminary Exemption



PRELIMINARY EXEMPTION ASSESSMENT

1. Name or description of project:	A med spa with ancillary massage services (dba: Nishimula) and a parking modification to allow for 42 parking spaces in lieu of 61 required spaces at 9 Las Tunas Drive	
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):	9 Las Tunas Drive	
3. Entity or person undertaking project:	A.	
	B. Other (Private)	
	(1) Name	Nishimula Beauty Med Spa
	(2) Address	9 Las Tunas Drive Arcadia, CA 91007
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 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: July 7, 2026

Staff: Fiona Graham, Planning Services Manager



CITY OF ARCADIA

STAFF REPORT

DEVELOPMENT SERVICES DEPARTMENT

DATE: July 28, 2026

TO: Honorable Chairperson and Planning Commission

FROM: Lisa L. Flores, Development Services Director
By: Gary Yesayan, Associate Planner

SUBJECT: PLANNING COMMISSION DISCUSSION ITEM REGARDING STANDING SEAM METAL ROOFS ON SINGLE-FAMILY RESIDENTIAL HOUSES
CEQA: Not a Project
Recommendation: Provide Direction

SUMMARY

The Planning Division is requesting direction from the Planning Commission regarding a possible change specifically related to installation of standing seam metal roofs on single family homes. The City's Single Family Residential Design Guidelines (Attachment 3) currently discourage standing seam metal roofs. However, in recent years standing seam metal roofs have become increasingly common on contemporary, modern, farmhouse, and for other similar architectural styles where standing seam metal roofs have been successfully incorporated and included as a style-defining architectural element. This is especially true for homes with low-pitched roof forms where the visual prominence of a standing seam metal roof would be greatly reduced.

Staff is seeking direction from the Planning Commission whether standing seam metal roofs are to continue and remain discouraged, or if installation of such roofs on single family houses could be allowed under limited and specific circumstances where the proposed architectural style, roof pitch, and neighborhood compatibility is found to be appropriate for a standing seam metal roof. The Planning Commission's direction will assist staff in determining whether an amendment to the Single-Family Residential Design Guidelines should be prepared for future consideration.

BACKGROUND

The City has historically discouraged the installation of standing seam metal roofs on residential properties. From its initial implementation in 2006, the Single-Family Residential Design Guidelines discouraged the use of standing seam metal roofing. Through the years the design guidelines were updated due to changing trends, however, under a comprehensive update in 2019 when all of the City's design guidelines were updated, the standing seam metal roof material was still listed as a discouraged material on a single-family house.

Standing seam metal roofs have traditionally been viewed as having an overly commercial and industrial appearance and as being inappropriate as the primary roofing material for residential homes in the City. Its use can cause a residence to appear out of place or inconsistent with the surrounding neighborhood. Additionally, standing seam metal roofing is not associated with certain common architectural styles found in the City, such as Ranch, Minimal-Traditional, or Traditional homes, which typically use tile, wood, or composition shingle roofing materials. Where standing seam metal roofing has been used, it has typically been limited to accent features, such as bay windows or porches, rather than serving as the primary roofing material for the home.

In 2006, and prior to the implementation of the City's first Single-Family Design Guidelines, a house on El Vista Circle was approved to have a primarily standing seam metal roof. This residence has a contemporary architectural style with shallow roof angles and a light gray standing seam metal roof that blends well with other exterior accents around the building (see Figure 1, below). The roof is not highly visible from the street due to the chosen roof design and grade changes on this street.



Figure 1 – A contemporary-style house with a standing seam metal roof at 1838 El Vista Circle, Arcadia.

In recent years, Staff has received several inquiries about installing a standing seam metal roof on a new single-family residence. In recognition of changing design preferences, new materials, and evolving architectural styles, Staff is bringing this discussion before the Planning Commission to request direction on whether the City should now allow standing seam metal roofs on single family houses under specific conditions.

DISCUSSION

Residential architectural styles such as Contemporary and Farmhouse designs have increasingly incorporated standing seam metal roofing as a high-quality design element, particularly for custom homes with modern architectural styles. Refer to Attachment No. 1 for examples of newer houses with standing seam metal roofs.

Although the City has previously approved the select use of metal roofing as an architectural accent, metal roofs have continued to be generally discouraged as the primary roofing material in favor of other options such as concrete or terracotta tile. However, the successful integration of these accent features demonstrates that standing seam metal roofing can be an appropriate residential design element when thoughtfully incorporated into a building's architecture. Historically, this was because standing seam metal roofing was more commonly associated with industrial or commercial buildings and was considered less compatible with the City's predominantly traditional residential architectural character. However, the successful integration of metal roofing as an architectural accent demonstrates that standing seam metal roofing can be an appropriate residential design element when thoughtfully incorporated into a building's architecture. Since the Design Guidelines were adopted, residential architectural trends and roofing products have evolved considerably, and standing seam metal roofing has become an increasingly common feature of high-quality custom homes, particularly those designed in contemporary and modern architectural styles.

In recent years, standing seam metal roofing has become increasingly common on high-quality custom homes, particularly those designed in contemporary, modern farmhouse, and modern Ranch architectural styles. As a result, Staff believes it is appropriate to revisit the City's current approach and consider whether the material may be suitable under limited circumstances.

In October 2022, Staff referred a request to the Planning Commission to reroof an existing two-story Ranch style house with standing seam metal roofing at 1231 S. 4th Avenue. This was the first request that the City received 16 years after the design

guidelines were implemented and the Planning Commissioners discussed standing seam metal roofs and stated that there may be certain cases where the material would be appropriate, however per Staff's recommendation, the Commission denied the particular request due to incompatibility with the existing style of the residence, as shown below.



Figure 2 – House at 1231 S. 4th Ave., with existing tile roof.



Figure 3 – House at 1231 S. 4th Ave., with a standing seam metal roof rendering.

Nevertheless, there have been various instances in the past where exceptions have been made to allow the use of standing seam metal roofing. In these examples, below, the roofs have primarily comprised of a complementary roof type, typically tile, and the standing metal roof has remained small in scale and largely decorative in nature on bay windows, as shown in Figures 4 and 5 on the following page.



Figure 4 – a French-Country style house with a bay window roof detail consisting of standing seam metal in a dark bronze color.



Figure 5 – a Mediterranean-style house with a bay window roof detail consisting of standing seam metal in a dark bronze color.

In addition to being a popular, contemporary style roofing material, standing seam metal roofs offer several benefits over traditional roofing materials. The material is durable, long-lasting, resistant to fire and weather-related damage, and generally requires less maintenance than many conventional roofing materials. Newer paint systems reduce fading and chalking, while galvanizing treatments prevent corrosion. In addition, modern standing seam products are available in a wide variety of colors and finishes that can complement new home designs.

Through the current Single-Family Architectural Design Review process, Staff already provide specific feedback to Applicants on projects to ensure neighborhood consistency, high quality design, and the appropriate use of materials. Rather than permitting standing seam metal roofing as a matter of right, Staff believes proposals should continue to be evaluated through the Single-Family Architectural Design Review process to ensure neighborhood compatibility and high-quality design. As part of that discretionary review, Staff would consider the following:

- The single-family residence includes an architectural style consistent with a standing seam metal roof such as contemporary, modern farmhouse, or modern Ranch style.
- The residence has a generally low-pitched roof (typically no greater than 3:12), consistent with architectural styles that commonly incorporate standing seam metal roofing;
- The proposed roof design maintains compatibility with surrounding development and does not appear visually out of character with the neighborhood.
- The design is well executed and the roof material and chosen color complement and strengthen the architectural style;
- The material has available product information verifying its proven quality and resistance to fading or oxidizing over time;
- Architectural or design features soften the appearance of the material from the street including chimneys, porches, landscaping, front-facing gables, or bay windows;
- The proposed single-family residence otherwise complies with the City's Single Family Residential Design Guidelines.

Figures 6 and 7 on the following page provide several appropriate examples of houses with standing seam metal roofs.



Figure 6 – Modern Ranch style house with a low-pitched standing seam metal roof.



Figure 7 – Modern style house with a low-pitched standing seam metal roof.

DIRECTION

Based on the evolution of residential architectural styles, improvements in standing seam metal roofing products, and the City's existing discretionary design review process, Staff believes standing seam metal roofing can be an appropriate roofing material for certain single-family residences when carefully integrated into a compatible architectural style and evaluated on a case-by-case basis.

The Planning Commission should discuss whether to maintain the existing policy that discourages standing seam metal roofing or to allow standing seam metal roofs on single-family residential homes with the three architectural styles identified above, provided the roof pitch does not exceed 3:12. The Planning Commission should provide policy direction to Staff, after which Staff will return with proposed amendments to either the Design Guidelines or the Development Code, as appropriate, for the Commission's consideration.

If any Planning Commissioner, or other interested party has any questions or comments regarding this matter prior to the July 28, 2026, Planning Commission meeting, please contact Associate Planner, Gary Yesayan, at (626) 574-5422, or gyesayan@ArcadiaCA.gov or Development Services Director, Lisa Flores, at (626) 574-5445 or lflores@ArcadiaCA.gov.

Approved:



Lisa L. Flores

Development Services Director

Attachment No. 1: Appropriate examples of homes with standing seam metal roofs.

Attachment No. 2: Unsupported examples of homes with standing seam metal roofs.

Attachment No. 3: Single-Family Residential Design Guidelines.

Attachment No. 1

Appropriate examples of homes with
standing seam metal roofs











Attachment No. 2

Unsupported examples of homes with
standing seam metal











Attachment No. 3

Single-Family Residential Design Guidelines

(See Page 16 regarding metal roofs)

OCTOBER | 2019



SINGLE-FAMILY RESIDENTIAL DESIGN GUIDELINES



Arcadia



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ACKNOWLEDGMENTS

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A. INTRODUCTION



1. Introduction

The City of Arcadia's General Plan and Development Code promotes high quality design in buildings, landscape, signage, public realm, and open space areas. These documents also identify community design principles applicable to the City's ongoing redevelopment, including "Creating Identifiable Places", "Improving the Public Realm", and "Improving the Private Realm." The General Plan stresses the importance of quality in design and the impact that site design and building form has on enhancing the visual image of Arcadia and establishing places that people enjoy. The design guidelines contained within this document have been written to reinforce these goals and objectives and provide general guidelines for any addition, remodel, or construction within any single-family land use district.

"Arcadia's single-family and multifamily residential neighborhoods have given the City its identity as a Community of Homes. The City protects and preserves the character and quality of its neighborhoods by requiring harmonious design, careful planning, and the integration of sustainable principles." Primary objectives associated with developing a quality project within Arcadia include designing within the established neighborhood context and relationship to the street, reinforcing neighborhood compatibility and identity, creating visually pleasing streetscape character, maintaining the visual quality of the hillside areas, incorporating high-quality architecture consistent with the neighborhood character, and reducing water use in landscape design.

As noted in the City's General Plan - Land Use Element, Arcadia has many long-established, single-family residential neighborhoods which are at the core of its identity. These residential neighborhoods fall into the Residential Estates (RE), Very Low Density Residential (VLR), and Low Density Residential (LDR) land use categories. Incorporated in 1903, Arcadia's residential roots trace back to the 1930s when the first subdivisions began appearing within the City. These subdivisions replaced what had previously been agricultural lands. The first subdivisions occurred in the northernmost portion of Baldwin Ranch, which included estate home neighborhoods and is now part of the Rancho Santa Anita and Santa Anita Oaks Property Owners' Associations. In the southern area of the City, small poultry and produce farms transitioned rapidly to subdivisions that offered moderately priced homes. Characteristics of individual properties and neighborhoods vary widely through the individual neighborhoods of the City.

