



CITY OF ARCADIA

ARCADIA PLANNING COMMISSION REGULAR MEETING AGENDA

Tuesday, August 25, 2026, 6:30 PM

Location: City Council Chambers, 240 W. Huntington Drive

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

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

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

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

CALL TO ORDER

ROLL CALL:

Vincent Tsoi, Chair
David Arvizu, Commissioner
Angela Hui, Commissioner
Ricky Lau, Commissioner
Change 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.

PLANNING COMMISSION REORGANIZATION

1. Planning Commission Reorganization

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

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. 2196** – Single-Family Architectural Design Review No. SFADR 26-02 for a new single-story modern ranch style residence with a standing seam metal roof located at 1419 South Fourth Avenue
CEQA: Exempt
Recommendation: Adopt

Applicant: LCRA Architects

There is a ten day appeal period. Appeals are to be filed by 5:30 p.m. on Tuesday, September 8, 2026.

- 2. Resolution No. 2195** – Amending Conditional Use Permit No. CUP 19-06 to allow performing arts instruction, accessory consulting and photography services and increase the maximum number of students to 25 at an existing music school within the Arcadia Hub Shopping Center located at 1229 S. Baldwin Avenue
CEQA: Categorically Exempt
Recommendation: Adopt

Applicant: Willington Liu

There is a ten day appeal period. Appeals are to be filed by 5:30 p.m. on Tuesday, September 8, 2026.

CONSENT CALENDAR

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

3. Minutes of the June 23, 2026, Regular Meeting of the Planning Commission
4. Minutes of the July 28, 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, September 8, 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: August 25, 2026

TO: Honorable Chairperson and Planning Commission

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

SUBJECT: RESOLUTION NO. 2196 – SINGLE-FAMILY ARCHITECTURAL DESIGN REVIEW NO. SFADR 26-02 FOR A NEW SINGLE-STORY MODERN-RANCH STYLE RESIDENCE WITH A STANDING SEAM METAL ROOF LOCATED AT 1419 SOUTH FOURTH AVENUE

CEQA: Exempt
Recommendation: Adopt

SUMMARY

The Applicant, LCRA Architects, on behalf of the Property Owners, Gene and Christina Ching, is requesting approval of Single-Family Architectural Design Review No. 26-02 ("Project") for a new single-story, single-family, modern-ranch style residence with a standing seam metal roof at 1419 S. Fourth Avenue. Projects subject to Single-Family Architectural Design Review (Minor Review) are typically reviewed by staff and do not require a public hearing. However, the Project is being referred to the Planning Commission for its review and consideration because the proposed standing seam metal roof is generally discouraged by the City's Single-Family Residential Design Guidelines, but may be appropriate depending on the architectural design and neighborhood context. It is recommended that the Planning Commission adopt Resolution No. 2196 (Attachment No. 1) thereby approving the Project as proposed, subject to the attached conditions of approval.

BACKGROUND

The subject property is a 15,351-square-foot interior lot located at 1419 S. Fourth Avenue north of E. Camino Real Avenue. The site is currently developed with a 1,595

square-foot single-story, ranch-style residence, and a detached garage. The site is zoned R-1 (Low Density Residential) with a General Plan Land Use Designation of Low Density Residential. The property is surrounded by single-story and two-story, single-family homes. Figure 1, below, is a photo of the Project site and neighboring properties. Refer to Attachment No. 2 for an aerial image with zoning information.



Figure 1 – Project Site

The existing residence was built in 1926. Based on the evaluation by an Architectural Historian the subject residence does not meet any of the minimum requirements for designation as a historical resource under federal, state, or local criteria. A Certificate of Demolition Application (COD 26-08) has been submitted and reviewed; however, its approval is pending Project approval. Per the City's residential replacement policy, demolition of existing structures is not permitted until a new project is approved and building permits are issued. Figure 2 shows the existing residence.



Figure 2 – Existing Residence

Planning Commission Meeting July 28, 2026

On July 28, 2026, staff brought a discussion item before the Planning Commission regarding the use of standing seam metal roofs on single-family residential homes, including whether the material may be appropriate on contemporary, modern farmhouse, and modern ranch style homes when incorporated into an appropriate architectural design with a low-pitched roof. Following discussion, the Planning Commission generally supported allowing standing seam metal roofs to be considered on low-pitched roofs of no more than a 3:12 slope, particularly on one-story homes with modern or contemporary architectural designs. The Commission also emphasized that the appropriateness of the roofing material should be considered in relation to the overall architectural design and compatibility with the character of the surrounding neighborhood, and that standing seam metal roofs should continue to be discouraged on more traditional architectural styles and within established traditional neighborhoods.

At the July 28, 2026 Planning Commission meeting, staff stated that a proposal for a new single-family residence with a standing seam metal roof – the Project – would be referred to the Planning Commission for its consideration, including whether the proposed roofing material is appropriate for the architectural style of the residence and compatible with the character of the surrounding neighborhood.

PROPOSAL

The proposed Project involves demolition of the existing single-story ranch-style house and a detached garage, and construction of a new single-story single-family modern-ranch style home with an attached three-car tandem garage. The proposed residence complies with all applicable R-1 Zone (Low Density Residential) Development Standards, including floor area ratio (FAR), lot coverage, height, and required setbacks - refer to the table below for a summary of applicable Development Standards and the proposed Project figures. Refer to Attachment No. 3 for the architectural plans.

	Development Standard	Proposed Project
Lot Area = 15,351 SF		
Floor Area Ratio:	Maximum 46% of lot area or 7,065 SF	27% or 4,158 SF
Lot Coverage:	Maximum 45% of lot area or 6,908 SF	33% or 5,081 SF
Setbacks		
Front:	Minimum: 34'-2"	34'-2"
Sides:	Minimum: 9'-3"	North & South: 9'-3"
Rear:	Minimum: 26'-0"	44'-8"
Height:	Maximum: 30'-0"	16'-6"

In terms of the design, the modern-ranch style has a light colored smooth exterior stucco with stone veneer accents. The doors and windows are contemporary in style, with dark frames that contrast with the lighter exterior façade color and which complement the standing seam metal roof. As previously noted, the residence will have a maximum height of 16'-6" which is below the maximum allowed height limit of 30 feet. The proposed roof pitch is shallow with a 2:12 slope and utilizes a charcoal colored standing seam metal roof throughout the residence.

Figure 3, below, shows a color rendering of the house without the proposed landscaping, and the following Figure 4 shows the Project with its final landscape including trees which would provide visual screening across much of the front of the property as viewed from the street.



Figure 3 - Front Elevation without Trees



Figure 4 - Front Elevation with Trees

The subject site includes several unprotected trees that will be kept and incorporated into the new landscaping which includes the planting of 17 new trees. The Project is subject to the City's Water Efficient Landscape Ordinance (WELO) which will be reviewed for compliance by the Building Services Department as part of the Project's plan-check phase.

The development also includes a 580-square-foot detached Accessory Dwelling Unit (ADU), located within the rear yard that is subject to Building Permit Only (BPO) review and is State-exempt. While the ADU is included on the Site Plan, it is not subject to this Single-Family Architectural Design Review and is not subject to Planning Commission review.

ANALYSIS

The Project neighborhood is eclectic and includes a mix of single-story and two-story homes representing a variety of architectural styles, including Spanish, Mediterranean, traditional, and ranch-style residences. The Project is designed in a modern-ranch architectural style and uses a cohesive palette of materials and architectural features, including a combination of stucco and stone veneer exterior finishes, aluminum-clad wood windows and doors, and standing seam metal roofing, which is discussed further below. The chosen materials are consistent with the architectural style and reflect the relatively simple design features of modern-ranch houses. The residence incorporates articulation and modulation along all facades to provide visual interest and reduce the appearance of building mass.

Although the surrounding neighborhood includes numerous two-story homes, the Project is limited to one story and maintains a low, horizontal building profile characteristic of ranch-style architecture. Its overall scale and massing are similar to the neighboring residence to the south and other ranch-style houses in the vicinity.

Given the variety of architectural styles and building forms within the surrounding neighborhood, the Project does not introduce a scale or architectural character that is incompatible with the neighborhood. The proposed residence provides a cohesive modern-ranch design, incorporates appropriate architectural detailing and materials, and includes extensive new landscaping throughout the property that will complement and soften the appearance of the new residence. For these reasons, the

Project meets the applicable objectives of the City's Single-Family Residential Design Guidelines.

The proposed standing seam metal roofing warrants additional consideration because the Single-Family Residential Design Guidelines discourage the use of this material, as it has traditionally been associated with a more commercial or industrial appearance and has not generally been considered compatible with residential architecture. However, residential design preferences have continued to evolve, including the use of new materials and architectural styles that incorporate contemporary design elements.

The proposed standing seam metal roof is an appropriate material within the context of the Project's overall modern-ranch architectural design and the surrounding neighborhood. The proposed residence incorporates the low, horizontal building profile, simple forms, clean exterior finishes, and restrained detailing characteristic of modern-ranch architecture. The standing seam metal roof is proposed at a 2:12 pitch, which reduces the visibility and visual prominence of the roof surface from the street and allows the roofing material to complement, rather than dominate, the overall architectural design. The proposed residence is also limited to one story, further reducing the visual prominence of the roof. The proposed landscaping includes several new trees within the front yard that, as they mature, will further soften the appearance of the residence and provide additional screening of the roof from the street.

Based on the overall architectural design, the low 2:12 roof pitch, the single-story building massing, and the Project's relationship to the surrounding neighborhood, the proposed standing seam metal roofing is appropriate for the modern-ranch design and demonstrates how this otherwise discouraged roofing material can be successfully integrated into a residential project.

FINDINGS

The following findings are required for the approval of a Site Plan and Design Review pursuant to Development Code Section 9107.19.050.F. Staff was able to make all the required findings to support and recommend approval of the Project as proposed.

Site Plan and Design Review

1. The proposed development will be in compliance with all applicable development standards and regulation in the Development Code.

Facts in Support of the Finding: The proposed Project complies with all applicable development standards and regulations in the Development Code. The proposed Project provides the minimum, and in some areas more than the minimum, required setbacks and is below the maximum permitted Lot Coverage, Floor Area Ratio (FAR), and height limits. Additional development standards such as angle plane encroachment and hardscape maximums are also met. As such, the proposed Project will be in compliance with all applicable development standards and regulations in the Development Code.

2. The proposed development will be consistent in the objectives and standards of the applicable Design Guidelines.

Facts in Support of the Finding: The proposed single-family home is consistent with the objectives and standards in the Single Family Residential Design Guidelines. The residence is thoughtfully designed to blend with the surrounding neighborhood. The modern-ranch architecture complements the diverse range of architectural styles in the area, which includes Mediterranean, Spanish, traditional, and a ranch style home neighboring the subject property. The Project incorporates standing seam metal roofing, a material that is discouraged by the Residential Design Guidelines. While standing seam metal roofs are generally discouraged due to their non-residential appearance, they are not prohibited. Given the single-story design, the low 2:12 roof slope, the modern-ranch architectural style, and the proposed complementary landscaping, standing seam metal roofing is found to be appropriate for the Project. The proposed Project has been designed to further complement the existing neighborhood, incorporating single-story scale and massing, and exterior stucco materials that reflect the surrounding neighboring character. Therefore, the proposed Project will meet the standards set forth in the Single-Family Residential Design Guidelines and will present a project that will enhance the visual cohesion of its neighborhood.

3. The proposed development will be compatible in terms of scale and aesthetic design with surrounding properties and developments.

Facts in Support of the Finding: The proposed Project is designed with modern-ranch architecture that fits well within the neighborhood that also includes similar single-story ranch-style homes as well as a variety of different types of architecture including two-story homes. The Project's single-story scale, height, and design are compatible with many of the existing single-story structures surrounding the subject site. The Project includes landscaping which incorporates multiple trees within the front yard, and which will soften the residence's appearance from the public right-of-way. The Project incorporates design elements that are common for modern-ranch architecture such as standing seam metal roofing, exterior stucco and stone finish, lighter primary wall colors with darker accents and trims for windows. As such, the proposed Project will be consistent with the neighborhood in terms of scale and aesthetic design.