2. How These Design Guidelines are Applied

Many of these areas have an established neighborhood character and identity, which is often further emphasized through a strong streetscape character with elements such as consistent setbacks, landscaping along parkways and mature trees.

- Residential Estates
 - Large, estate-type lots of 22,000 square feet or greater
 - Greater variation in lot dimensions
 - Curving streets, no sidewalks, that follow pattern of the topography
 - Mature trees prevalent
- Very Low Density Residential
 - Lots ranging from 10,000 to 22,000 square feet or larger
 - Some variation in lot dimensions
 - Curving and straight streets, infrequent sidewalks, that follow pattern of the topography
 - Mature trees common
- Low Density Residential
 - Traditional lots ranging from 7,200 to 10,000 square feet in size
 - Similar lot dimensions
 - Streets are straighter in nature, with infrequent sidewalks that may or may not follow topography
 - May or may not have mature trees

These Design Guidelines will be utilized during the City's development review process to encourage the highest level of design quality while at the same time providing the flexibility necessary to encourage creativity on the part of an applicant in response to existing site conditions. The Design Guidelines contain design objectives on page 8, followed by applicable design guidelines that direct users to desired design strategies for development or redevelopment of their property. The objectives seek to highlight the major factors affecting the development of a particular land use while also reinforcing direction provided by the General Plan and Development Code.

Designers and developers are urged to become familiar with these guidelines and to apply them throughout the design process to assure that the design, review, and permitting processes are as efficient as possible. No claim can be made that these guidelines encompass every possible technique for achieving a high level of design quality. It is important to note that the guidelines are a minimum starting point for quality development, and the designer is encouraged to use their own creativity and experience to improve upon the means for realizing this highest level of quality design. The guidelines do not seek to impose an overriding architectural style, a limited color palette, or an artificial design theme, but rather seek to promote the positive design characteristics currently found throughout the City.

3. How to Use These Design Guidelines

Property owners, developers, architects, designers, and contractors proposing a new development or redevelopment within Arcadia should first review the appropriate Development Code sections governing their property. They should then proceed to the Design Guidelines document applicable to their property's land use – whether Single-Family Residential, Multifamily Residential, Commercial/Mixed Use, Industrial, or Signage.

The goal of this document is to provide clear and useful recommendations for the design, construction, review, and approval of development in Arcadia. The guidelines are intended as a reference point for a common understanding of the minimum qualitative design expectations. The guidelines are offered as one way of achieving attractive and functional projects that compare favorably with established community standards. All development shall comply with the spirit and intent of the design guidelines presented.

The design guidelines may be interpreted with some flexibility in the application to specific projects, as not all design criteria may be appropriate for each project. In some circumstances, one guideline may be relaxed in order to accomplish another, more important guideline. The overall objective is to ensure that the intent and spirit of the design guidelines are followed and to attain the best possible design within reason.

A building or project should be designed to conform with a traditional and historically-recognized architectural style identified and supported by selected building elements and articulation. (Refer to Appendix A: Architectural Style Guide for descriptions, examples and details associated with architectural styles.) In addition, caution should be exercised when considering architectural styles that have recently become popular (i.e. “trendy”), but have not yet stood the test of time. Historic styles that cannot be faithfully replicated should be avoided. No single architectural theme is being promoted, but rather the emphasis is to promote compatibility. Many of the styles and patterns shown in the following pictures and graphic illustrations represent a concept of recommended building elements and details as opposed to a desired architectural character.

An essential goal of the General Plan and reinforced by the design guidelines is to ensure neighborhood compatibility. “No development exists in isolation. Every act of construction affects and is affected by its surroundings. Every development, therefore, should be evaluated for its compatibility in terms of use, scale, and aesthetics with the neighborhood or district in which it is located. For small projects, this area of influence may be considered to be as small as to only include the buildings directly next door. For large projects, one must consider entire blocks or corridors.” In order to ensure quality development within the City of Arcadia, these Design Guidelines have been created to promote new infill and redevelopment within the City while ensuring compatibility with existing uses. Guidelines that reinforce this objective are identified with a neighborhood symbol (). Together, these strategies reinforce the individual characteristics that continue to make Arcadia a desirable place to live.

Applicants pursuing the construction of a new or remodeled home should ensure that the community concerns and expectations are properly addressed within a proposal and the project is compatible with the surrounding homes in the neighborhood in which it is being proposed. Compatibility includes such terms as “architectural style, mass, scale, orientation, setback, and architectural elements such as texture, color, and building materials.” For ease of reference, these terms are defined in greater detail within Appendix B of this document.

The following are some of the primary, more prevalent issues that have become a cause for concern in recent project submittals and are important in ensuring new single-family development relating to existing neighborhood development patterns:

1. **Mass and Scale:** Inappropriate massing and scale are a key concern as large, two- story homes are replacing smaller, single- story homes throughout the City.
2. **Front Entry:** Excessively tall or flat entry porches can have a towering or monumental appearance that is inappropriate for most Arcadia neighborhoods.
3. **Garages:** Street-facing garages tend to be uninviting and have the potential to dominate the front elevation of a home.
4. **Architectural Style and Design:** Many new home proposals lack a coherent architectural style, attempt to combine too many different style elements, and/or have an architectural style that is incompatible with the surrounding homes.
5. **Additions and Accessory Buildings:** Additions, as opposed to new homes, have their own set of design challenges. Poorly-designed additions and accessory buildings can ruin the character of an existing home.
6. **Colors and Materials:** The use of bright or strong paint colors and/or unnatural building materials can result in a house that looks out-of-place in a more traditional, established neighborhood setting.
7. **Landform and Tree Preservation:** Careless removal of mature trees and severe grading of hillside properties shows little regard for a site’s natural attributes and degrades neighborhood character.

In addition, the General Plan stresses the importance of a sustainable future for Arcadia that includes strategies to conserve and enhance local resources and safeguard the environment. In addition to providing strong examples of good general design principles, this document provides designers and builders with guidance on “sustainable” design. Conventional design and construction methods can produce buildings that contribute to excessive resource consumption, that generate waste, and that are expensive to operate. The guidelines contained within this document reinforce this objective and promote site and building design elements that utilize green building practices and materials, preserve existing tree canopy and native vegetation, promote pervious surfaces, reduce or better distribute travel demand, encourage amenities that support transit and other alternative forms of transportation, including bicycling and walking, and support mixed- use development that provides opportunities for employment and commercial uses adjacent to residential units. “Sustainability” principles which can improve the environmental performance of a project without forcing excessive costs on builders or developers have been marked with the symbol of a leaf ().

4. Applicability to Other City Documents

This document is a tool for implementing the City of Arcadia's General Plan and Development Code. While the Design Guidelines contained herein are not intended to supersede the requirements of the Development Code, applicants should not assume that a project will be approved by merely adhering to the City's minimum zoning standards and development regulations. Rather, these Design Guidelines provide additional guidance to aid applicants in the design of single-family projects in order to ensure the high-quality development desired by the City and the community.

B. DESIGN GUIDELINES



SINGLE-FAMILY RESIDENTIAL



Design Guideline Objectives define Arcadia's priorities and standards for future development. Many of them have been derived from land use policies established in the General Plan. Development should be designed to adhere to the following objectives and the supporting guidelines provided.

- Objective 1:** *Protect the character of single-family residential neighborhoods through the preservation and improvement of their character-defining features.*
- Objective 2:** *Create a streetscape presence that is visually pleasing through site planning and building form and orientation while also maintaining neighborhood character.*
- Objective 3:** *Ensure new homes and home additions are consistent in architectural style, scale, massing, features, and quality as the surrounding neighborhood.*
- Objective 4:** *Preserve natural topography of a site.*
- Objective 5:** *Balance the aesthetics and use of landscape areas with the need to reduce water use in planting design.*

1. Site Planning Principles and Neighborhood Context



- a. The location, configuration, size, and design of new buildings and structures, or the alteration or enlargement of existing structures, should be visually harmonious with their respective sites and compatible with the character and quality of their surroundings.



- b. Natural amenities such as views, trees, and other similar features unique to the site should be preserved and incorporated into development proposals, when feasible.



- c. In neighborhoods with an established architectural style or pattern(s), new homes or remodels should enhance the neighborhood character. The stronger the existing neighborhood pattern, the more important it is for an applicant to reinforce and respect those existing patterns.

- d. Setbacks, heights, proportions, rooflines, and architectural features of new construction should complement the building orientation and architectural style.

- e. Street-facing façades on a corner lot should develop a strong street presence by continuing detailing and articulation found on the primary building façade.

- f. In neighborhoods with existing, smaller homes, new homes should be designed with a greater first floor area with additional setbacks at the second story of the new structure.



- g. Side yard setbacks, beyond the minimum required, are encouraged when a new, two-story home is proposed adjacent to an existing one-story home.

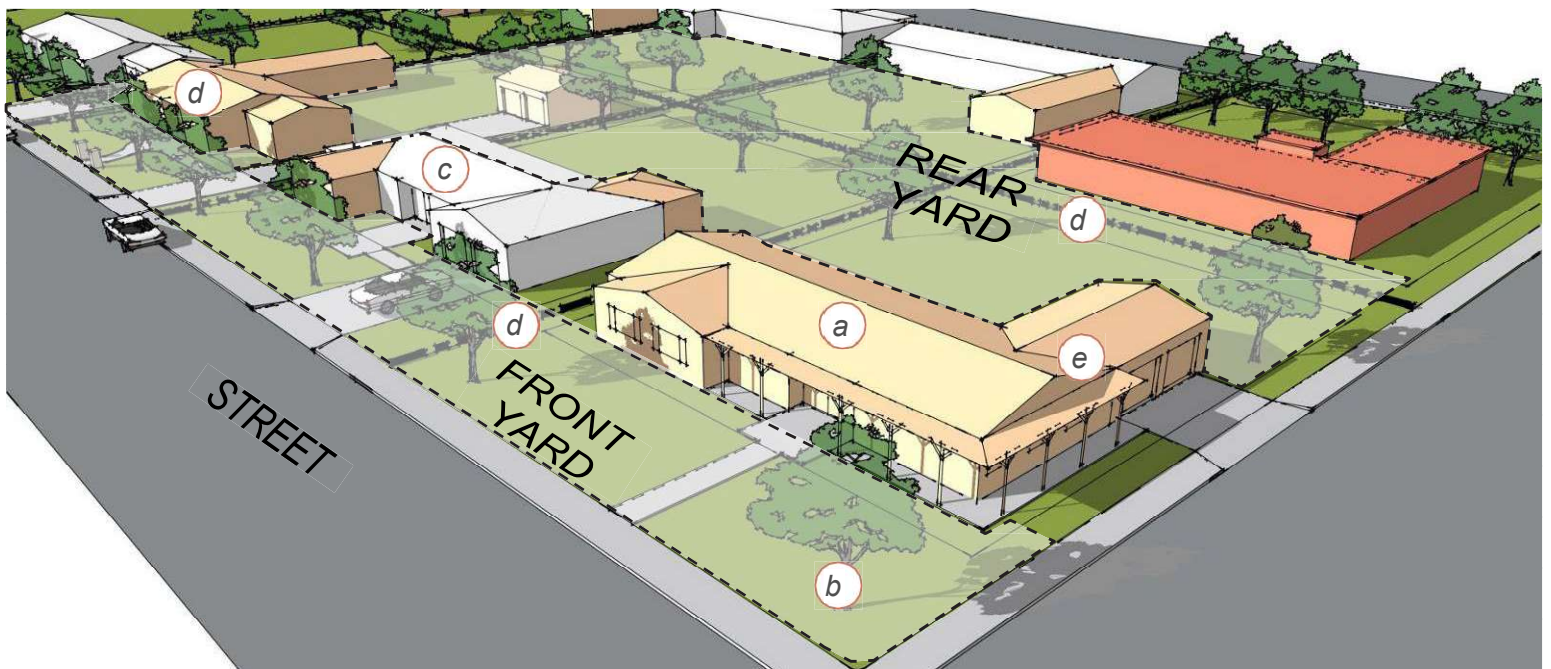
- h. Building footprints should vary within the required setbacks in order to provide ample open space on a property.