4. The proposed development will have an adequate and efficient site layout in terms of access, vehicular circulation, parking, and landscaping.

Facts in Support of the Finding: The proposed Project has an adequate and efficient site layout in terms of access, vehicular circulation, parking, and landscaping. The proposed Project will include a three-car garage and will preserve and utilize the existing driveway access and curb cut. It will provide water efficient landscaping throughout the property which is subject to City's Water Efficient Landscape Ordinance (WELO) and will add seventeen (17) additional trees to the site's already existing flora. As such, the proposed Project will have adequate and efficient site layout for access, vehicular circulation, parking, and landscaping.

5. The proposed development will be in compliance with all of the applicable criteria identified in Subparagraph 9107.19.040.C.5 for compliance with the Development Code and all other applicable City regulations and policies, consistency with the General Plan and any applicable specific plan, the Design Guidelines, policies and standards, and efficient site and layout design.

Facts in Support of the Finding: The proposed Project is in compliance with all applicable criteria identified in section 9107.19.040.C.5 of the Development Code as it will be consistent with the Single-Family Residential Design Guidelines and all applicable Development Standards. The proposed Project meets the minimum required setbacks, remaining below the maximum allowed Lot Coverage, Floor Area Ratio (FAR), height limit, and all other applicable Development Standards. The single-story design is consistent with neighboring properties. The proposed Project will provide an efficient site development and layout with updated landscaping designed to complement the new residence, a new attached three-car garage, and preservation of the existing driveway allowing for adequate vehicle circulation and parking.

ENVIRONMENTAL ANALYSIS

It has been determined that the Project qualifies as a Class 3 Categorical Exemption per the provisions of the California Environmental Quality Act (CEQA) pursuant to Section 15303(a) of the CEQA Guidelines for New Construction of One, Single-family Residence (refer to Attachment No. 4).

PUBLIC COMMENTS/NOTICE

A public hearing notice for this item was posted on the City's website, at the City Clerk's Office, the City Council Chambers, and the Arcadia Public Library, and mailed to the property owners located within 300 feet of the subject property on August 13, 2026. No public comments have been received as of August 20, 2026.

RECOMMENDATION

It is recommended that the Planning Commission adopt Resolution No. 2196, find the Project categorically exempt per the California Environmental Quality Act (CEQA) and approve Single-Family Architectural Design Review No. SFADR 26-02 for the proposed single-story, single-family, modern-ranch style house with a standing seam metal roof located at 1419 S. Fourth Avenue, subject to the conditions of approval as part of Resolution No. 2196.

PLANNING COMMISSION ACTION

Approval

If the Planning Commission intends to approve this Project, the Commission should state that the proposal satisfies the requisite findings and move to approve Single-Family Architectural Design Review No. SFADR 26-02, with a categorical exemption under the California Environmental Quality Act (CEQA).

Denial

If the Planning Commission intends to deny this Project, the Commission should move to deny Single-Family Architectural Design Review No. SFADR 26-02, and state that the proposal does not satisfy the requisite findings 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 questions or comments regarding this matter prior to the August 25, 2026, Planning Commission hearing, please contact Associate Planner, Gary Yesayan at (626) 574-5422, or by email at gyesayan@ArcadiaCA.gov

Approved:

A handwritten signature in blue ink, appearing to read 'Lisa L. Flores', with a stylized flourish at the end.

for

Lisa L. Flores

Development Services Director

Attachment No. 1: Resolution No. 2196

Attachment No. 2: Aerial Image with Zoning Information

Attachment No. 3: Architectural Plans

Attachment No. 4: Preliminary Exemption Assessment

Attachment No. 1

Resolution No. 2196

RESOLUTION NO. 2196

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF
ARCADIA, CALIFORNIA, APPROVING A NEW SINGLE-STORY MODERN-
RANCH STYLE RESIDENCE WITH A STANDING SEAM METAL ROOF
LOCATED AT 1419 SOUTH FOURTH AVENUE

WHEREAS, an application for Single Family Architectural Design Review No. SFADR 26-02 was submitted by the Applicant, LCRA Architects, on behalf of the property owners, Gene Ching and Christina Ching, for a new 4,158 square foot, single-story, modern-ranch style residence with a standing seam metal roof at 1419 South Fourth Avenue ("Project"); and

WHEREAS, on May 27, 2026, Planning Services completed an environmental assessment for the proposed Project and determined that it qualifies as a Class 3 Categorical Exemption pursuant to Section 15303(a) of the California Environmental Quality Act (CEQA) Guidelines for New Construction of One, Single-Family Residence; and

WHEREAS, on August 25, 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; and

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

SECTION 1. The factual data submitted by the Community Development Division in the staff report dated August 25, 2026, are true and correct.

SECTION 2. This Commission finds, based upon the entire record, that pursuant to Section 9107.19.050.F of the Arcadia Development Code, all of the following findings can be made.

Site Plan and Design Review

1. The proposed development will be in compliance with all applicable development standards and regulations in the Development Code.

FACT: The proposed Project complies with all applicable development standards and regulations in the Development Code. The proposed Project provides the minimum, and in some areas more than the minimum, required setbacks and is below the maximum permitted Lot Coverage, Floor Area Ratio (FAR), and height limits. Additional development standards such as angle plane encroachment and hardscape maximums are also met. As such, the proposed Project will be in compliance with all applicable development standards and regulations in the Development Code.

2. The proposed development will be consistent with the objectives and standards of the applicable Design Guidelines.

FACT: The proposed single-family home is consistent with the objectives and standards in the Single Family Residential Design Guidelines. The residence is

thoughtfully designed to blend with the surrounding neighborhood. The modern-ranch architecture complements the diverse range of architectural styles in the area, which includes Mediterranean, Spanish, traditional, and a ranch style home neighboring the subject property. The Project incorporates standing seam metal roofing, a material that is discouraged by the Residential Design Guidelines. While standing seam metal roofs are generally discouraged due to their non-residential appearance, they are not prohibited. Given the single-story design, the low 2:12 roof slope, the modern-ranch architectural style, and the proposed complementary landscaping, standing seam metal roofing is found to be appropriate for the Project. The proposed Project has been designed to further complement the existing neighborhood, incorporating single-story scale and massing, and exterior stucco materials that reflect the surrounding neighboring character. Therefore, the proposed Project will meet the standards set forth in the Single-Family Residential Design Guidelines and will present a project that will enhance the visual cohesion of its neighborhood.

3. The proposed development will be compatible in terms of scale and aesthetic design with surrounding properties and developments.

FACT: The proposed Project is designed with modern-ranch architecture that fits well within the neighborhood that also includes similar single-story ranch-style homes as well as a variety of different types of architecture including two-story

homes. The Project's single-story scale, height, and design are compatible with many of the existing single-story structures surrounding the subject site. The Project includes landscaping which incorporates multiple trees within the front yard, and which will soften the residence's appearance from the public right-of-way. The Project incorporates design elements that are common for modern-ranch architecture such as standing seam metal roofing, exterior stucco and stone finish, lighter primary wall colors with darker accents and trims for windows. As such, the proposed Project will be consistent with the neighborhood in terms of scale and aesthetic design.

4. The proposed development will have an adequate and efficient site layout in terms of access, vehicular circulation, parking, and landscaping.

FACT: The proposed Project has an adequate and efficient site layout in terms of access, vehicular circulation, parking, and landscaping. The proposed Project will include a three-car garage and will preserve and utilize the existing driveway access and curb cut. It will provide water efficient landscaping throughout the property which is subject to City's Water Efficient Landscape Ordinance (WELO) and will add seventeen (17) additional trees to the site's already existing flora. As such, the proposed Project will have adequate and efficient site layout for access, vehicular circulation, parking, and landscaping.

5. The proposed development will be in compliance with all of the applicable criteria identified in Subparagraph 9107.19.040.C.5 for compliance with the Development Code and all other applicable City regulations and policies, consistency with the General Plan and any applicable specific plan, the Design Guidelines, policies and standards, and efficient site and layout design.

FACT: The proposed Project is in compliance with all applicable criteria identified in section 9107.19.040.C.5 of the Development Code as it will be consistent with the Single-Family Residential Design Guidelines and all applicable Development Standards. The proposed Project meets the minimum required setbacks, remaining below the maximum allowed Lot Coverage, Floor Area Ratio (FAR), height limit, and all other applicable Development Standards. The single-story design is consistent with neighboring properties. The proposed Project will provide an efficient site development and layout with updated landscaping designed to complement the new residence, a new attached three-car garage, and preservation of the existing driveway allowing for adequate vehicle circulation and parking.

SECTION 3. Pursuant to the provisions of the California Environmental Quality Act, this Project is subject to a Class 3 Categorical Exemption for the construction of one, single-family residence per Section 15303(a) of the CEQA Guidelines.

SECTION 4. For the foregoing reasons, the Planning Commission determines that the Project is Categorically Exempt under the California Environmental Quality

Act ("CEQA") pursuant to Section 15303(a) of the CEQA Guidelines for New Construction of one, single-family residence, and hereby approves Single-Family Architectural Design Review No. SFADR 26-02 for a new, single-story, Modern-ranch style, single-family residence with a standing seam metal roof at 1419 S. Fourth Ave.

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

[SIGNATURES ON THE NEXT PAGE]

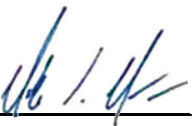
Passed, approved and adopted this 25th day of August 2026.

Vincent Tsoi
Chair, Planning Commission

ATTEST:

Lisa L. Flores
Secretary

APPROVED AS TO FORM:



Michael J. Maurer
City Attorney

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RESOLUTION NO. 2196

Conditions of Approval

1. The Project shall be developed and maintained by the Property Owner/Applicant in a manner that is consistent with the plans submitted and conditionally approved for Single-Family Architectural Design Review No. SFADR 26-02, subject to the satisfaction of the Development Services Director or designee.
2. All new and existing property line walls must be finished to match the main house and include a decorative trim cap. A separate plan for the property line wall(s) shall be submitted as part of the plan check submittal for review and approval.
3. Any development located within the City's right-of-way shall require review and approval by the Engineering Division.
4. The Property Owner/Applicant shall comply with all City requirements regarding building safety, fire prevention, detection, suppression, emergency access, public right-of-way improvements, parking, water supply and water facilities, sewer facilities, trash reduction and recycling requirements, and National Pollutant Discharge Elimination System (NPDES) measures to the satisfaction of the Building Official, Fire Marshal, Public Works Services Director and Development Services Director. Compliance with these requirements is to be determined by having fully detailed construction plans submitted for plan check review and approval by the foregoing City officials and employees.
5. To the maximum extent permitted by law, the Property Owner/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 SFADR 26-02 ("Project") on the Project site, and which may arise from the direct or indirect operations of the Applicant or those of the Applicant's contractors, agents, tenants, employees or any other persons acting on Applicant's behalf, which relate to the development and/or construction of the

Project. This indemnity provision applies to all damages and claims, actions, or proceedings for damages, as described above, regardless of whether the City prepared, supplied, or approved the plans, specifications, or other documents for the Project.

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

6. Approval of SFADR 26-02 shall not be effective 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 signed Acceptance Form must be submitted to the Development Services Department to indicate acknowledgment and acceptance of the conditions of approval.

Attachment No. 2

Aerial Image with Zoning Information

Site Address: 1419 S 4TH AVE

Property Owner(s): Property Owner



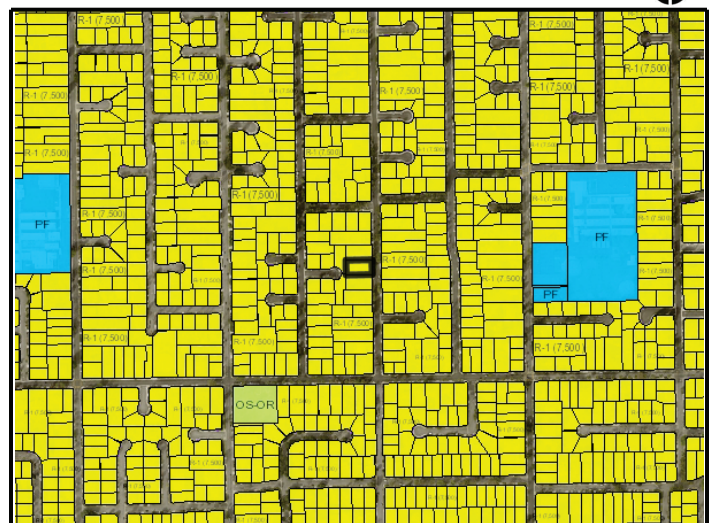
Property Characteristics

Zoning:	R-1 (7,500)
General Plan:	LDR
Lot Area (sq ft):	
Main Structure / Unit (sq. ft.):	1,595
Year Built:	1926
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

Architectural Plans



CHING RESIDENCE

PROJECT SUMMARY

First Floor Area	4,063 sf
Total Liveable Area	4,063 sf
Attached Garage Area	745 sf
Accessory Dwelling Unit	580 sf
Total Floor Area	5,388 sf
First Floor Area	4,063 sf
Attached Garage Area	745 sf
Accessory Dwelling Unit	580 sf
Outdoor Covered Patio	273 sf
Total Proposed Lot Coverage	5,661 sf

PROJECT DATA

Project Address	1419 South 4th Avenue, Arcadia, CA 91006
Lot No.	Tract No. 808, Lot No. 41
Project Description	Single Family Residence
APN	5781-022-013
Building Height Limit	30'-0" Maximum
Covered Parking	3
Gross Lot Area	15,351.31 sf
Zoning	Single Family, R-1
Area District	I

NARRATIVE DESCRIPTION:

PROPOSED SINGLE STORY, 3-BEDROOM SINGLE-FAMILY
RESIDENCE WITH ATTACHED 3-CAR GARAGE
HOUSE ARCHITECTURAL STYLE - MODERN RANCH

SHEET

Sheet	Description
<u>Architecture</u>	
A-0.0	Cover Sheet
A-0.1	Site Plan
A-0.2	Demolition Plan
A-1.0	Proposed Floor Plans
A-1.1	Proposed Roof Plan
A-2.0	Proposed Elevations - Main Residence
A-2.1	Proposed Elevations - Main Residence
A-2.2	Proposed Elevations - ADU
A-2.3	Proposed Colored Front Elevation
<u>Landscape</u>	
L1.0	Site Plan
L1.01	Thematic Images
L1.02	Tree Protection Plan
<u>Civil (Survey)</u>	
1 OF 1	Topographic Survey

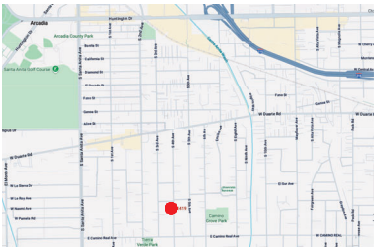
PROJECT TEAM

ARCHITECT:
LCRA ARCHITECTS
35 HUGUS ALLEY, SUITE 220
PASADENA, CA 91103
(626) 449-9698

LANDSCAPE ARCHITECT:
ENVIRONMENTAL LANDSCAPE
DEVELOPMENT
2222 FOOTHILL BLVD #E254
LA CANADA, CA 91011
(818) 790-8607

OWNER:
CHRISTINA AND GENE CHING
1419 SOUTH FOURTH AVENUE
ARCADIA, CA 91006

VICINITY MAP



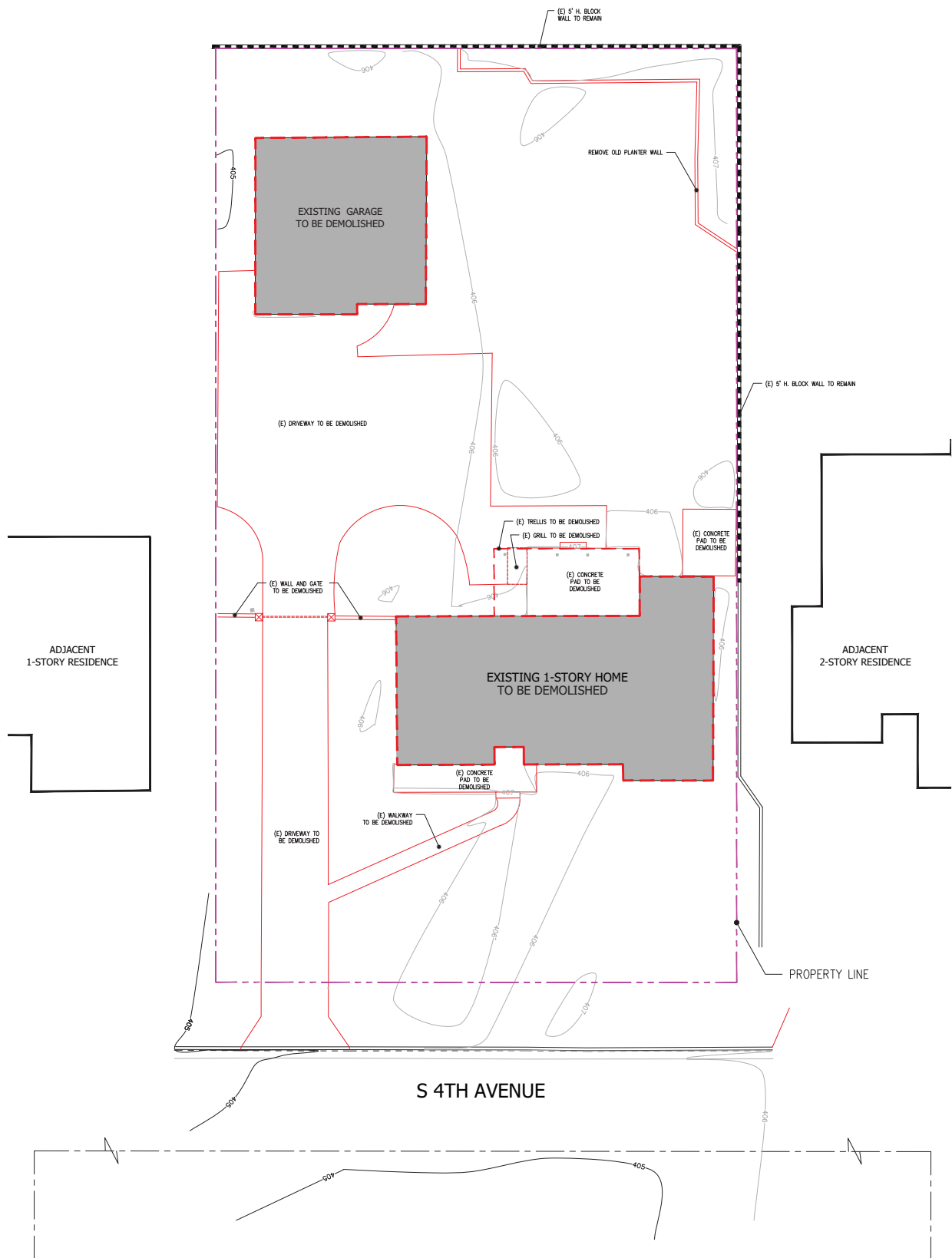
1419 SOUTH FOURTH AVENUE
ARCADIA, CA 91006



COVER SHEET A-0.0

1419 S 4th Avenue
June 9, 2026





CHING RESIDENCE

1419 S 4th Avenue

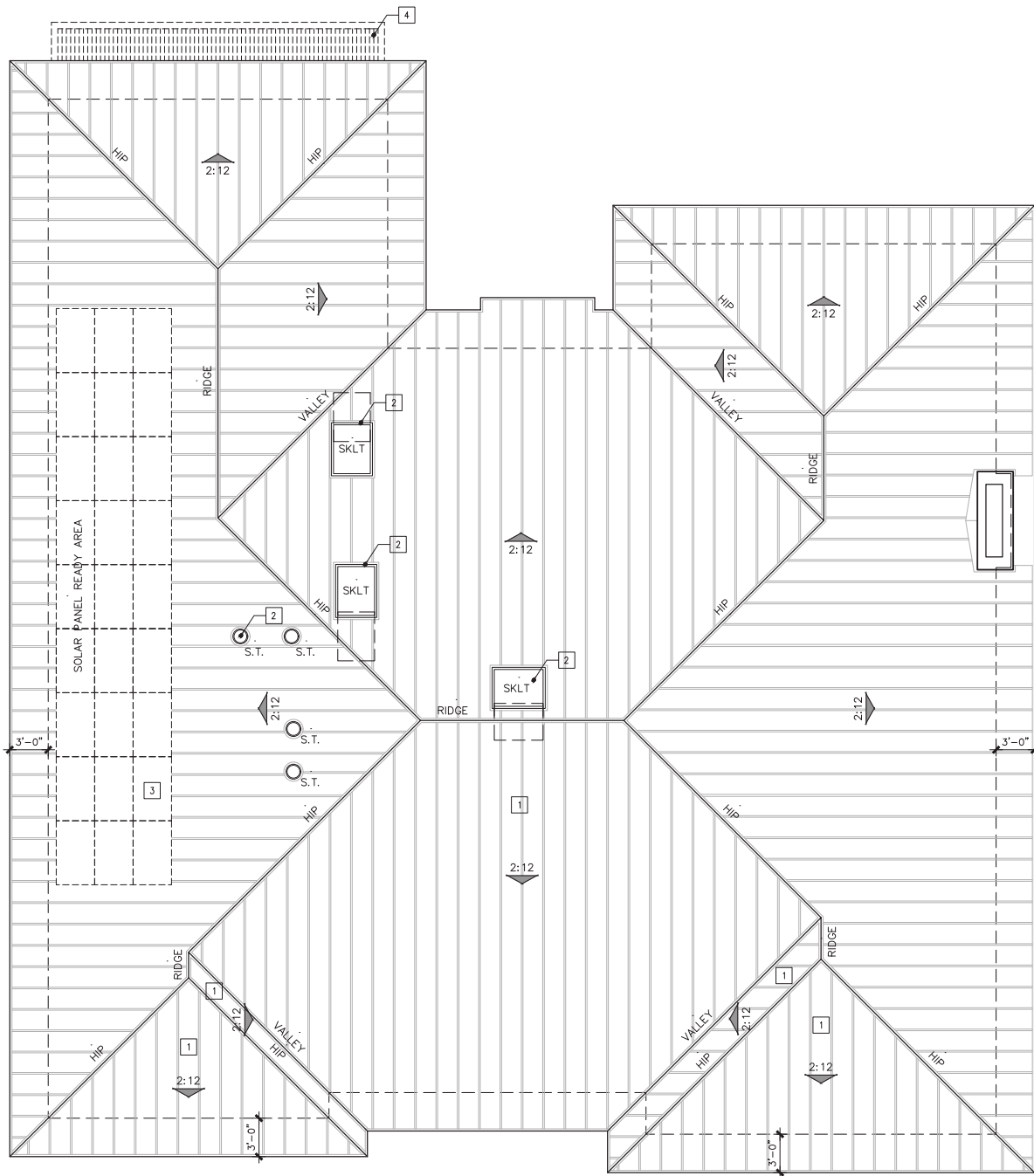
June 9, 2026

DEMOLITION PLAN A-0.2



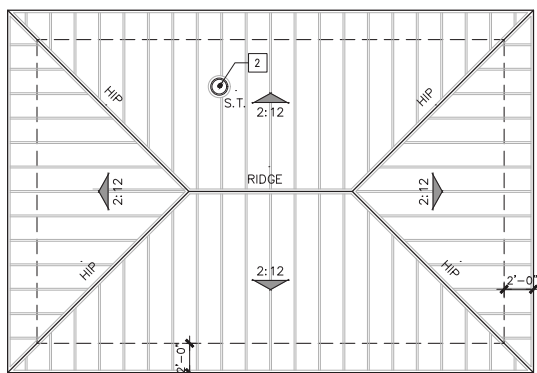
SCALE: 1/8" = 1'-0"

LCRA



ROOF PLAN - MAIN RESIDENCE

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



ROOF PLAN - ACCESSORY DWELLING UNIT

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

ROOF PLAN NOTES

1. LOCATE ALL ROOF PENETRATIONS (INCLUDING PLUMBING VENTS, EXHAUST VENTS, WATER HEATER VENTS, FLUES, ETC.) ON ROOF SLOPES THAT DO NOT FACE THE FRONT ELEVATION. NO VENTS OR PENETRATIONS SHALL BE PLACED ON THE FRONT-FACING ROOF SLOPE.
2. SKYLIGHTS AND TUBULAR SKYLIGHTS HAVE BEEN ANGLED AND ORIENTED TO AVOID VISIBILITY FROM THE FRONT ELEVATION. PROVIDE ADEQUATE CLEARANCE FROM RIDGES, HIPs, AND VALLEYS TO ALLOW FOR PROPER FLASHING AND WATERPROOFING.
3. NUMBER AND PLACEMENT OF SOLAR PANELS TO BE DETERMINED BY SOLAR PANEL CONTRACTOR. NO SOLAR PANELS SHALL BE PLACED ON FRONT-FACING ROOF SLOPE.
4. STRUCTURE LOUVERED PERGOLA OR SIMILAR.