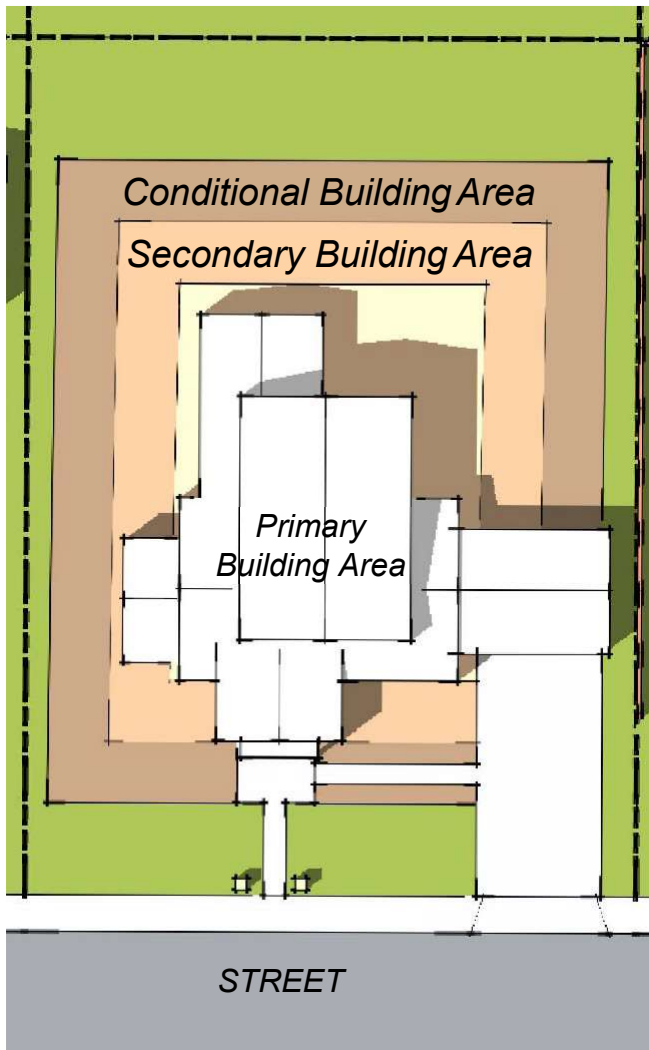
- i. Construction of new homes and additions to existing homes should consider the potential for impacts on privacy of neighbors.



- j. Structures should be positioned on a site to minimize the blocking of sun access to actively used outdoor areas on adjacent properties.



Site Planning Principles

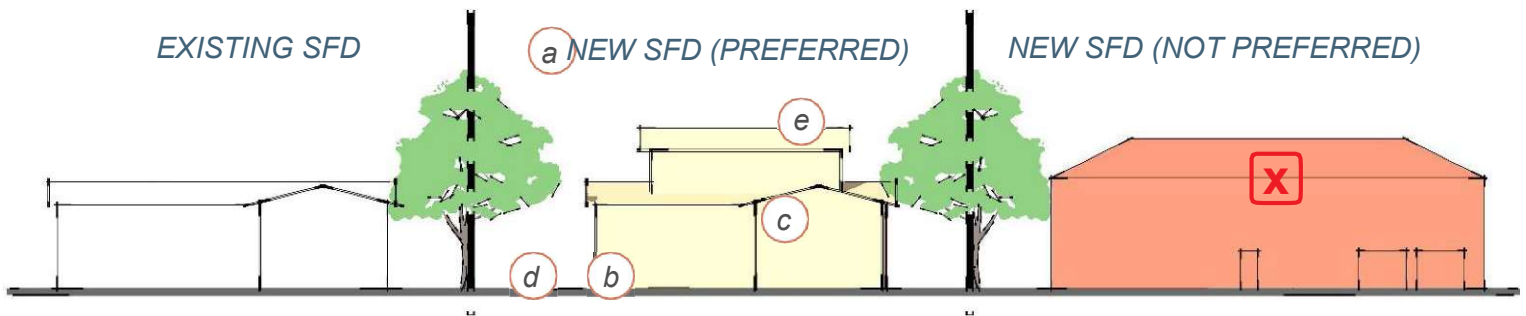


Lot Organization Diagram. This diagram illustrates the described lot organization definitions

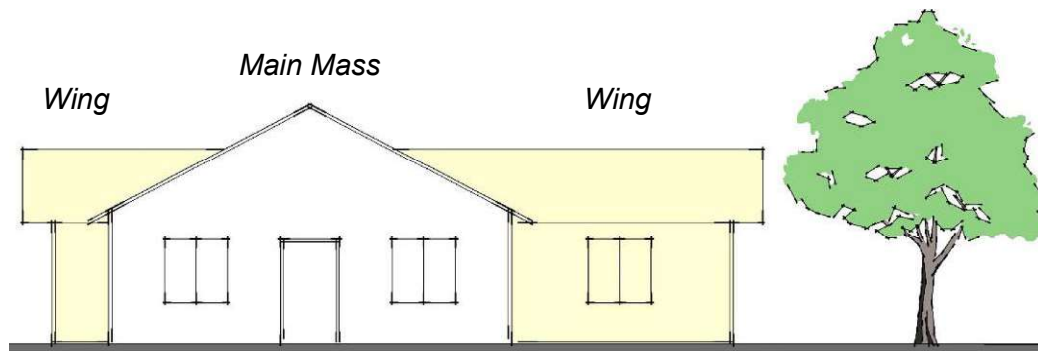
2. Forms and Mass

- a. *Lot Organization Diagram:* Defining a series of “Lot Areas” that inform the location, size, and scale of building and site elements are characterized in the siting and massing of structures, depicted in the Figure below. The Figure defines the boundaries of the following Lot Areas:
- *Primary Building Area:* The Primary Building Area is the central component of the lot, with greater massing elements allowed in this area.
 - *Secondary Building Area:* The Secondary Building Area surrounds the Primary Building Area, where building wings and accessory structures are located. Side extensions or wings and dormers should mimic roof pitch, however, recede in size and location to the Primary Building Area mass.
 - *Conditional Building Area:* The area surrounding the Secondary Building Area, with the outer edges defined by the minimum setbacks per the Arcadia Development Code.

- b. The primary mass of a home should be clearly defined, street-facing, and setback from the front property line in alignment with houses immediately adjacent on both sides of the property.
- c. Wings or side extension masses should be considerably shorter and narrower than the primary mass of a home with a clear and defined roof form. They should not be merely a setback of a single, large massing element; rather they should be sized, shaped, and configured to respond to the interior functions of the rooms which they contain.
- d. The overuse of tacked-on building forms attached to the primary mass of a home should be avoided.
- e. The building base should visually anchor the building by appearing more massive than the upper stories.
- f. Cantilevered forms are generally discouraged, particularly when they are used without aesthetic justification.
- g. Building elements that emphasize a structure's verticality are generally discouraged.
- h. Homes located on corner lots should locate building mass on both the primary and secondary street frontages that address both street faces.
- i. Where a new second-story home or addition is proposed within a predominately one-story neighborhood, second-story massing should be located to the rear or side of a home to minimize the appearance of the second-story.
- j. Proposed height and bulk should respect existing structures on neighboring properties and not overwhelm them with disproportionate size and scale.



Example using General Neighborhood Design Principles



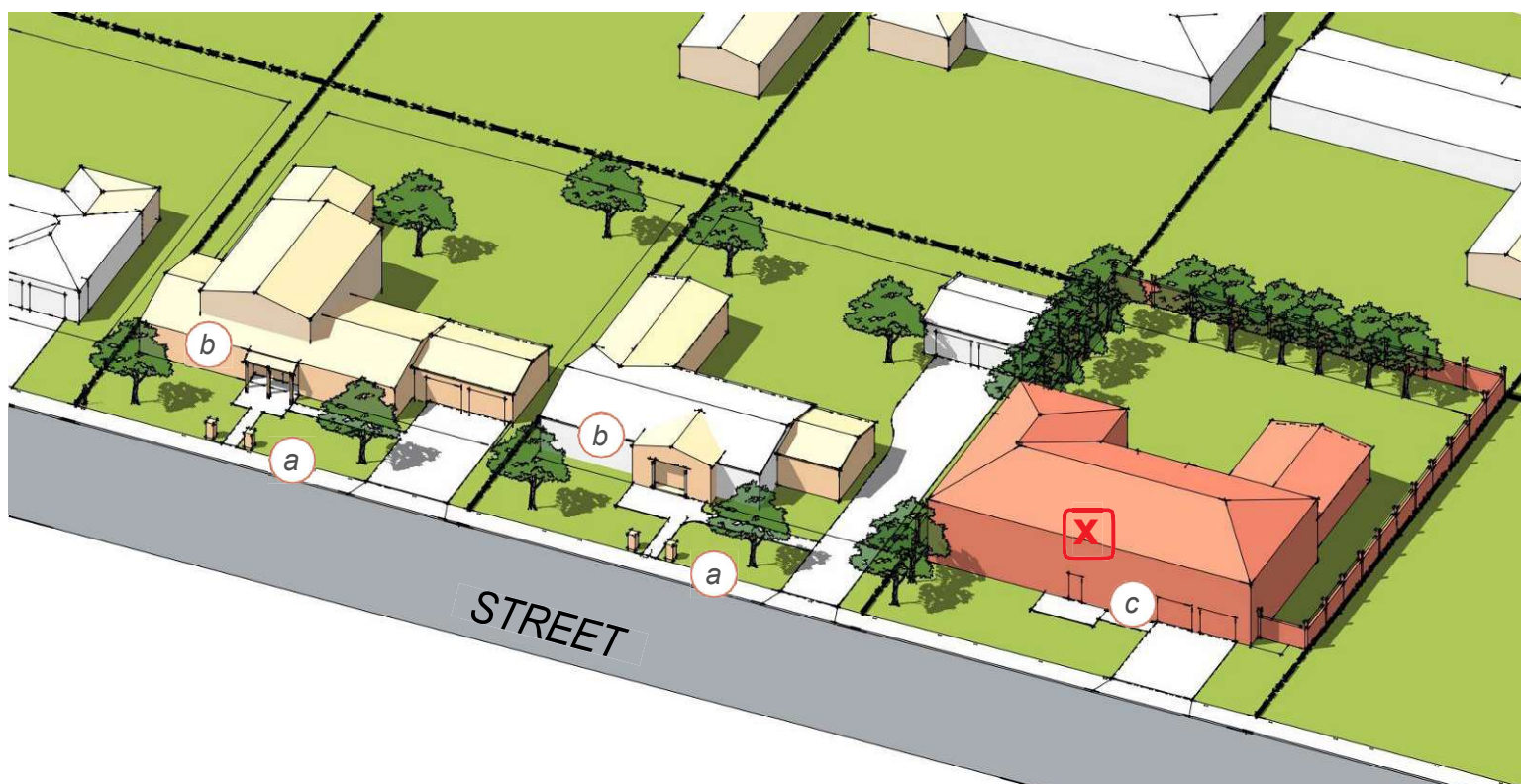
Mass Diagram. This diagram portrays the general concept of a primary mass and wing/side extension mass(es)



Street and sidewalk edges, stone detailing, and landscaping are continued to maintain neighborhood frontage conditions

3. Frontage Conditions

- a. The predominant treatment of street and sidewalk edges, landscaping, or other design techniques within an existing neighborhood should be continued in the design of new homes.
- b. Homes should be located in a manner compatible with the existing on-site relationship to the street of the surrounding neighborhood.
- c. Homes should not have significantly greater height and bulk at the front of a property than that of adjacent homes.