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

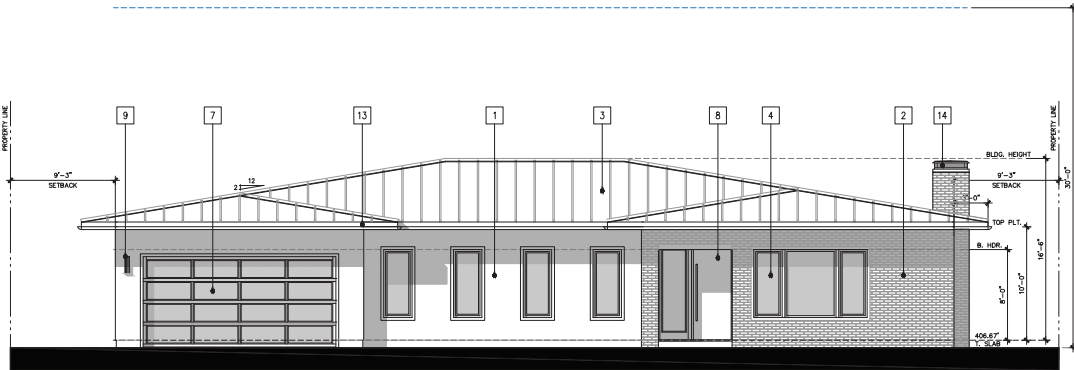
CHING RESIDENCE

1419 S 4th Avenue

June 9, 2026

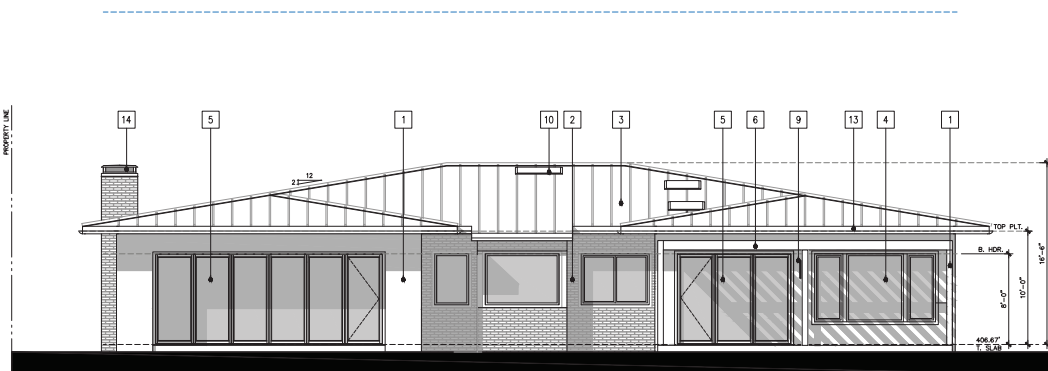
PROPOSED ROOF PLANS A-1.1

LCRA



FRONT ELEVATION

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



REAR ELEVATION

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

ELEVATION NOTES

- 1 STUCCO - SMOOTH FINISH - BENJAMIN MOORE, REVERE FEWTER (HC-172)
- 2 STONE VENEER - QUALITY STONE, MODERN, METROPOLITAN BRICK, PAINTED TO MATCH STUCCO
- 3 METAL ROOFING - MCELROY METAL ROOF, MEDALLION-LOK, CHARCOAL; OR EQUAL
- 4 DOOR AND WINDOWS - MARVIN, SIGNATURE ULTIMATE, ALUMINUM CLAD, WOOD, EBONY; OR EQUAL
- 5 FOLDING DOORS - MARVIN ULTIMATE, FIVE PANEL BI-FOLD DOORS W/ ACCESS DOOR PANEL, EBONY; OR EQUAL
- 6 AUTOMATED PERGOLA - STRUKTURE FLACSHIP, LOUVERED PERGOLA, X PIVOT 6, BLACK; OR EQUAL
- 7 GARAGE DOOR - CONTEMPORARY ALUMINUM GLASS, LUX GARAGE DOORS, BLACK, WITH PRIVACY GLASS; OR EQUAL
- 8 ENTRY DOOR - ENTRY DOOR W/SIDE LIGHT, PA BEHR, DYNASTY MARQUEE, THERMAL S440-7
- 9 OUTDOOR WALL SCONCE - VISUAL CONFORT, OUT-DOOR CYLINDERS 2 LIGHT 18" TALL, BLACK; OR EQUAL
- 10 SKYLIGHT - FCM FIXED CURS MOUNTED SKYLIGHT, VELUX
- 11 TUBULAR SKYLIGHT - SUN TUNNEL SKYLIGHTS, VELUX, TOR 104, OR EQUAL
- 12 SOLAR PANEL LOCATION
- 13 TRIM AND FASCIA - BENJAMIN MOORE, COLOR PREY 2127-20 BLACK INK
- 14 CHIMNEY CAP - K&M SHEET METAL, SIMPLE MULTI FLUE CHIMNEY CAP, SKU CCI00, OR EQUAL, PAINTED TO MATCH TRIM AND FASCIA

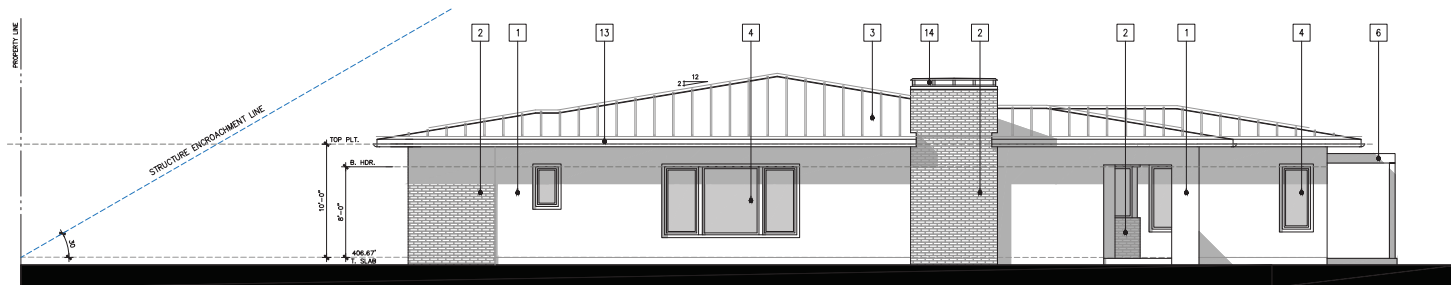
CHING RESIDENCE

1419 S 4th Avenue

June 9, 2026

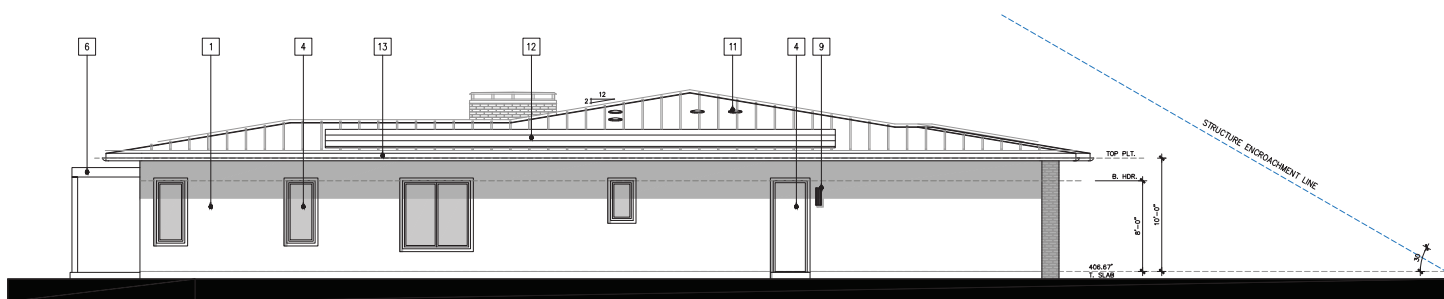
PROPOSED ELEVATIONS - MAIN RESIDENCE A-2.0





RIGHT ELEVATION

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



LEFT ELEVATION

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

ELEVATION NOTES

- | | | | | |
|---|---|--|--|--|
| 1 STUCCO – SMOOTH FINISH – BENJAMIN MOORE, REVERE, PEWTER (HC-172) | 4 DOOR AND WINDOWS – MARVIN, SIGNATURE ULTIMATE, ALUMINUM CLAD WOOD, EBONY; OR EQUAL | 7 GARAGE DOOR – CONTEMPORARY ALUMINUM GLASS, LUX GARAGE DOORS, BLACK, WITH PRIVACY GLASS; OR EQUAL | 9 OUTDOOR WALL SCONCE – VISUAL CONFORT, OUT-DOOR CYLINDERS 2 LIGHT 18" TALL, BLACK; OR EQUAL | 12 SOLAR PANEL LOCATION |
| 2 STONE VENEER – QUALITY STONE, MODERN, METROPOLITAN BRICK, PAINTED TO MATCH STUCCO | 5 FOLDING DOORS – MARVIN ULTIMATE, FIVE PANEL BI-FOLD DOORS W/ ACCESS DOOR PANEL, EBONY; OR EQUAL | 8 ENTRY DOOR – ENTRY DOOR W/SIDE LIGHT, PAINTED, BEHR, DYNASTY MARQUEE, THERMAL S440-7 | 10 SKYLIGHT – FCM FIXED CURS MOUNTED SKYLIGHT, VELUX | 13 TRIM AND FASCIA – BENJAMIN MOORE, COLOR PREVIEW, 2127-20 BLACK INK |
| 3 METAL ROOFING – MCELROY METAL ROOF, MEDALLION-LOK, CHARCOAL; OR EQUAL | 6 AUTOMATED PERGOLA – STRUXURE FLAGSHIP, LOUVERED PERGOLA, X PIVOT 6, BLACK; OR EQUAL | | 11 TUBULAR SKYLIGHT – SUN TUNNEL SKYLIGHTS, VELUX, TOR 104, OR EQUAL | 14 CHIMNEY CAP – K&M SHEET METAL, SIMPLE MULTI FLUE CHIMNEY CAP, SKU CC100, OR EQUAL, PAINTED TO MATCH TRIM AND FASCIA |

CHING RESIDENCE

1419 S 4th Avenue

June 9, 2026

PROPOSED ELEVATIONS - MAIN RESIDENCE A-2.1

LCRA



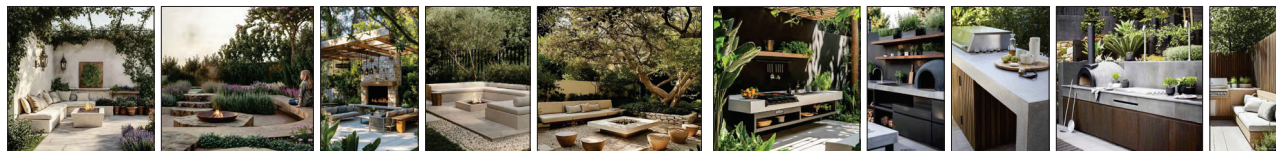
ELEVATION NOTES

- | | | | | | | | | | |
|---|---|---|--|---|--|----|---|----|---|
| 1 | STUCCO - SMOOTH FINISH - BENJAMIN MOORE, REVERE PEWTER (HC-112) | 4 | DOOR AND WINDOWS - MARVIN SIGNATURE ULTIMATE, ALUMINUM GLAD WOOD, EBONY, OR EQUAL | 7 | GARAGE DOOR - CONTEMPORARY ALUMINUM GLASS, LUX GARAGE DOORS, BLACK, WITH PRIVACY GLASS, OR EQUAL | 9 | OUTDOOR WALL SCONCE - VISUAL CONFORT, OUT-DOOR CYLINDERS 2 LIGHT (8" TALL), BLACK, OR EQUAL | 12 | SOLAR PANEL LOCATION |
| 2 | STONE VENEER - QUALITY STONE, MODERN, METROPOLITAN BRICK, PAINTED TO MATCH STUCCO | 5 | FOLDING DOORS - MARVIN ULTIMATE, FIVE PANEL, BI-FOLD DOORS W/ ACCESS DOOR PANEL, EBONY, OR EQUAL | 8 | ENTRY DOOR - ENTRY DOOR W/ SIDELIGHT, PAINTED, BEHR DYNASTY MARQUEE, THERMAL S440-T | 10 | SKYLIGHT - PCV FIXED CURS MOUNTED SKYLIGHT, VELUX | 13 | TRIM AND FASCIA - BENJAMIN MOORE, COLOR PREVIEW 2121-20 BLACK INK |
| 3 | METAL ROOFING - MCELROY METAL ROOF, MEDALLION-LOK, CHARCOAL, OR EQUAL | 6 | AUTOMATED PERGOLA - STRUXURE FLAGSHIP, LOUVERED PERGOLA, X PIVOT 6, BLACK, OR EQUAL | | | 11 | TUBULAR SKYLIGHT - SUN TUNNEL SKYLIGHTS, VELUX, TCR 104, OR EQUAL | 14 | CHIMNEY CAP - K&M SHEET METAL, SIMPLE MULTI FLUE CHIMNEY CAP, SKU CC100, OR EQUAL, PAINTED TO MATCH TRIM AND FASCIA |

CHING RESIDENCE
1419 S 4th Avenue
June 3, 2026

PROPOSED COLORED FRONT ELEVATION A-2.3
LCRA

FIRE FEATURE REFERENCE IMAGES



OUTDOOR KITCHEN REFERENCE IMAGES



PAVING REFERENCE IMAGES



PERGOLA REFERENCE IMAGES



BENCH REFERENCE IMAGES



POTS REFERENCE IMAGES



BOULDERS REFERENCE IMAGES



PATIO REFERENCE IMAGES



PATH REFERENCE IMAGES



WATER FEATURE REFERENCE IMAGES



LIGHTING REFERENCE IMAGES



PLANTING REFERENCE IMAGES



NOT FOR CONSTRUCTION



REVISIONS	
DESIGN REVIEW	11.14.20
DESIGN REVIEW	12.08.20
DESIGN REVIEW	12.22.20
SUBMITTAL REVIEW	12.31.20
SUBMITTAL	01.18.21
SUBMITTAL REVIEW	05.28.21
SUBMITTAL REVIEW	04.21.21
SUBMITTAL REVIEW	05.21.21

EMATIC
AGES

SHEET NO. 2.

CHUNG RESIDENCE
1414 S. 4TH AVENUE
ARCADIA, CA 91006
APN NO. 876-002-018

LEGAL DESCRIPTION:
SR. 808, MS 16-6238, LOT # 41

DATE	09.21.20
CHECKED BY	
DRAWN	CP

LI.01

FL	FLOWLINE
FF	FINISHED FLOOR
T.C.B.	TOP OF CURB BASIN
T.G.	TOP OF GUTTS
P.A.	PLANTING AREA
T.G.	TOP OF GRADE
E.G.	EDGE OF GUTTER
WM	WATER METER
B.C.D.	BUILDING CORNER
EL-SPOT	SPOT ELEVATION
B.W.	BACK OF SIDEWALK
INV.	INVERSE ELEVATION
I.V.	IRRIGATION CONTROL VALVE
WM	WATER METER
W.V.	WATER VALVE
A.C.	EDGE OF ASPHALT
EDISON	EDISON ELECTRICAL UTILITY
ELEC.B.	ELECTRIC BOX
E.M.	ELECTRIC METER

	MALBOX
	FIRE HYDRANT
	SIGN
	ELECTRIC PULLBOX
	WATER METER
	CLEANOUT
	POST
	CTE TELEPHONE MANHOLE
	WATER VALVE
	STRUCTURAL COLUMN
	STREET LIGHT
	CATCH BASIN
	TRAFFIC SIGNAL PULLBOX
	ENTRANCE GATE
	FLOW LINE
	FENCE LINE
	BUILDING LINE
	PROPERTY LINE
	CONCRETE BLOCK WALL
	TREE
	AIR COND.
	GAS METER



THIS SURVEY DOES NOT INCLUDE EASEMENTS OF RECORD OR OTHERWISE, UNDERGROUND PUBLIC UTILITIES, OR OTHER SUBSTRUCTURES, OR ZONE

THE FOUND CONCRETE NAIL SOUTH EASTERLY OF THE PROPERTY
WAS USED AS A BENCHMARK FOR THIS SURVEY

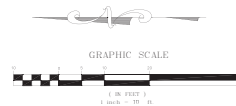
ASSUMED ELEVATION = 405.27'

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF ALCADIA, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA AND IS DESCRIBED AS FOLLOWS:

THE SOUTH 92.50 FEET OF THE NORTHERLY 277.50 FEET OF LOT 4 TRACT NO. 808, IN THE CITY OF ALCADIA, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN PAGE(S) 82 & 83 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDS SAID COUNTY.

EXCEPT THE WESTERLY 225 FEET THEREOF.

5780-022-010



TOPOGRAFC SURVEY		CALCIVC ENGINEERING GROUP	
PROJECT: I.C.		CIVIL / STRUCTURAL / LAND SURVEYING	
DRAWN BY: A.G.		PROJECT NO.: 1000	
DATE: 09/05/2012		PROJECT NAME: 1440 S 47 th AVENUE	
SCALE: 1" = 10'		PROJECT LOCATION: 1440 S 47 th AVENUE, CHANDLER, AZ 85226	
SHEET NO. 1		SHEET TOTAL: 1	

Attachment No. 4

Preliminary Exemption Assessment



PRELIMINARY EXEMPTION ASSESSMENT

1. Name or description of project:	Single-Family Architectural Design Review No. SFADR 26-02	
2. Project Location	The project site is located at 1419 S. Fourth Avenue	
3. Entity or person undertaking project:	A.	
	B. Other (Private)	
	(1) Name	LCRA Architects
	(2) Address	35 Hugus Alley, Suite 220 Pasadena, CA 91103
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:	15303(a) – Class 3 (New Construction of One, Single-Family Residence).
f. ☐	The project is statutorily exempt.	
	Applicable Exemption:	
g. ☐	The project is otherwise exempt on the following basis:	
h. ☐	The project involves another public agency which constitutes the Lead Agency.	
	Name of Lead Agency:	

Date: May 27, 2026

Staff: Gary Yesayan, Associate Planner



CITY OF ARCADIA

STAFF REPORT

DEVELOPMENT SERVICES DEPARTMENT

DATE: August 25, 2026

TO: Honorable Chairperson and Planning Commission

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

SUBJECT: RESOLUTION NO. 2195 – AMENDING CONDITIONAL USE PERMIT NO. CUP 19-06 TO ALLOW PERFORMING ARTS INSTRUCTION, ACCESSORY CONSULTING AND PHOTOGRAPHY SERVICES AND INCREASE THE MAXIMUM NUMBER OF STUDENTS TO 25 AT AN EXISTING MUSIC SCHOOL WITHIN THE ARCADIA HUB SHOPPING CENTER LOCATED AT 1229 S. BALDWIN AVENUE

CEQA: Categorically Exempt
Recommendation: Adopt

SUMMARY

The Applicant and business owner, Mr. Willington Liu, is requesting approval of an amendment to Conditional Use Permit No. CUP 19-06 for an existing music school located within a 5,797 square-foot commercial unit at the Arcadia Hub Shopping Center, 1229 S. Baldwin Avenue. The amendment would expand the approved instructional activities to include singing, acting, dance/movement, and audition preparation; allow a supervised study and homework area for enrolled students; allow appointment-only academic and arts admissions counseling; and allow indoor photography studio services to operate a performing arts school (dba: Creation Talent Academy). The amendment would also increase the maximum number of students onsite from 17 to 25 and modify the hours of operation. It is recommended that the Planning Commission adopt Resolution No. 2195 (Attachment No. 1), find the Project Categorically Exempt under CEQA, and approve Conditional Use Permit No. CUP 26-05, amending Conditional Use Permit No. CUP 19-06, subject to the conditions listed in this staff report.

BACKGROUND

The subject unit is located in the Arcadia Hub Shopping Center, on the east side between Ann Karen Spa and L.A. Fitness (See Figure 1). The property is zoned C-G (General Commercial) and has a General Plan Land Use Designation of Commercial. The 5,797 square

foot unit is currently occupied by Creation Talent Academy (CTA) and was previously occupied by Semitone Institute of Music from 2020 to 2024. The site is surrounded by other commercial properties to the west and east, and a mixture of commercial and multiple family properties to the north and south - refer to Attachment No. 2 for an Aerial Photo with Zoning Information and Photos of the subject property.

Conditional Use Permit No. CUP 19-06 (Resolution No. 2041) was approved by the Planning Commission on November 12, 2019 to allow Semitone Institute of Music to operate a music school within the existing unit, with a maximum of 17 students and four (4) employees. The approved use was for group and individual music instruction, practice rooms, and limited instrument sales.

In August 2024, CTA began operating from the unit under the existing CUP for a music school. Subsequently, the City became aware that CTA was providing additional services and activities beyond the scope of the original CUP approval. The Applicant is therefore requesting an amendment to CUP 19-06 to formalize the current operations and expand the range of classes and services offered within the tenant space.



Figure 1 – Aerial photo

PROPOSAL

The Applicant is requesting an amendment to the existing CUP for Creation Talent Academy to update and expand the approved uses of the existing music school, to operate a performing arts school for students aged from 4 to 18 years. CTA provides small-group and individual instruction in singing/vocal performance, acting and performance training, dance/movement associated with musical theater, hip-hop, and K-pop performance, on-camera rehearsal, audition preparation, and similar performing arts activities. In addition to expanding the uses offered within the performing arts school, the amendment would increase the maximum number of students onsite at any given time from 17 to 25, while the number of staff onsite would remain unchanged at four (4).

The proposed amendment also includes the following accessory activities:

- A supervised and structured quiet study and homework area for enrolled students, generally between approximately 3:00 p.m. and 5:00 p.m. prior to scheduled classes. No academic curriculum, tutoring program, or separate tutoring operation is proposed;
- Appointment-only academic and arts admissions counseling for students pursuing performing arts high schools, conservatories, colleges, universities, and related educational opportunities; and
- Accessory indoor photography studio services will be offered on an appointment-only basis. The photography will be self-service, with clients using automated camera equipment, and will include portraits and headshots. The photography services will primarily be used by clients for the purpose of preparing professional headshots, but will also be available to the public on a limited basis during regular operating hours only. A maximum of four (4) appointments are expected per day.