Recommended Frontage Conditions

4. Garages and Driveways

- a. The garage façade should be set back from the front façade of the house to give visual prominence to the house over the garage.
- b. Garages placed in front of the main house should be side-loaded with the highest level of window and architectural detailing oriented towards the street.
- c. Where detached garages exist in a neighborhood, new homes should consider locating detached garages at the rear of the lot in order to reduce the mass and scale of the house along the street frontage.
- d. Garage doors should be recessed from the garage façade, to the extent feasible, to add shadow and visual interest.
- e. Driveways should be enhanced utilizing different textures including, but not limited to, stamped concrete, pavers, or grass-crete. Landscape pockets should be provided adjacent to buildings and walls or fencing along driveways.
- f. Where circular driveways are proposed, they should be integrated within the design of the property and connect to the street in two locations, aiding in defining a front yard area.
- g. Driveways should be no wider than necessary to provide for safe and efficient vehicular access to the property in order to minimize the need for excessive paving.



Garage Conditions Diagram

5. Architectural Styles

- a. A clear and distinctive architectural style should be selected. Refer to Appendix A for typical character and detail treatments for several architectural styles appropriate to Arcadia. All design features, proportions, and detailing should be consistent with the chosen architectural style.
- b. Floor plans should be designed to allow proper placement and sizing of windows to complement the chosen architectural style.
- c. Consistency and/or complementary architectural styles should be maintained within an existing neighborhood context.



Architectural style is clearly defined and executed based on the chosen style elements and detailing



Design features, proportions, and detailing consistent with chosen architectural style

6. Height, Bulk, and Scale

- a. Simple building massing and roof forms should be utilized to maintain traditional architectural styles.
- b. Complex floor plans should be avoided when they lead to complicated building masses and roof forms.
- c. Symmetry in design can sometimes create a home that is monumental and too massive. The balanced effect created by symmetry can be achieved with a more subtle design.
-  d. Second floor massing should be stepped back to minimize impacts on adjacent neighbors and the streetscape.
- e. Eaves should be provided at the first-floor level of a front façade to minimize the appearance of a structure's massing in predominantly one-story neighborhoods, as compared to architectural styles with two-story, blank front façades.
-  f. Proposed first and second floor plate heights should consider existing plate heights established within the immediate neighborhood.
- g. Tall, long, unbroken, and blank front façades should be avoided, especially when immediate homes in the neighborhood have greater articulation along front façades.
- h. Monumental scaled forms (e.g. tower or turrets) that contrast with the street presence of the existing neighborhood should be minimized.
- i. All façades facing a street should provide a sense of human scale and be proportionate to the pedestrian.
- j. A structure's size and bulk should complement the predominant massing types of the neighborhood.



Simple massing and roof forms used to strengthen traditional architecture styles



Second-story massing setback from front of home to minimize overall appearance



Eaves provided at first-floor level of building's front façade minimize appearance of massing

7. Rooflines

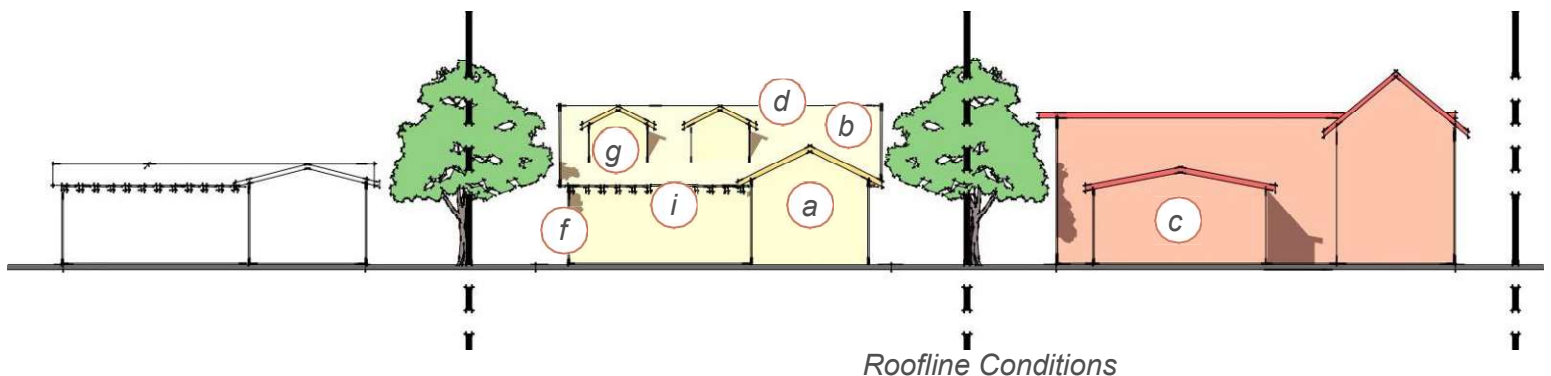
- a. Roof plans, overhangs, colors, and materials should be consistent with the chosen architectural style.
- b. Roof forms and pitches on new homes should be similar to those utilized on surrounding homes.
- c. Combining two different roof pitches is discouraged.
- d. Traditional roof forms such as gables, hips, and dormers are encouraged. More severe roof forms such as domes, steep chalet gables, and flat roofs are generally discouraged.
- e. Encouraged roof types include: concrete tile, two-piece barrel tile, and class A architectural dimension asphalt shingles.
- f. Discouraged roof types include: built-up and torch down roofs, rock roofing applied over an approved built-up roof, corrugated metal and fiberglass roofing panels, standing seam and similar metal roofing panels, and gravel roofs.
- g. Dormers, cross gables, and other decorative roof features are encouraged provided that they are an integral part of the overall roof design and work within the building's architectural style.
- h. Gable dormers, single or multiple, should avoid exceeding more than half of the total roof width. Shed dormers may be wider.
- i. Exposed rafter tails and/or other roof elements are encouraged to express detail and rhythm.
- j. Excessive use of corbels or brackets should be avoided. If utilized, the placement and design of corbels or brackets should be carefully considered.
- k. Bubble or dome-shaped skylights are discouraged.
- l. Similar roof forms and pitches found within the immediate neighborhood should be incorporated into new home designs.



EXISTING SFD

NEW SFD (PREFERRED)

NEW SFD (NOT PREFERRED)



8. Entries

- a. When entry porches are prevalent in the immediate neighborhood of a project site, similar entry types (e.g., projecting or under eave) should be integrated into the front façade design of new homes.
- b. In general, large, formal entries that are out of scale and proportion with the rest of the home should be avoided.
- c. Entry designs greater than one-story are strongly discouraged.
-  d. Porches should be complementary of the eave heights of adjacent homes.
- e. Entry roofs should follow the same pitch as the adjacent roofs. Flat roof porches are generally discouraged.
- f. Recessed depth of entry alcoves and projecting depth of entry roofs should be large enough, relative to the house, to provide the appearance of shelter.
- g. There should be no vertical or architectural elements located above the entries that emphasize the scale and massing of the structure.
- h. Front entry doors and decorative elements such as roofs, moldings, columns, posts, lighting, benches, and planters should be architecturally compatible with the style of the house.
- i. The primary entry, or front door, to a home should be visible from and oriented to the street.
-  j. Primary entries to a residence should be of similar orientation and scale to that of the immediate neighborhood.



Entry and porch clearly defined through use of single-story roof elements



Example of architecturally compatible entry feature oriented to street



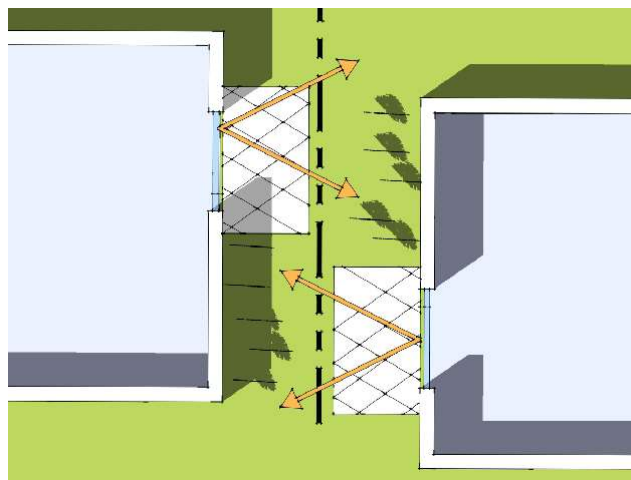
Entry designs greater than one-story are discouraged



Windows should align to provide balance on each building elevation



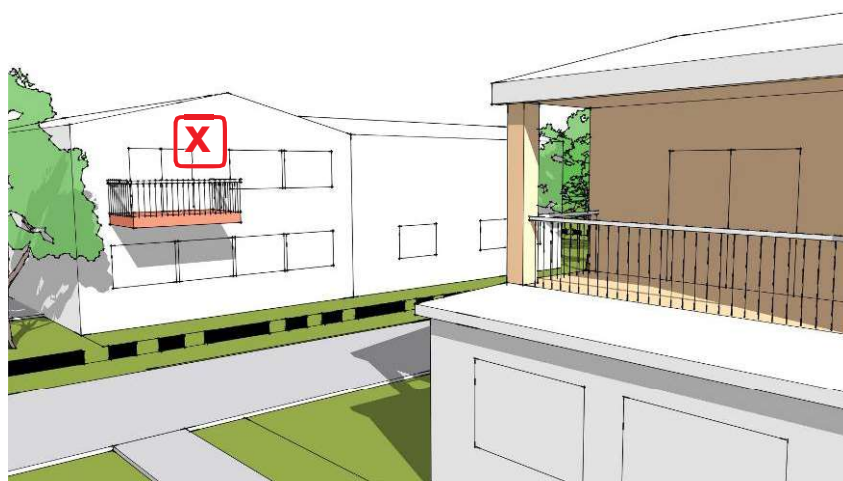
Windows and doors complementary of architectural style



Windows offset on new home (right) to minimize views onto neighboring property (left)

9. Windows and Doors

- a. Building façades should be well-articulated with window and door types, including material, shape, and proportion, complementary of the chosen architectural style.
- b. Two-story-high windows tend to emphasize the mass and verticality of a building and should be avoided. This is especially true of two-story window bays.
- c. Windows should be articulated with detailing such as sills, trim, brackets, shutters, or awnings appropriate to the chosen architectural style.
- d. Where appropriate to the architectural style, windows should be recessed a minimum of two (2) inches from the building wall to create shadow and depth on a building façade.
- e. Any shutters utilized in conjunction with windows should be proportionate to the windows on which they appear in order to appear functional.
- f. Windows should be aligned, whether horizontally or vertically, to provide balance on each building elevation.



Second floor balconies incorporated into the massing of a home (right) minimize intrusion into adjacent yards, while protruding balconies (left) increase visibility of neighboring properties

- g. Adequate spacing or “breathing room” should be provided between door/window trim and between wall edge/top of plate to enhance overall project design.
- h. Window and door changes on existing homes should match the existing windows/doors for architectural consistency. Alternatively, all windows and/or doors should be replaced to complement the architectural style of the house.
- i. Windows and second-floor balconies/decks should be located to minimize direct views into neighboring residences and actively-used outdoor spaces of neighboring properties.

10. Articulation

- a. Architectural detailing and articulation should be consistent with the chosen architectural style of a project.
- b. Large expanses of wall plane should be avoided. Techniques for varying wall planes include integration of vertical or horizontal recesses and projections.
- c. Building articulation should emphasize entries such as by use of overhangs, porches, and upgraded materials.
- d. Articulation should provide interest through the use of thoughtful integration of key elements while avoiding a disordered appearance.
- e. Decorative chimney caps are encouraged if appropriate for the architectural style of the building.