The proposed study area, performing arts instruction, private lessons, rehearsal activities, counseling appointments, and photography appointments will occur only during the approved hours of operation. No outdoor instruction or performances, amplified exterior sound, or expansion of the tenant space is proposed.

The proposed amendment does not require any exterior alterations, increase in building area, or structural modifications to accommodate the additional uses. The existing interior layout, which was constructed for Semitone Institute of Music, will continue to be used unchanged. Refer to the floor plan, below, and Attachment No. 3 for interior photos and a description of how each room is used.

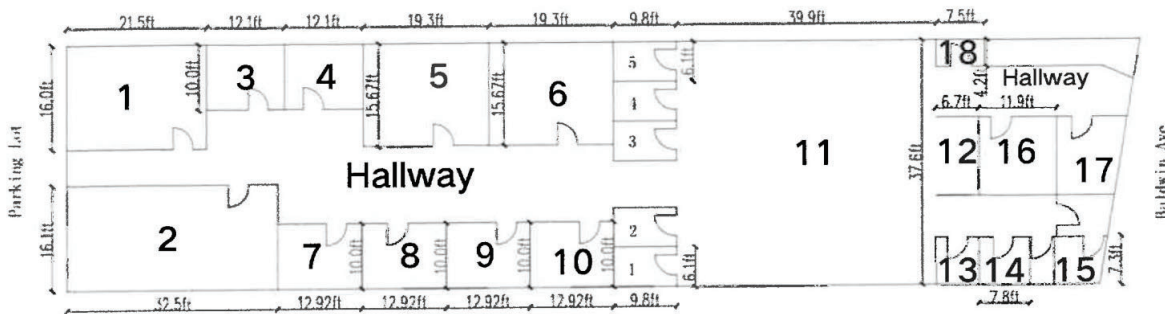


Figure 2 – Existing Floor Plan (no construction or changes are proposed)

ANALYSIS

The Arcadia Development Code allows educational centers, such as a performing arts school, in the C-G Zone subject to the review and approval of a Conditional Use Permit. The proposed amendment would broaden the approved instructional activities from the original music school operation to a small-scale performing arts school that includes singing, acting, dance/movement, and audition preparation. The accessory study/homework area is limited to enrolled students and does not include an academic curriculum or tutoring program. The proposed counseling services are appointment-only, and the photography studio will operate indoors by appointment and will provide accessory services, primarily to existing customers. All activities will remain within the existing tenant space. Conditions of approval will continue to require that classroom and practice-room windows and glass doors remain unobstructed and that the use comply with the City's noise requirements.

The proposed operating hours vary slightly from those approved under the original CUP, as shown in the table, below:

Days	Approved Hours (CUP 19-06)	Proposed Hours (CUP 26-05)
Monday – Friday	12:00 p.m. to 8:00 p.m.	3:00 p.m. to 8:00 p.m.
Saturday & Sunday	9:00 a.m. to 3:00 p.m.	10:00 a.m. to 7:00 p.m.

The proposed changes to the hours of operation are relatively minor, and the revised hours remain consistent with other commercial uses in the immediate vicinity, both within the Arcadia Hub Shopping Center and along S. Baldwin Avenue.

The Development Code parking requirement applicable to the educational use is one (1) parking space for each employee plus one (1) parking space for every three (3) students. The existing approval allows up to 17 students and four (4) employees, requiring ten (10) parking spaces. With the proposed increase to 25 students and no change to the previously approved four (4) employees, the amended use would require 13 parking spaces, an increase of three (3) spaces.

The Arcadia Hub contains 1,138 parking spaces and is subject to the updated parking plan approved by the Planning Commission in 2026. The additional three (3) space demand can be accommodated within the center's approved parking supply and would reduce the available capacity in the center to 181 parking spaces. The existing condition of approval in Resolution No. 2041 requiring employees to park in designated employee parking areas is carried over into Resolution No. 2195.

The proposed amendment does not include exterior modifications or changes to the existing Baldwin Avenue storefront. The existing entrance and reception area established under the original approval will remain, and the conditions applicable to the Baldwin Avenue storefront will continue to apply.

Resolution No. 2195 includes all relevant conditions of approval from Resolution No. 2041, with minor amendments to reflect the changes to the use and the fact that the interior construction required for the music school has already been completed, including the installation of soundproofing and improvements to the windows fronting S. Baldwin Avenue.

FINDINGS

Section 9107.09.050(B) of the Development Code requires that for a Conditional Use Permit to be granted, it must be found that all of the following prerequisite conditions can be satisfied:

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

Facts to Support This Finding: Approval of the amendment to the previously approved music school to allow performing arts uses is consistent with the Commercial land use Designation of the site. The Commercial land use designation is intended to permit a wide-range of commercial uses which serve both neighborhood and citywide markets. The designation allows a broad array of commercial uses, including neighborhood-serving uses such as music and performing arts schools. The proposed changes to the approved use will continue to occur within a commercial unit that has been used for arts educational uses since 2020, and will continue to complement the existing uses in the center. In addition, the proposal is a use permitted in the C-G (General Commercial) zone subject to the approval of a Conditional Use Permit, and will not adversely affect the comprehensive General Plan, and is consistent with the following General Plan goals and 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-14.5: Require new developments on Baldwin to place entries on Baldwin Avenue to encourage increased pedestrian use of Baldwin Avenue.

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

Facts to Support This Finding: The site is zoned C-G, General Commercial. Arcadia Development Code Section 9102.03.020, Table 2-8, allows a performing arts school in the C-G Zone subject to the review and approval of a Conditional Use Permit. The proposed performing arts school complies with the updated Parking Plan that was approved for this shopping center in 2026. The proposed expansion of uses and increase in number of students will require three (3) additional parking spaces than the music school required. If approved, there will be a total of 181 available spaces in the center. Therefore, there should be no impacts to the existing businesses in the center or along S. Baldwin Avenue. Lastly, the proposal complies with all other applicable provisions of the Development Code and the Municipal Code.

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

Facts to Support This Finding: The performing arts school will continue to occupy an existing 5,797 square foot commercial unit located within the Arcadia Hub shopping center that was previously approved for use as a music school. Parking is compliant with the updated Parking Plan that was approved for this shopping center in 2026, and will be provided onsite. There is a mix of uses in the center, including but not limited to, restaurants, retail stores, a fitness facility, and an arts studio; therefore, the proposed expansion of services to operate a performing arts school will not be out of character with the surrounding uses. The proposed hours of operation will also be compatible with the hours of operation of other uses in the center. In addition, the amended use will continue to provide access from S. Baldwin Avenue as described in the original Conditional Use Permit approval (CUP 19-06), which will maintain pedestrian activity on S. Baldwin Avenue. Lastly, the Applicant will be required to maintain the existing sound proof requirements within the unit for acoustic control to mitigate any noise impacts to existing and future adjacent uses.

4. The site is physically suitable in terms of:

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

Facts to Support This Finding: The site is physically suitable for the proposed performing arts school. The performing arts school will continue to occupy the commercial unit which was originally approved for a music school use in 2019, within the Arcadia Hub shopping center. The center is improved with adequate parking, including the required 13 parking spaces for the proposed performing arts school. In addition, the entire unit will be soundproofed with certain materials for acoustic control to mitigate any noise impacts to the adjacent tenants. Therefore, with adequate parking provided, the unit and site will be suitable for the proposed use.

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

Facts to Support This Finding: The site is located along S. Baldwin Avenue, which is designated and designed with the capacity to accommodate both public and emergency vehicles. The street is adequate in width and pavement type to carry the traffic that could be generated by the performing arts school and the existing uses in the center, and to support emergency vehicle access.

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

Facts to Support This Finding: The performing arts school is located within the existing Arcadia Hub shopping center. Conditions of approval have been included to ensure the performing arts school will continue to be operated in a safe manner, consistent with the Conditional Use Permit which is the subject of the amendment (CUP 19-06), and not impact public protection services. No interior changes are proposed to the unit. Therefore, no impacts to public protection services are anticipated.

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

Facts to Support This Finding: The subject unit is located within the Arcadia Hub shopping center, which is adequately serviced by existing utilities. The request does not include new construction that will impact the provision of utilities, nor will it be operated in a manner that will impact the provisions of utilities. Therefore, no impacts to the provision of utilities are anticipated.

- 5. The measure of site suitability shall be required to ensure that the type, density, and intensity of use being proposed will not adversely affect the public**

convenience, health, interest, safety, or general welfare, constitute a nuisance, or be materially injurious to the improvements, persons, property, or uses in the vicinity and zone in which the property is located.

Facts to Support This Finding: The Project will not be detrimental to the public health or welfare, or the surrounding properties. The size and nature of the operations of the performing arts school will not negatively affect the existing uses in the center, or the surrounding businesses and properties. In addition, conditions of approval, such as requiring that the entire unit continue to be soundproofed to mitigate any noise impacts to the adjacent tenants, and requiring that the use be subject to periodic inspections have been included to mitigate any potential impacts.

ENVIRONMENTAL IMPACT

It has been determined that the Project qualifies as a Class 1 Categorical Exemption pursuant to Section 15301 of the California Environmental Quality Act (CEQA) Guidelines for the operation and minor alteration of an existing facility (refer to Attachment No. 4).

PUBLIC COMMENTS/NOTICE

A public hearing notice for this item was posted at the City Clerk's Office, City Council Chambers, at the Arcadia Library, and on the City's website on August 13, 2026. It was also mailed to the property owners located within 300 feet of The Arcadia Hub property. As of August 20, 2026, no comments were received.

RECOMMENDATION

It is recommended that the Planning Commission adopt Resolution No. 2195 and find that this project is Categorical Exempt under the California Environmental Quality Act (CEQA), and approve Conditional Use Permit No. CUP 26-05, amending Conditional Use Permit No. CUP 19-06, subject to the following conditions of approval:

1. The use approved by CUP 26-05 is limited to a performing arts school with accessory consulting and photography services and shall be operated and maintained in a manner that is consistent with the proposal and plans submitted and approved for CUP 26-05, and shall be subject to periodic inspections, after which the provisions of this Conditional Use Permit may be adjusted after due notice to address any adverse impacts to the adjacent streets, rights-of-way, and/or the neighboring businesses and properties.
2. No more than 25 students shall be permitted at any given time. Any changes to the number of students, shall be subject to review and approval by the Development Services Director, or designee, unless significant modifications are proposed; in which case, the application may be referred to the Planning Commission.

3. The windows and glass doors into each classroom and practice room shall remain unobscured to allow easy viewing from the hallway.
4. The entire unit shall be soundproof with certain materials for acoustic control to mitigate any noise impacts to the adjacent tenants and shall comply with the City's noise ordinance. The specifications and materials for the sound proofing shall be submitted to Planning Services for review and approval prior to submitting plans into plan-check in Building Services as part of any subsequent tenant improvement.
5. The Applicant/Property Owner shall inform their tenants that their employees shall park in the designated employee parking areas, as new employees may not be aware of this requirement. The designated areas include, but are not limited to, the upper level of the parking structure and the stalls along the southern end of the center, adjacent to Naomi Avenue.
6. Any future tinting and/or window covering along the Baldwin Avenue storefront shall be subject to review and approval by the Development Services Director, or designee.
7. The Applicant/Property owner shall maintain, one (1) Automated External Defibrillator (AED) within the unit at all times. The location of the AED shall be subject to review and approval by the Development Services Director, or designee.
8. 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, 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.
9. Noncompliance with the plans, provisions and conditions of approval for CUP 26-05 shall be grounds for immediate suspension or revocation of any approvals, which could result in the closing of the performing arts school.
10. 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 26-05 ("Project") on the Project site, and which may arise from the

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

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

11. Approval of Conditional Use Permit No. CUP 26-05 shall not be of effect unless on or before 30 calendar days after Planning Commission adoption of the Resolution, the property owner and Applicant have executed and filed with the Development Services Director or designee an Acceptance Form available from the Development Services Department to indicate awareness and acceptance of these conditions of approval.