11. Façade Details

- a. Façade treatment relevant to the house’s architectural style should be carried throughout the entire house with each façade and any accessory structure.



Porches, materials, color, and detailing enhance chosen architectural style



Brackets, window detailing, and material changes enhance architectural style



Decorative features can add detail to a façade and are encouraged



Use of architectural features including chimney, moldings, and railing



Balanced use of architectural details



Example of a balanced colors and materials palette with multiple colors and materials involved

- b. Architectural features such as decorative moldings, windows, dormers, chimneys, balconies and railings, and landscaped elements such as lattices, can add detail to a façade and are encouraged as long as they respect the scale and dignity of traditional house design.
- c. Detailing that make a residence appear too ornate or monumental for its surroundings are strongly discouraged. Such details may include quoins, elaborate columns and pilasters, balusters, dentils, and keystones.
- d. Details with a false appearance, such as plant-on window shutters and foam wall ornaments and columns are discouraged.
- e. Random and/or mixing of decorative or ornamental detailing should be avoided, as the result is often a chaotic visual appearance of architectural styles.
- f. Surface detailing, such as score lines and color changes, are not a sufficient material integration or distinct scale and massing substitute. Large areas of flat or blank walls are strongly discouraged.
- g. Large or prominent front elevation balconies are discouraged unless they are an integral part of the building's architectural style.

12. Colors and Materials

- a. Colors and materials should be applied in an authentic manner on all sides of the home in a complementary manner in order to reinforce the chosen architectural style.
- b. Piecemeal embellishment and frequent changes in colors and materials should be avoided.
-  c. For new structures, repeating colors and materials found in neighboring homes is encouraged.
- d. Buildings with large walls should have a subtle base color. The base color on smaller buildings, or those with more elaborate detail, can use slightly stronger tones. In general, the larger and simpler the house design, the more subtle the color should be to reduce the massiveness of large wall planes.

- c. Earth tones are best-suited and are appropriate for most of the architectural designs found in the City. The use of strong or bright, unnatural colors, including the salmon and pink hues and the bright “white on white” color schemes for exterior stucco, wood siding, trim doors and shutters should be avoided. However, the use of contrasting, natural colors can be appropriate for accent use, such as for shutters and doors.
- d. Appropriate materials for walls and façades include stucco and wood siding, as well as more decorative materials such as stone, tile, split-faced block, and brick.
- e. Stucco and plaster finishes should be consistent with the architectural style of the structure. The use of rough stucco finishes is discouraged.
- f. Natural materials such as brick, stone, copper, etc., are preferred and should remain in their natural state or color.
- g. Stone and brick veneer with a false appearance should be avoided.
- h. Material changes should occur in conjunction with changes in the plane of the façade to avoid a “tacked-on” appearance.
- i. Accent and trim elements should be differentiated from the colors and materials of the primary surface through color and/or material changes.
- j. Roofing materials with glossy surfaces appear unnatural and are strongly discouraged.
- k. Existing natural clay tile roofs should be replaced with the same material. For other repairs, remodels, and additions, care should be taken in the selection of material and installation to match as closely as possible with the color of the “aged” tiles.
- l. Exposed gutters and downspouts, unless designed as an outstanding architectural feature of the overall theme, should be colored to match fascia or wall material.



Natural stone material terminates at inside corner, appearing integral to building structure



Earth tones are best suited for designs found in the City



Accent and trim elements should be differentiated from colors and materials of primary surface



Exterior lighting architecturally compatible with home and is shielded downward to minimize spillover onto adjacent properties



Second story addition maintains stylistic and detailed elements of original home

13. Accessory Lighting

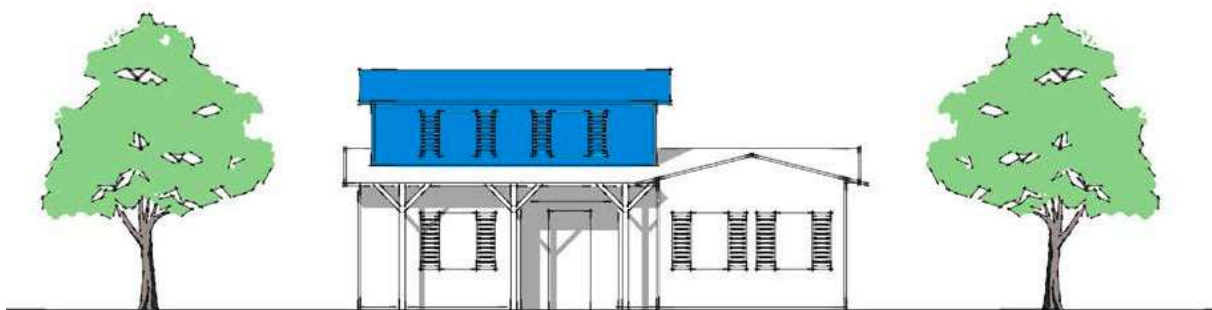


- Exterior lighting should be shielded and directed downward or to a specific object(s) or areas to avoid spillover onto adjacent properties.
- Exterior light fixtures should be architecturally compatible with the main structure.
- Accent lighting should be utilized to illuminate walkways, entries, and/or trees.
- Any fixtures that are lighted upward should employ the lowest wattage necessary to minimize night sky impacts.



14. Additions, Alterations, and Accessory Buildings/Structures

- Additions to existing homes or new accessory buildings/structures should be consistent with the architectural style and detailing of a home in terms of materials, finishes, colors, windows, doors, siding, or roof tiles.
- Piecemeal embellishment and frequent changes in materials should be avoided. All façades of a home should utilize the same vocabulary of material and color.
- Accessory buildings/structures should ensure adherence to the requirements set forth within the Arcadia Development Code for Single-Family Residential Zones.



Building Addition Diagram. Second story addition continues architectural style and detailing through the use of similar materials such as windows and shutters

- d. When proposed, accessory buildings/structures should be smaller in mass and height to the main structure.
- e. In order to enhance the privacy of neighboring properties, landscaped setbacks should be provided between any accessory buildings and neighboring properties.



15. Hillside Properties



- a. Residences proposed within hillside areas should incorporate architecture, massing, scale, form, color, roof materials, and landscaping that reflect the natural hillside setting.
- b. Homes and accessory buildings/structures should not be located at the crest, ridgeline, or top of a hill in order to maintain the visual character of hillsides.
- c. Siting of a new home uphill, near an existing home, can create a silhouetting effect that can potentially obstruct views currently enjoyed by an uphill home. To minimize potential view impacts on existing homes, developments should incorporate one or more of the following site planning strategies:



- Tuck structures into hillsides;
- Locate structure on lower portion(s) of a hillside lot;
- Terrace homes utilizing the slope. Use split-level and multi-level plans on hillside lots;
- Incorporate earth tone and natural colors for the structure's exterior roofing materials, fencing, and walls to blend into the natural terrain;
- Perimeter fencing on hillside properties should be visually open (e.g., split rail, picket, post and cable, etc.) to maximize views.



Accessory structure visually secondary to primary structure



Structure tucked into hillside to minimize silhouetting on homes below

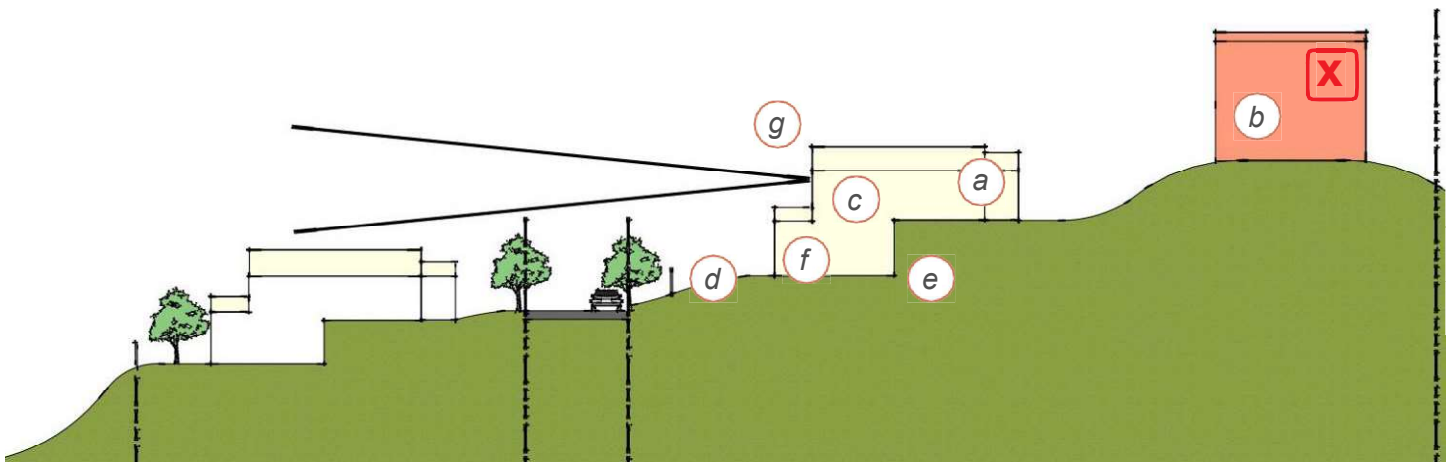


Structure sited to transition with hillside

-  d. To the maximum extent feasible, structures should be sited to naturally transition with the existing topography. Safe and sound grading, drainage, and engineering principles should be applied.
-  e. The proposed design of the structure on a hillside, including minimal grading of the site, should incorporate development techniques which demonstrate sensitivity to the natural terrain, such as split-level design or second story step-backs from downhill slopes, reduced building pads, and roof pitches that parallel existing slopes.
- f. Structures supported on open forms of underpinnings, such as poles, should be integrated with the under-structure systems of the overall structure design. Areas under the structure should be appropriately screened or incorporated into the architectural massing in a manner that minimizes the appearance of a long, unbroken wall plane.



Split-level design reduces need for intensive grading of a site, maintaining natural terrain



Hillside Conditions

16. Fences, Walls, Gates, and Hedges

- a. Walls and fences for courtyards and the perimeter of a property should be designed in a style, material, and color that complement the residence and the overall project design.
- b. Fences and walls should be made of high-quality materials, such as wood, brick, stone, wrought iron, vinyl, or textured concrete block (e.g. split-face, scored, slump stone). Wrought iron fences should have iron posts and/or brick or stone piers.
- c. Bare precision block walls are generally discouraged. Plain concrete block with a stucco finish that match the architectural style of a residence may be acceptable.
- d. Where stone or brick walls are proposed, they should remain in their natural character.
- e. Fences and walls, when connected to a building should complement one another in terms of their material, color, and detailing. When fences and walls are not connected to a building, they should be integrated into the landscape as an integral component of the design.
- f. Front yard fencing and walls are discouraged in neighborhoods where fencing/walls are not already present.
- g. In neighborhoods where front yard fencing and walls are present, new front yard fencing/walls should be open and simple and be consistent with the neighborhood in terms of architectural style of the home, level of detailing, etc.
- h. Both sides of all perimeter fences or walls of a property should be architecturally treated.
- i. On lots with existing fences and walls, any new fences/walls proposed should match or be compatible with the existing fences/walls.