PLANNING COMMISSION ACTION

Approval

If the Planning Commission intends to approve this proposal, the Commission should approve a motion to approve Conditional Use Permit No. CUP 26-05, amending CUP 19-06, stating that the proposal satisfies the requisite findings, and adopting the attached

Resolution No. 2195 – 1229 S. Baldwin Ave

August 25, 2026

Page 11 of 11

Resolution No. 2195 that incorporates the requisite environmental and Conditional Use Permit findings and the conditions of approval as presented in this staff report, or as modified by the Commission.

Denial

If the Planning Commission intends to deny this proposal, the Commission should approve a motion to deny Conditional Use Permit No. CUP 26-05, amending CUP 19-06, stating that the finding(s) of 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 August 25, 2026, hearing, please contact Planning Services Manager Fiona Graham at (626) 574-5442, or fgraham@ArcadiaCA.gov.

Approved:



for

Lisa L. Flores

Development Services Director

- Attachment No. 1: Resolution No. 2195
- Attachment No. 2: Aerial Photo with Zoning Information
- Attachment No. 3: Floor Plan, Photos of the Subject Property, & Site Plan
- Attachment No. 4: Preliminary Exemption Assessment

Attachment No. 1

Resolution No. 2195

RESOLUTION NO. 2195

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ARCADIA, CALIFORNIA, APPROVING AN AMENDMENT TO CONDITIONAL USE PERMIT NO. CUP 19-06 TO ALLOW PERFORMING ARTS INSTRUCTION, ACCESSORY CONSULTING AND PHOTOGRAPHY SERVICES, AND TO INCREASE THE MAXIMUM NUMBER OF STUDENTS TO 25 AT AN EXISTING MUSIC SCHOOL WITHIN THE ARCADIA HUB SHOPPING CENTER LOCATED AT 1229 S. BALDWIN AVENUE

WHEREAS, on June 11, 2026, an application for Conditional Use Permit No. CUP 26-05 was filed by the business owner, Willington Liu (“Applicant”) to amend Conditional Use Permit No. CUP 19-06 to allow additional performing arts instruction and accessory activities and to increase the number of students to 25 at an existing music school within an existing 5,797 square foot tenant space located within the Arcadia Hub shopping center located at 1229 South Baldwin Avenue (the “Project”); and

WHEREAS, on November 12, 2019, the Planning Commission approved Conditional Use Permit No. CUP 19-06 to allow the operation of a music school with up to 17 students within the existing 5,797 square foot tenant space located at 1229 South Baldwin Avenue; and

WHEREAS, on July 31, 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 CEQA Section 15301 of the CEQA Guidelines pertaining to the use of an existing facility; and

WHEREAS, on August 25, 2026, a duly noticed public hearing was held before the Planning Commission on said application, at which time all interested persons were given full opportunity to be heard and to present evidence.

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

SECTION 1. The factual data submitted by the Community Development Division in the staff report dated August 25, 2026 are true and correct.

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

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

FACT: Approval of the amendment to the previously approved music school to allow performing arts uses is consistent with the Commercial land use Designation of the site. The Commercial land use designation is intended to permit a wide-range of commercial uses which serve both neighborhood and citywide markets. The designation allows a broad array of commercial uses, including neighborhood-serving

uses such as music and performing arts schools. The proposed changes to the approved use will continue to occur within a commercial unit that has been used for arts educational uses since 2020, and will continue to complement the existing uses in the center. In addition, the proposal is a use permitted in the C-G (General Commercial) zone subject to the approval of a Conditional Use Permit, and will not adversely affect the comprehensive General Plan, and is consistent with the following General Plan goals and 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-14.5: Require new developments on Baldwin to place entries on Baldwin Avenue to encourage increased pedestrian use of Baldwin Avenue.

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

FACT: The site is zoned C-G, General Commercial. Arcadia Development Code Section 9102.03.020, Table 2-8, allows a performing arts school in the C-G Zone subject to the review and approval of a Conditional Use Permit. The proposed

performing arts school complies with the updated Parking Plan that was approved for this shopping center in 2026. The proposed expansion of uses and increase in number of students will require three (3) additional parking spaces than the music school required. If approved, there will be a total of 181 available spaces in the center. Therefore, there should be no impacts to the existing businesses in the center or along S. Baldwin Avenue. Lastly, the proposal complies with all other applicable provisions of the Development Code and the Municipal Code.

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

FACT: The performing arts school will continue to occupy an existing 5,797 square foot commercial unit located within the Arcadia Hub shopping center that was previously approved for use as a music school. Parking is compliant with the updated Parking Plan that was approved for this shopping center in 2026, and will be provided onsite. There is a mix of uses in the center, including but not limited to, restaurants, retail stores, a fitness facility, and an arts studio; therefore, the proposed expansion of services to operate a performing arts school will not be out of character with the surrounding uses. The proposed hours of operation will also be compatible with the hours of operation of other uses in the center. In addition, the amended use will continue to provide access from S. Baldwin Avenue as described in the original

Conditional Use Permit approval (CUP 19-06), which will maintain pedestrian activity on S. Baldwin Avenue. Lastly, the Applicant will be required to maintain the existing sound proofing requirements within the unit for acoustic control to mitigate any noise impacts to existing and future adjacent uses.

4. The site is physically suitable in terms of:

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

FACT: The site is physically suitable for the proposed performing arts school. The performing arts school will continue to occupy the commercial unit which was originally approved for a music school use in 2019, within the Arcadia Hub shopping center. The center is improved with adequate parking, including the required 13 parking spaces for the proposed performing arts school. In addition, the entire unit will be soundproofed with certain materials for acoustic control to mitigate any noise impacts to the adjacent tenants. Therefore, with adequate parking provided, the unit and site will be suitable for the proposed use.

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

FACT: The site is located along S. Baldwin Avenue, which is designated and designed with the capacity to accommodate both public and emergency vehicles. The street is adequate in width and pavement type to carry the traffic that could be generated by the performing arts school and the existing uses in the center, and to support emergency vehicle access.

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

FACT: The performing arts school is located within the existing Arcadia Hub shopping center. Conditions of approval have been included to ensure the performing arts school will continue to be operated in a safe manner, consistent with the Conditional Use Permit which is the subject of the amendment (CUP 19-06), and not impact public protection services. No interior changes are proposed to the unit. Therefore, no impacts to public protection services are anticipated.

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

FACT: The subject unit is located within the Arcadia Hub shopping center, which is adequately serviced by existing utilities. The request does not include new construction that will impact the provision of utilities, nor will it be operated in a

manner that will impact the provisions of utilities. Therefore, no impacts to the provision of utilities are anticipated.

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

FACT: The Project will not be detrimental to the public health or welfare, or the surrounding properties. The size and nature of the operations of the performing arts school will not negatively affect the existing uses in the center, or the surrounding businesses and properties. In addition, conditions of approval, such as requiring that the entire unit continue to be soundproofed to mitigate any noise impacts to the adjacent tenants, and requiring that the use be subject to periodic inspections have been included to mitigate any potential impacts.

SECTION 3. This Project is Categorically Exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15301 of the CEQA Guidelines pertaining to the use of an existing facility.

SECTION 4. For the foregoing reasons the Planning Commission determines that the Project is Categorically Exempt under the California Environmental Quality

Act (CEQA) Section 15301, Class 1, and approves Conditional Use Permit No. CUP 26-05, amending Conditional Use Permit No. CUP 19-06 to allow the Project within an existing 5,797 square foot tenant space located within the Arcadia Hub shopping center located at 1229 South Baldwin Avenue, subject to the conditions of approval attached hereto.

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

Passed, approved and adopted this 25th day of August 2026.

Vincent Tsoi
Chair, Planning Commission

ATTEST:

Lisa L. Flores
Secretary

APPROVED AS TO FORM:

Michael J. Maurer
City Attorney

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RESOLUTION NO. 2195

Conditions of Approval

1. The use approved by CUP 26-05 is limited to a performing arts school with accessory consulting and photography services and shall be operated and maintained in a manner that is consistent with the proposal and plans submitted and approved for CUP 26-05, and shall be subject to periodic inspections, after which the provisions of this Conditional Use Permit may be adjusted after due notice to address any adverse impacts to the adjacent streets, rights-of-way, and/or the neighboring businesses and properties.
2. No more than 25 students shall be permitted at any given time. Any changes to the number of students, shall be subject to review and approval by the Development Services Director, or designee, unless significant modifications are proposed; in which case, the application may be referred to the Planning Commission.
3. The windows and glass doors into each classroom and practice room shall remain unobscured to allow easy viewing from the hallway.
4. The entire unit shall be soundproof with certain materials for acoustic control to mitigate any noise impacts to the adjacent tenants and shall comply with the City's noise ordinance. The specifications and materials for the sound proofing shall be submitted to Planning Services for review and approval prior to submitting plans into plan-check in Building Services as part of any subsequent tenant improvement.
5. The Applicant/Property Owner shall inform their tenants that their employees shall park in the designated employee parking areas, as new employees may not be aware of this requirement. The designated areas include, but are not limited to, the upper level of the parking structure and the stalls along the southern end of the center, adjacent to Naomi Avenue.
6. Any future tinting and/or window covering along the Baldwin Avenue storefront shall be subject to review and approval by the Development Services Director, or designee.
7. The Applicant/Property owner shall maintain, one (1) Automated External Defibrillator (AED) within the unit at all times. The location of the AED shall be

subject to review and approval by the Development Services Director, or designee.

8. 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, 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.
9. Noncompliance with the plans, provisions and conditions of approval for CUP 26-05 shall be grounds for immediate suspension or revocation of any approvals, which could result in the closing of the performing arts school.
10. 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 26-05 ("Project") on the Project site, and which may arise from the direct or indirect operations of the Applicant or those of the Applicant's contractors, agents, tenants, employees or any other persons acting on Applicant's behalf, which relate to the development and/or construction of the Project. This indemnity provision applies to all damages and claims, actions, or proceedings for damages, as described above, regardless of whether the City prepared, supplied, or approved the plans, specifications, or other documents for the Project.

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

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

11. Approval of Conditional Use Permit No. CUP 26-05 shall not be of effect unless on or before 30 calendar days after Planning Commission adoption of the Resolution, the property owner and Applicant have executed and filed with the Development Services Director or designee an Acceptance Form available from the Development Services Department to indicate awareness and acceptance of these conditions of approval.