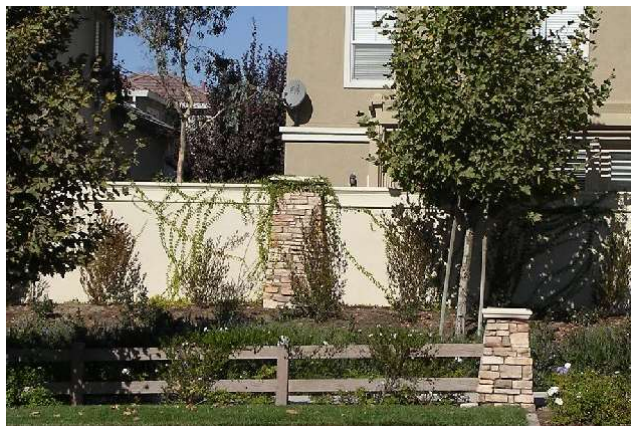
Front yard fencing and walls are compatible with the materials and colors of the residence enhancing the overall design aesthetic



Fences should be made of high-quality materials



The use of landscaping to soften the visual impact of walls and fences is encouraged when visible from the public right-of-way



On lots with existing walls or fences, new walls or fences should be compatible with existing



Existing trees in good condition should be preserved



The use of decorative hardscape materials are encouraged

- j. The use of clinging vines, shrubs, and trees to soften the visual impact of walls and fences is encouraged, especially when visible from the public right-of-way.
- k. Walls and fences should add visual interest and prove to be an enhanced site feature.

17. Impervious Coverage and Landscape Areas



- a. Landscape design should be an integral part of the overall project design and be complementary to the architecture of a home. The landscape design should also fit in with the neighborhood and the surrounding environment.
- b. Existing trees in good condition should be preserved whenever possible.
- c. To the extent feasible, applicants should pursue use of drought-tolerant, and low water using plantings within a projects landscape design. Some integration of moderate water using plantings may be acceptable as long as a project water allowance remains under applicable WELO requirements.
- d. Low impact development (LID) strategies, such as permeable paving, vegetated swales, and/or infiltration areas, should be incorporated into the design of all projects.
- e. Landscaping should be utilized to define outdoor spaces while also softening the transition of a building's appearance at the ground plane.
- f. Trees and/or screening hedges should be utilized along property lines to provide screening and enhance privacy. However, such landscaping should not obscure the entire view of the building.
- g. Design of front yard areas should provide a balance between landscape and hardscape, while also balancing both impervious and permeable surfaces. Permeable hardscape materials are encouraged.



- h. The use of decorative hardscape materials, such as brick, flagstone, interlocking pavers, tile, stamped or colored concrete, and decomposed granite, are encouraged.
- i. In order to promote “walkable” neighborhoods, a pedestrian path should be provided to the front door connecting to the public sidewalk and separate from the driveway. Where no public sidewalk exists, pedestrian paths should continue to the street.
- j. Landscape planters lining driveways, walkways, and property lines are encouraged.
- k. Drought-tolerant and low water-using planting design should utilize a variety of drought resistant grasses, turf substitutes, or ground covers that maintain the appearance of a living, continuous planting area. Desert landscapes or rock garden designs are strongly discouraged.
- l. Landscaping should be layered with low planting used in the foreground proceeding back to the tallest in the background.
- m. Large planting sizes (36-inch box or greater), shrubs (5-gallon and 15-gallon), and groundcover are recommended to make a new dwelling look established and soften the visual impact of a build’s mass.
- n. Planting designs should take into account the long-term growth and expected maturity of trees, shrubs, and ground cover landscaping on a site. Plantings should also be grouped based on similar water, nutrient, and sun needs to ensure long-term growth and maturity.



Example of impervious surface integrated into a driveway



Example of a drought-tolerant focused landscape



Large planting sizes and groundcover are recommended for new dwellings to soften the visual impact of building’s mass and give an established appearance

18. Sample Planting Palette

The following sample planting palette is provided to give homeowners, designers, and landscape architects an idea of planting types appropriate to the City. Planting palettes should seek to conserve existing, established plant materials when designing a new planting palette for a home, where feasible. Also, borrowing from the existing planting theme from the surrounding neighborhood context of a home ensures the proposed landscape design fits into the existing context.

Recommended plantings include the following; however additional planting selections that are appropriate to the City are also encouraged:

(* denotes trees that need a large area for root growth)



Cinnamomum camphora (Camphor Tree)



Quercus agrifolia (Coast Live Oak)



Olea europaea (Olive Tree)



Lagerstroemia indica (Crape Myrtle)

Canopy Trees:

- *Cinnamomum camphora* (Camphor Tree)*
- *Pistachia chinensis* (Chinese Pistache)
- *Platanus acerifolia* (London Plane Tree)*
- *Platanus racemosa* (California Sycamore)*
- *Quercus agrifolia* (Coast Live Oak)*
- *Quercus engelmanni* (Engelmann Oak)
- *Tipuana tipu* (Tipu Tree)

Specimen Trees:

- *Agonis fluxuosa* (Peppermint Tree)
- *Ginkgo biloba* (Maidenhair Tree)
- *Olea europaea* (Olive Tree)
- *Pinus eldarica* (Afghan Pine)
- *Pinus pinea* (Italian Stone Pine)*
- *Podocarpus gracilior* (Fern Pine)
- *Arbutus unedo* (Strawberry Tree)

Flowering Trees:

- *Albizia julibrissin* 'Rosa' (Silk Tree)
- *Cassia leptophylla* (Gold Medallion Tree)
- *Cercis occidentalis* (Western Redbud)
- *Jacaranda mimosifolia* (Jacaranda)
- *Koelreuteria bipinnata* (Chinese Flame Tree)
- *Koelreuteria paniculata* (Goldenrain Tree)
- *Lagerstroemia indica* (Crape Myrtle)

- *Magnolia grandiflora*
- *Pyrus kawakamii* (Evergreen Pear)
- *Prunus cerasifera* (Flowering Plum)
- *Tabebuia impetiginosa* (Pink Trumpet Tree)
- *Brachychilton acerifolius* (Australian Flame Tree)
- *Chilopsis linearis* (Desert Willow)
- *Cotinus coggyria* (Smoke Tree)
- *Parkinsonia x Desert Museum* (Palo Verde Hybrid)

Palm Trees:

- *Archontophoenix cunninghamiana* (King Palm)
- *Phoenix spp.* (Date Palm)
- *Washingtonia filifera* (California Fan Palm)
- *Brahae edulis* (Guadalupe Palm)
- *Syagrus romanzoffiana* (Queen Palm)

Shrubs (*denotes value as screening plant):

- *Prunus ilicifolia* (Catalina Cherry)
- *Azalea ssp.* (Azalea)
- *Arbutus unedo* (Strawberry Tree)
- *Alyogyne heugeli* & cvs (Blue Hibiscus)
- *Bamboo ssp.**
- *Buddleia davidii* (Butterfly Bush)
- *Camellia ssp.* (Camellia)*
- *Carpenteria californica* (Bush Anemone)
- *Cassia splendida* (Golden Wonder Senna)
- *Ceanothus var.* (Wild Lilac)
- *Cistus purpureus* (Orchid Rockrose)
- *Cocculus laurifolius* (Laurel Leaf)*
- *Cotoneaster lacteus* (Red Clusterberry)
- *Echium fastuosum* (Pride of Madeira)
- *Escallonia ssp.**
- *Euphorbia characias 'Wulfenii'* (Mediterranean Spurge)
- *Euphorbia rigida* (Silver Spurge)
- *Grevillea ssp.**



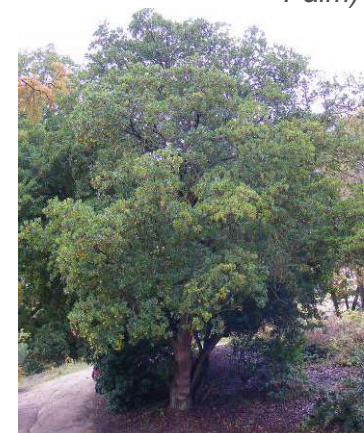
Chilopsis linearis
(Desert Willow)



Archontophoenix cunninghamiana
(King Palm)



Washingtonia filifera
(California Fan Palm)



Arbutus unedo
(Strawberry Tree)



Buddleia davidii
(Butterfly Bush)



Cocculus laurifolius
(Laurel Leaf)



Hibiscus rosa-sinensis
(Chinese Hibiscus)*



Osmanthus fragrans
(Sweet Olive)



Salvia leucophylla
(Purple Sage)



Cistus salviifolius
(Sageleaf Rockrose)



Liriope muscari
(Big Blue Lily Turf)



Trachelospermum
jasminoides (Star
Jasmine)

- *Hibiscus rosa-sinensis* (Chinese Hibiscus)*
- *Lomandra longifolia* (Mat Rush)
- *Myrtus communis* (True Myrtle)*
- *Osmanthus fragrans* (Sweet Olive)
- *Podocarpus henkelii* (Long-Leaf Yellow-Wood)
- *Prunus caroliniana* (Carolina Laurel Cherry)*
- *Pyracantha* ssp. (Firethorn)*
- *Rosa* ssp. (Rose)
- *Salvia leucophylla* (Purple Sage)
- *Salvia mellifera* (Black Sage)
- *Salvia apiana* (White Sage)
- *Zauschneria californica* (California Fuchsia)

Groundcovers:

- *Arctostaphylos hookeri* (Monterey Manzanita)
- *Ceanothus griseus horizontalis* (Carmel Creeper)
- *Cistus salviifolius* (Sageleaf Rockrose)
- *Cotoneaster dammeri* (Lowfast Bearberry)
- *Dymondia margaretae* (Silver Carpet)
- *Lantana* spp.
- *Liriope muscari* (Big Blue Lily Turf)
- *Mahonia repens* (Creeping Mahonia)
- *Pelargonium peltatum* (Ivy Geranium)
- *Rosmarinus officinalis* (Rosemary)
- *Salvia chamaedryoides* (Germander Sage)
- *Salvia 'Mrs Beard'* (Mrs. Beard Sage)
- *Santolina chamaecyparissus* (Lavender Cotton)
- *Trachelospermum jasminoides* (Star Jasmine)
- *Verbena* spp.

Vines:

- *Bougainvillea* spp.
- *Distictis buccinatoria* (Blood-Red Trumpet Vine)
- *Distictis laxiflora* (Vanilla Trumpet Vine)

- *Distictis 'Rivers'* (Royal Trumpet Vine)
- *Jasminum polyanthum* (Jasmine)
- *Pyrostegia venusta* (Flame Vine)
- *Rosa cultivars* (Rose)
- *Thunbergia alata* (Black-eyed Susan Vine)

Low Accent Plants:

- *Agapanthus* (Lily of the Nile)
- *Agave spp.*
- *Aloe spp.*
- *Anigozanthos species & cultivars* (Kangaroo Paw)
- *Bulbine Frutescens*
- *Hemerocallis hybrids* (Daylily)
- *Iris spp.*
- *Kniphofia uvaria* (Red-hot Poker)
- *Lavandula spp.* (Lavender)
- *Penstemon spectabilis* (Showy Penstemon)
- *Salvia Greggii* (Autumn Sage)

Ornamental Grass:

- *Muhlenbergia rigens* (Deer Grass)
- *Muhlenbergia capillaris* (Pink Muhly)
- *Bouteloua gracillis* (Blue Grama Grass)
- *Festuca californica* (California Fescue)
- *Festuca idahoensis* (Idahoe Fescue)
- *Leymus condensatus* 'Canyon Prince' (Canyon Prince Wild Rye)



Pyrostegia venusta
(Flame Vine)



Thunbergia alata
(Black-eyed Susan Vine)



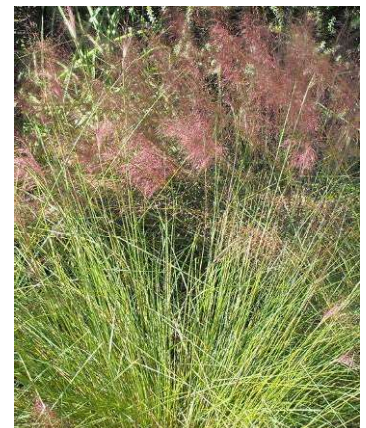
Bulbine Frutescens



Kniphofia uvaria
(Red-hot Poker)



Muhlenbergia rigens



(Deer Grass)

Muhlenbergia capillaris

(Pink Muhly)



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APPENDIX A - ARCHITECTURAL STYLE GUIDE

Introduction

Arcadia, like most other California cities, has a mix of architectural styles within its residential neighborhoods. Design feature consistency within traditional styles such as Ranch, American Colonial, Spanish, etc., has served Arcadia well because it has enlivened the City with architectural variety while maintaining a distinctly traditional neighborhood character.

In recognition of the value of architectural diversity, the City does not seek to dictate which individual architectural styles are allowed, but rather promote an awareness of what makes different elements work together to make a successful and universally recognized style. Strict adherence to a single architectural style is not required; however, combining too many elements from several disparate styles often results in an incoherent design and is strongly discouraged. Generally, the City recommends selecting a single architectural style as a starting point in the design process. The overall architectural style should be compatible with the surrounding neighborhood. The use of similar features, colors, and materials found in nearby homes is encouraged.

Tiers of Architectural Review

Included below are three tiers representing the prominence of architectural styles found within neighborhoods throughout the City. For example, in more traditional neighborhoods, Tier 1 architectural styles are found to be prominent and most appropriate for new development. Whereas in more eclectic neighborhoods, the architectural styles listed in Tier 1 through Tier 3 would be considered appropriate for new development.

Regardless of the architectural style proposed, applicants should refer to the following pages that list some of the typical architectural styles found in and around Arcadia and their successful characteristics.

TIER 1

1. Traditional Ranch
2. Colonial/American Traditional
3. Spanish

TIER 2

4. Mediterranean (Italianate, Tuscan, etc.)
5. Craftsman
6. Prairie

TIER 3

7. French
8. Contemporary or Modern
9. Tudor or Cape Cod

TRADITIONAL RANCH TIER 1



Traditional Ranch combines characteristics of other styles in the City's guidelines. It has the straightforward massing and detailing of the Tudor or Cottage style, along with the rustic materials of the Craftsman style. Emphasis on the horizontal is important, and extension of the Traditional Ranch style to two stories dilutes its distinction from the other aforementioned styles. Ranch style is particularly characteristic of Arcadia's mid-century boom years, creating a comfortable suburban setting surviving to the current day and influencing the approach recommended for all styles.

TRADITIONAL RANCH		
<i>Form:</i>	• Simple, horizontal massing • Modest entry expression – roof or alcove • Broad one-story shape	• Usually built low to the ground • Garage typically attached to main facade
<i>Roof:</i>	• Shallow pitched roof – gable and shed • Low-pitched without dormers • Open eave (rafter exposed or boxed)	
<i>Walls:</i>	• Stucco or clapboard walls	
<i>Windows:</i>	• Wood window frames, or metal with recessed windows • Double-hung, casement, sliding and/or awning styles • Large picture window usually present	
<i>Details:</i>	• Simple molding profiles • Shutters • Decorative wrought iron	• Simple, low masonry planters • Outdoor patios
<i>Color:</i>	• More contrast between roof and walls than between field and trim	

COLONIAL/AMERICAN TRADITIONAL TIER 1



Colonial or American Traditional style uses plain massing and fine detailing. Wood is used for the siding, and fine millwork traditionally is used sparingly, but efficiently for expressing detailed elements. Modest scale is important for detail work, including semicircular vents, window trim, window panes and muntins, and fascia boards with open soffits. Simplicity is important in the roof form, principally gable or shed.

COLONIAL OR AMERICAN TRADITIONAL	
<i>Form:</i>	Simple form, at least for the primary part of the home
<i>Roof:</i>	- Moderate to steep roofs – gable or shed - Compound roof pitch (gambrel) part of tradition - Detailed molding and cornice profiles
<i>Walls:</i>	Shingle or clapboard walls
<i>Windows:</i>	- Moderate to broad frames - Small panes - Double-hung sashes, usually with multi-pane glazing in one or both sashes - Frequently in adjacent pairs
<i>Details:</i>	- Small, finely detailed fascia boards, vents, and other details - Details part of functional elements rather than applied
<i>Color:</i>	- Usually pale walls; contrasting trim optional - Dark roofs

SPANISH TIER 1



Spanish styles – Colonial, Mission Revival, and Monterey among other variants – emerged as the dominant style in Southern California during the 1920s building boom. Its adaptability to different building programs has made it a perennial favorite. The adaptability results from intentional design characteristics:

- 1) The use of large, simple massing components to achieve simplicity;
- 2) The discreet use of well-placed, well-designed, and well-executed details. When combined with the simple massing, which would otherwise be dull, the details create an integrated design that is rich and expressive. Pergolas and other garden structures are also used to complement and mitigate the overall building mass.

SPANISH		
<i>Form:</i>	• Low mass moderates any two-story mass • Arches (deep) • Courtyards • Wide front balcony on Monterey variant	• Arcades • Pergolas
<i>Roof:</i>	• Barrel tile roofs – shed, hip, gable • Flat shingles or tiles on Monterey variant • Heavy exposed dark beams • Shallow to moderate slopes (4:12 to 6:12), usually with little to no eave overhang	
<i>Walls:</i>	• Stucco walls	
<i>Windows:</i>	• Recessed windows with minimal frames	
<i>Details:</i>	• Decorative vents • Iron accents and balconies	
<i>Color:</i>	• Pale walls customary • Roof may be light, medium, or dark	• Brown or other rich trim color

CRAFTSMAN TIER 2



The Craftsman style is a descendant of the Cottage Style and is particularly identified with California due to the influence of the Greene brothers in Pasadena and Bernard Maybeck in the San Francisco region.

The rustic look of Craftsman architecture relies on a spacious exterior – great porches and overhangs – as well as the use of stained wood, dark colors, and rustic supporting materials of river rock and rough brick. Massing can be very simple on a small Craftsman, which will likely focus entirely on its front porch and gable, or much more complex on a large Craftsman with variation of massing elements and angles.

CRAFTSMAN		
<i>Form:</i>	- Prominent porches (two sides common) - Large, often tapered, porch columns	- Second floor set in from first - Complex massing on larger houses
<i>Roof:</i>	- Composition or flat tile roofs - Shallow slopes – gable; some shed - Broad eave overhangs (12 to 42 inches)	- Rafters usually exposed - Supported by tapered square columns - Carved rafter tails & brackets
<i>Walls:</i>	Shingle or clapboard walls (stucco alternative)	
<i>Windows:</i>	- Broad wooden window frames - Fine division of panes, especially at top of window	
<i>Details:</i>	- Decorative vents - Wood accents and balconies	- Tapered posts - Clinker (rough) brick or river rock
<i>Color:</i>	Dark warm colors	

PRAIRIE TIER 2



The Prairie style originated in Chicago, with examples concentrated in the early 20th century Chicago suburbs, most noteworthy in part due to Frank Lloyd Wright's work in this style. Spread by pattern books and popular magazines, Prairie-style homes are of the few indigenous American styles.

Typically, two-stories, Prairie-style homes incorporate one-story porches or wings with low-pitched roofs and widely overhanging eaves, usually boxed. Prairie-style houses typically integrate strong, masonry piers to support porch roofs and emphasize horizontal lines. Additional detailing, such as tall casement windows, horizontal wall material patterns, and broad flat chimneys, among others, further emphasizes the horizontal nature of this style.

PRAIRIE		
<i>Form:</i>	• Typically, two stories, with one-story porches/wings; porte-cocheres common • Cubic or otherwise geometric in form • Top half of upper story emphasized, often with different material/color	
<i>Roof:</i>	• Low-pitched with widely overhanging eaves, typically boxed • Gable or hipped roof, symmetrical or asymmetrical • Dormers common	
<i>Walls:</i>	• Contrasting wall materials or trim emphasizing the upper part of the upper story • Stucco, stone, or brick walls	
<i>Windows:</i>	• Casement windows, double-hung – often tall in shape • Geometric patterns of small-pane window glazing	• Often continuous sill below second-story windows
<i>Details:</i>	• Façade detailing emphasizes horizontal lines • Decorative friezes or door surrounds with stylization • Massive, square porch supports with elaborations	• Contrasting wood trim feature
<i>Color:</i>	• Wide use of natural colors; contrasting darker trim	

MEDITERRANEAN (ITALIANATE, TUSCAN, ETC.) TIER 2



The Mediterranean style incorporates elements of the Spanish Revival, Italianate, and Tuscan styles, and began to be incorporated frequently in the early 20th century in Southern California. Simple forms comprise the symmetrical, primary façade of the home, often with a tower feature. Shallow to moderately sloping gable or hip roofs, at times multi-level, are typical, with wide overhang eaves and decorative brackets. Walls are comprised of stucco and/or stone, with windows varying in style – often with recesses and/or arched or curved detailing (lintel) above. Additional detailing includes simple chimneys with elaborate spark arrestor, decorative vents, and wrought iron accents and balconies.

MEDITERRANEAN (ITALIANATE, TUSCAN, ETC.)

<i>Form:</i>	• Two-stories, rarely one-story • Simple forms comprise a symmetrical, primary façade • Tower feature at front façade common	
<i>Roof:</i>	• Shallow to moderate slopes – gable or hip • Multi-level roofs common eaves with decorative	• Moderate to widely overhanging • Tile roofing brackets beneath
<i>Walls:</i>	• Stucco or stone walls	
<i>Windows:</i>	• Variety of window styles – typical styling includes tall, narrow windows • Recessed windows common, with or without frames • Commonly arched or curved detailing (lintel) above	
<i>Details:</i>	• Simple chimneys with more elaborate spark arrestor detailing • Decorative vents	• Wrought iron accents and balconies • Raised terrace(s)
<i>Color:</i>	• Pale primary wall colors • Roof may be light, medium, or dark	• Brown or other rich trim

FRENCH TIER 3



French design is distinct from the Classical style in its application of a few distinctive features. Most characteristic are mansard roofs, which are always steeply pitched and either straight or curved. That curve is normally concave, but convex curves may also be appropriate. Ornate metalwork is another hallmark, usually applied in a linear manner as balcony balustrades, or as fascia boards along eaves, but in some instances used structurally for columns. Used in moderation, French style works particularly well with Classical and Spanish styles. In an eclectic neighborhood, it is the quality of the design rather than its feature set that allows wildly divergent styles to work together well, and French design is within that mix.

FRENCH	
<i>Form:</i>	• Symmetrical entry • Terraced massing optional
<i>Roof:</i>	• Flat tile roofs • Steep slopes – mansard dominant • Detailed parapets • Dormers common • Eaves commonly flared upward at roof-wall junction
<i>Walls:</i>	• Brick, stone, or stucco wall cladding, sometimes with false half-timbering
<i>Windows:</i>	• Recessed windows with minimal frames
<i>Details:</i>	• Curved iron accents and balconies • Thin, detailed moldings • Decorative vents
<i>Color:</i>	• Pale walls and trim; any shade for roof

CONTEMPORARY OR MODERN TIER 3



Modern houses tend to emphasize strong horizontal and vertical planes, express layering of planes and spaces, and interweave interior and exterior spaces. Together, these design elements can produce compelling and dramatic effects. When introduced into a neighborhood of more traditional styles, however, modern houses often present too great a contrast or too little in terms of humanizing detail to fit the setting. Modern styles are encouraged if they involve the best characteristics of the style – the layering and indoor/outdoor interweaving - as well as avoiding the visual conflicts with traditional styles that too often occur. Landscape screening, an important component of both modern architecture and harmonizing differing styles, will be taken into special account in evaluating modern designs.

CONTEMPORARY OR MODERN	
<i>Form:</i>	• Simple, horizontal massing • Pronounced entry expression – roof or alcove • Deep layering of wall and window planes • Intermingling of exterior and interior space
<i>Roof:</i>	• Flat roof, and/or shallow pitch – gable and shed • Roof beams exposed
<i>Walls:</i>	• Stucco or other smooth walls
<i>Windows:</i>	• Wood window frames, or metal with recessed windows • Generally present in gable ends
<i>Details:</i>	• Subtle colors except optional fine accent lines • Natural amenities (wood, stone, brick, or occasionally concrete block)
<i>Color</i>	• Neutral colors, earth tones • Dark accents and exposed wood.

TUDOR OR CAPE COD TIER 3



The Tudor or Cape Cod architectural styles are common throughout the United States. Both styles are characterized by steeply pitched roofs with side gables. One of the most distinctive characteristics of the Tudor style is the decorative half-timbering, while the Cape Cod style is known to utilize shingle or clapboard siding. Straightforward massing is also used in each, and details are simple but highly visible, such as wide window trim, plain fascia boards, and simple exposed soffits.

TUDOR OR COTTAGE	
<i>Form:</i>	- Simple massing - Entry expression may be modest - Rustic tile roof
<i>Roof:</i>	- Moderate to steep roof pitch - Shed or gable roof - Usually side-gabled (less commonly hipped or front gabled)
<i>Walls:</i>	Shingle, clapboard, or rustic walls
<i>Windows:</i>	- Pronounced surrounds, wide or narrow - Tall, usually in multiple groups, with multi-pane glazing - Large, elaborate chimneys - Recessed windows - Simple exposed soffits
<i>Details</i>	- Minimal overhangs - Exposed wood corbel, - Wood beam trim - Siding
<i>Color</i>	- White and cream stucco - Brick or stone accent - Neutral and earth tones

APPENDIX B - GLOSSARY OF TERMS

Accessory Building/Structure: A structure that is physically detached from, secondary and incidental to, and commonly associated with the primary structure.

Alcove: A small area cut out of a larger mass, such as an entry porch.

Architectural Review Board (ARB): The body which conducts design review for each of the five Homeowners Associations (HOA), recognized by City Council Resolution 6670.

Articulation: Use of different planes, surfaces, and forms to define an interesting and attractive building or component of a building.

Asymmetry: Different on one side than on the other.

Balustrades: The combination of handrail, spindles (balusters), baserail and newels, which together form a railing system that enclose one or both sides of a staircase.

Cantilever: A portion of a building extending out beyond its supporting wall or column.

Chamfer: A beveled corner which is formed in concrete work by placing a triangular or curved insert in the corner of the form.

Clipped eaves: Eaves that have a minimal projection over the wall below.

Conditional Building Area: The area surrounding the Secondary Building Area, the outer edges of which are defined by the minimum setbacks per the Arcadia Zoning Regulations, where scaled-down wings and accessory structures may be located upon Architectural Review Board approval.

Context: The character-defining surroundings of a site.

Cupola: A small structure, enclosed but with openings/fenestration, placed on the top of a building's roof.

Dormer: A structure with walls extending up from a roof, typically housing one or more windows.

Eave: The extension of a roof beyond an exterior wall, with no enclosed area underneath it.

Eclectic: Of mixed styles.

Elevation: A two-dimensional view of the front, side, or rear of a building or wall.

Façade: See Elevation.

Fascia: The board enclosing the edge of an eave.

Gable Wall: A wall beneath the exposed end of one or more sloping roofs.

Guidelines: A set of recommendations that are applied as appropriate to each project or development situation to meet certain objectives and achieve attractive and functional designs.

Hardscape & Impervious Surfaces: Pavement and other ground treatments other than plant materials.

Integrity: Having enough consistency to be perceived as an “integral” unit.

Layering: Having different elements in different planes, forming layers, rather than a simple wall.

Mansionization: Building a house too big for the size of the lot, or too ornate or formal in its appearance.

Mass: The overall perceived size of a building, affected by not only its dimension, but also the way its walls, roofs, and façade elements are designed.

Mission or Barrel Tile: A half-circular roof tile that is used alternatively face-up and face-down.

Modulation: Varying the depth and other characteristics of a wall or roof to improve its appearance through breaking up its length and mass.

Monumentality: The appearance of trying to appear too important or imposing for its context.

Muntins: Narrow strips that form a division between window panes.

Nested Gables: One gable placed beneath another, usually off-center.

Overdesigned: Too ornate for its size or surroundings.

Pilaster: A column (structural or decorative) that is placed against a wall.

Pitch: The slope of a roof, expressed in inches of rise against 12 inches run (as in 4:12).

Porch: A prominent entry, including any roof above.

Porte-Cochere: A roofed structure, open on the sides, extending over a driveway.

Primary Building Area: The heart of the lot where permitted massing elements may be up to the maximum size identified in these guidelines.

Primary Living Area (PLA): Primary Living Area (PLA) shall mean that portion of a residence to be the main gathering and entertainment room used by residents and guests at the residence.

Project: Physical work upon a property requiring City approval.

Quoins: Large squared stones, such as buttresses, set at the angles of a building; the external corner of a building.

Ridgeline: A ridgeline is the top of a hill, ridge, or promontory, which drops or slopes down on at least one side.

S-tile: A roof tile attempting to simulate the effect of mission or barrel tile with multiple curves.

Scale: Size relative to other portions of building, landscape, or surroundings, or to viewers.

Secondary Building Area: The area surrounding the Primary Building Area, where buildings wings and accessory structures may be located

Shed Roof: A simple roof of a single slope.

Site Amenities: Benches, fountains, garden structures, and other features added to an open space to enhance its use and enjoyment.

Soffit: The underside of an eave.

Street Presence: The combination of building façades, public and private frontages, landscape, trees, side-walks, streets, and the activity within these areas that generate the physical character as viewed within the public right-of-way.

Substantial: Having enough visual depth to appear visually and structurally sound.

Surrounds: Ornamental projecting surfaces around a window and/or door.

Symmetry: The same on both sides.

Underdesigned: Too simple to offer interest to the viewer.

Wings: A secondary volume of a building where the primary volume is referred to as the main mass.



**ARCADIA PLANNING COMMISSION
REGULAR MEETING MINUTES
TUESDAY, June 23, 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, and Hui
(telecommunicating)

ABSENT: Commissioner Wilander

It was moved by Commissioner Arvizu and seconded by Chair Tallerico to excuse Commissioner Wilander.

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. 2190** – Approving Tentative Parcel Map No. TPM 26-02 (84650) to subdivide the airspace for an approved four-unit multi-family development at 157 Genoa Street
CEQA: Exempt
Recommendation: Adopt

Applicant: Eric Tsang and EGL ASSOCIATES INC.

MOTION - PUBLIC HEARING

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

The Commissioners did not have any questions for staff.

The public hearing was opened.

There were no speakers for this item.

Commissioner Arvizu made a motion to close the public hearing.

Vice Chair Tsoi seconded the motion.

Without objection, the motion was approved.

DISCUSSION

The Commissioners did not discuss the item.

MOTION

It was moved by Vice Chair Tsoi, seconded by Commissioner Hui to approve Tentative Parcel Map No. TPM 26-02 (84650) to subdivide the airspace for an approved four-unit multi-family development at 157 Genoa Street in which the findings were made and is exempt from CEQA.

ROLL CALL

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

The motion was approved.

There is a ten (10) day appeal period. Appeals are to be filed by 5:30 p.m. on Monday, July 6, 2026.

- 2. Resolution No. 2191**– A recommendation that the City Council approve the North Village mixed-use project with a density bonus, consisting of 130 residential condominium units, including 20 low income affordable units and ground floor commercial at 225 N. 2nd Avenue
CEQA: Statutorily Exempt
Recommendation: Adopt

Applicant: Giantech Construction, Inc.

MOTION - PUBLIC HEARING

Chair Tallerico introduced the item and Senior Planner Edwin Arreola presented the staff report.

Commissioner Hui asked if there are currently any more proposed residential projects for properties on Saint Joseph Street.

Planning Services Manager Fiona Graham stated that staff have received inquiries about housing developments on Saint Joseph Street but no formal proposals.

Vice Chair Tsoi asked where the affordable units will be located in the development.

Mr. Arreola stated that the units will be dispersed throughout the project.

Commissioner Arvizu asked how affordability of the unit is determined and how many years it will be restricted as an affordable unit.

Ms. Graham explained that a covenant will be placed upon the deed and it will be restricted so that future buyers meet a minimum threshold of income. The purchase price will then be determined based on payments equivalent to 30% of the buyer's income.

Commissioner Arvizu asked if the height of the project was ever discussed between staff and the applicant.

Mr. Arreola confirmed that height was discussed, and the original submittal proposed a higher project.

The public hearing was opened.

There were no speakers for this item.

Commissioner Arvizu made a motion to close the public hearing.

Chair Tallerico seconded the motion.

Without objection, the motion was approved.

DISCUSSION

Commissioner Hui was ok with the location of the project and appreciated the mix of unit sizes which can fit a lot of buyer's needs. She was in favor of the Project.

Vice Chair Tsoi liked the project, the fact that there was affordable housing, and was pleased with the density bonus. Mr. Tsoi also complimented the green open space and the variation in its design.

Commissioner Arvizu thanked staff for working with the Applicant to get a satisfactory final design. He was first concerned with the proposed 69- foot height, however, does not believe it will be an issue in the area. He also liked the elevations and the landscaping around the first floor.

Chair Tallerico agreed with the Commissioners.

MOTION

It was moved by Commissioner Arvizu, seconded by Chair Tallerico to adopt Resolution No. 2191 recommending the City Council approve the North Village Mixed Use Project with a density bonus, consisting of 130 residential condominium units, including 20 low income affordable units and ground floor commercial at 225 N. 2nd Avenue in which the findings were made and is statutorily exempt from CEQA.

ROLL CALL

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

The motion was approved.

CONSENT CALENDAR

1. Minutes of the May 26, 2026, Regular Meeting of the Planning Commission

Recommendation: Approve

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

ROLL CALL

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

The motion was approved.

MATTERS FROM CITY COUNCIL LIAISON

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

MATTERS FROM THE PLANNING COMMISSIONERS

Chair Tallerico congratulated the newly appointed Planning Commissioners and wished them best of luck. Mr. Tallerico acknowledged it was his last meeting as his four-year term was coming to an

end and thanked staff, Assistant City Attorney, Kellan Martz, and his Planning Commission colleagues for their assistance during his term as Commissioner.

Chair Tallerico discussed the City Council's decision to overturn the Planning Commission's decision to deny the Multi-Family SB 330 project at 514 Fairview Avenue. He said those disagreements were healthy and emphasized that their decision was made with the community in mind.

Commissioner Hui expressed gratitude for Chair Tallerico's time on the Planning Commission.

MATTERS FROM ASSISTANT CITY ATTORNEY

Assistant City Attorney Kellan Martz thanked Chair Tallerico for his service on the Commission and thanked him for always keeping disagreements professional and respectful.

MATTERS FROM STAFF INCLUDING UPCOMING AGENDA ITEMS

Planning Services Manager Fiona Graham echoed everyone's sentiments for Chair Tallerico and thanked him for his service on the Planning Commission.

Ms. Graham reported that the appeal of the Planning Commission's denial of the multi-family project at 514 Fairview was approved by the City Council 4-1.

Ms. Graham informed the Commission that Commissioner Hui was reappointed for a second term and Chang Lee and Ricky Lau, were appointed as the new Planning Commissioners.

ADJOURNMENT

The Planning Commission adjourned the meeting at 7:45 p.m., to Tuesday, July 14, 2026, at 7:00 p.m. in the City Council Chamber.

Chair, Planning Commission

ATTEST: _____
Lisa L. Flores
Secretary, Planning Commission