Attachment No. 2

Aerial Photo with Zoning Information

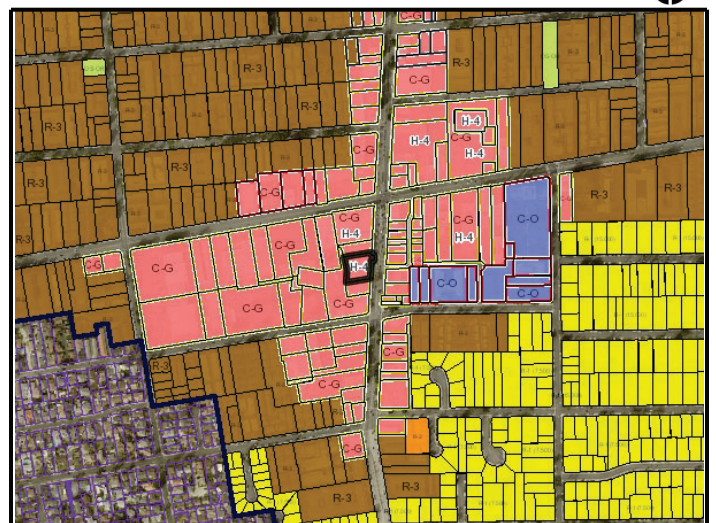
Site Address: 1225 S BALDWIN AVE
Property Owner(s): Property Owner

Property Characteristics

Zoning:	C-G
General Plan:	C
Lot Area (sq ft):	
Main Structure / Unit (sq. ft.):	27,542
Year Built:	1953
Number of Units:	0

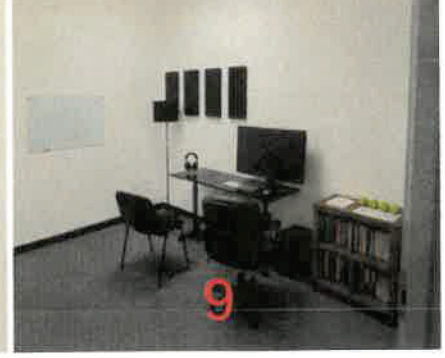
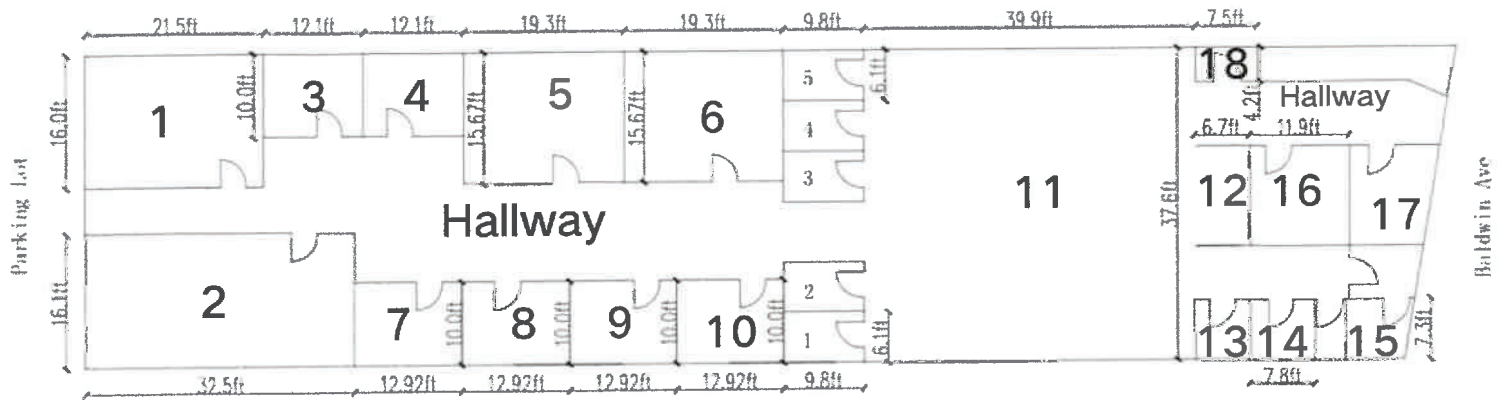
Overlays

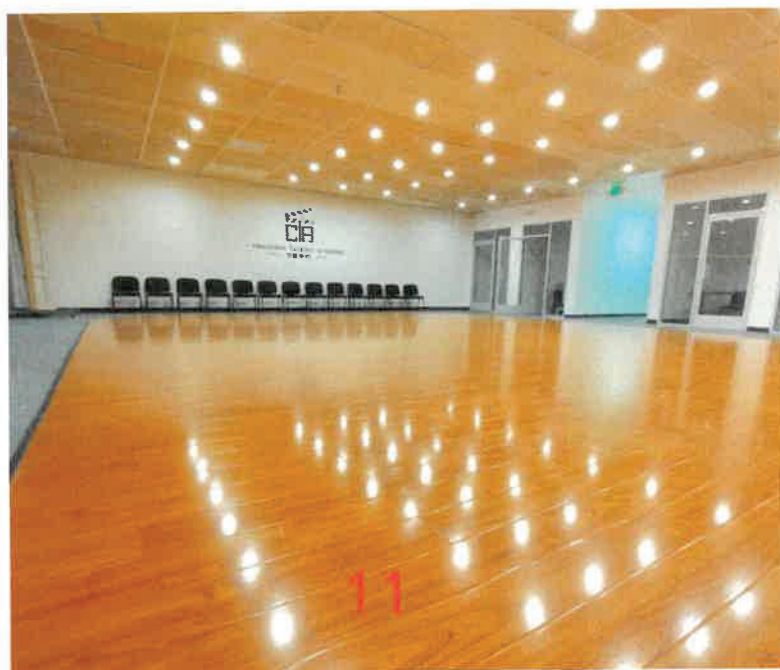
Architectural Design Overlay:	N/A
Downtown Overlay:	N/A
Downtown Parking Overlay:	N/A
Parking Overlay:	N/A
Racetrack Event Overlay:	N/A
Residential Flex Overlay:	Yes
Special Height Overlay:	H-4

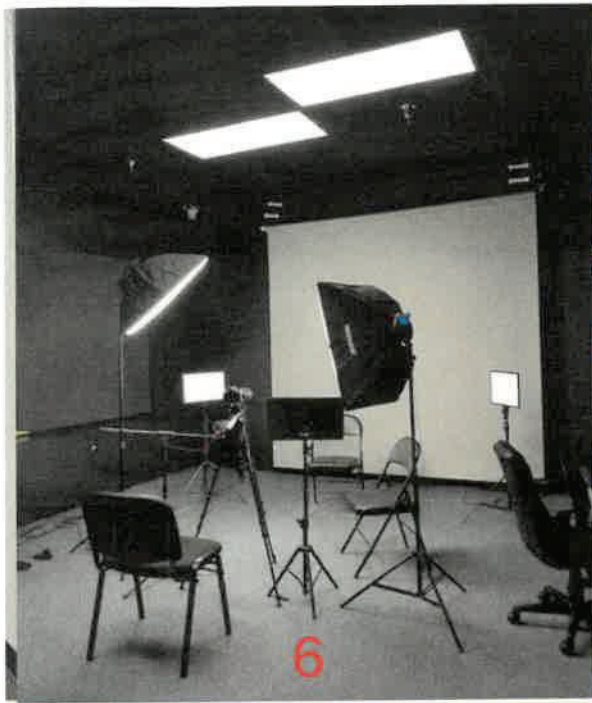
 Selected parcel highlighted 

 Parcel location within City of Arcadia 

Attachment No. 3

Floor Plan, Photos of the Subject Property,
& Site Plan







Room 1 – Lobby / Reception Area

Primary reception and waiting area for students, parents, and scheduled visitors. Used for student check-in, administrative assistance, scheduling inquiries, and waiting prior to scheduled educational activities.

Room 2 – Performing Arts Classroom / Singing Classroom

Multi-purpose instructional classroom utilized for scheduled performing arts education, including acting, vocal instruction, musical theater training, and related educational activities. During non-instructional hours, the room may also be utilized as a supervised homework and academic study area for enrolled students.

Room 3 – Small Administrative Office

Private administrative office used by academy staff for student records management, scheduling, parent consultations, administrative duties, and business operations.

Room 4 – Main Administrative Office

Primary administrative office utilized for management activities, staff meetings, student consultations, scheduling, record keeping, and general academy operations.

Room 5 – Full-Body Photography Studio

Appointment-only photography studio utilized for family portraits, individual portraits, graduation photographs, and similar photography services. Typical customer volume is approximately three to four scheduled appointments per day.

Room 7 – Half-Body Photography Studio

Appointment-only photography studio utilized for headshots, passport photographs, family portraits, and similar photography services. Services are provided by appointment only with typical customer volume of approximately three to four scheduled appointments per day.

Room 8 – Small Private Instruction Room

Private instructional room utilized for one-on-one or small group educational activities, performing arts instruction, academic support, and related educational purposes.

Room 9 – Voice and Voiceover Instruction Room

Private instructional room utilized for voice training, voiceover instruction, speech development, acting coaching, language arts development, and related educational activities.

Room 10 – Small Private Instruction Room

Private instructional room utilized for one-on-one or small group educational activities, , performing arts instruction, academic support, and related educational purposes.

Room 11 – Main Instructional Studio

Large instructional studio utilized for scheduled educational activities including non-contact dance instruction, movement training, performing arts education, rehearsals, and related classroom activities. No contact sports or competitive athletic activities are conducted within the space.

Room 12 – Storage Area

Storage area utilized for educational materials, supplies, equipment, furniture, and academy-related operational items.

Rooms 13, 14, and 15 – Storage Areas

Approximately 2-foot by 4-foot storage areas utilized exclusively for storage of supplies, educational materials, equipment, and operational items. No instructional activities or customer use occur within these spaces.

Room 16 – Staff Break Area / Storage

Area originally designated for staff breaks and refreshments. Currently utilized primarily for storage of academy supplies, materials, equipment, and operational items.

Room 17 – Unused Room

Vacant room currently not utilized for instructional, customer-facing, photography, assembly, or operational activities.

Room 18 – Storage Room

Storage room utilized for educational materials, equipment, furniture, seasonal items, supplies, archives, and academy operational storage.

Horizontal Rooms 1-5

Proposed Homework areas for students to finish school work before starting performing arts classes.

Site Plan



1229 S. Baldwin Ave. (highlighted in yellow)

Attachment No. 4

Preliminary Exemption Assessment



CITY OF
ARCADIA

PRELIMINARY EXEMPTION ASSESSMENT

1. Name or description of project:	Conditional Use Permit No. CUP 26-05 amending CUP 19-06 – to allow performing arts instruction, accessory consulting and photography services and to increase the number of students to 25 at an existing music school 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):	1229 S. Baldwin Avenue (South Baldwin & Duarte Road)	
3. Entity or person undertaking project:	A.	
	B. Other (Private)	
	(1) Name	Willington Liu, Applicant
	(2) Address	582 W. Huntington 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:	15301(a) – Class 1 (Use of an existing facility)
f. ☐	The project is statutorily exempt.	
	Applicable Exemption:	
g. ☐	The project is otherwise exempt on the following basis:	
h. ☐	The project involves another public agency, which constitutes the Lead Agency.	
	Name of Lead Agency:	

Date: July 31, 2026

Staff: Fiona Graham, Planning Services Manager



**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 COMMISSONERS

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



**ARCADIA PLANNING COMMISSION
REGULAR MEETING MINUTES
TUESDAY, JULY 28, 2026**

CALL TO ORDER Commissioner Arvizu called the meeting to order at 6:30 p.m.

ROLL CALL

PRESENT: Commissioners Arvizu, Hui, Lau, and Lee

ABSENT: Vice Chair Tsoi

It was moved by Commissioner Hui and seconded by Commissioner Lee to excuse Vice Chair Tsoi.

SUPPLEMENTAL INFORMATION FROM STAFF REGARDING AGENDA ITEMS

Development Services Director Lisa Flores reported that Item No. 2 on the agenda was withdrawn by the Applicant prior to the meeting and the withdrawal letter was provided on the dais.

PUBLIC COMMENTS (5 minute time limit per person)

There were none.

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

MOTION - PUBLIC HEARING

Commissioner Arvizu introduced the item, and Senior Planner Melissa Chipres presented the staff report.

The Commissioners did not have any questions for staff.

The public hearing was opened.

There were no speakers for this item.

Commissioner Lee made a motion to close the public hearing.

Commissioner Hui seconded the motion.

Without objection, the motion was approved.

DISCUSSION

The Commissioners all agreed that this was standard procedure to complete the project and they did not have any concerns.

MOTION

It was moved by Commissioner Lee, seconded by Commissioner Hui to approve 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 in which the findings were made and is exempt from CEQA.

ROLL CALL

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

The motion was approved.

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

PUBLIC HEARING

2. Item was withdrawn by the Applicant before the meeting.

DISCUSSION ITEM

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

CEQA: Not a Project

Recommendation: Provide Recommendation

Director Flores introduced the item, and Associate Planner Gary Yesayan presented the staff report.

Commissioner Hui asked if there are currently any existing houses with standing seam metal roofs.

Ms. Flores said there are two houses in the City.

Commissioner Arvizu stated that standing seam metal roofs are appropriate in some areas in the City and houses with specific architectural styles. He recommended keeping standing seam metal roofs limited to roofs with low pitches no more than 3:12 because that would minimize the impact on street side elevations. Furthermore, he would limit standing seam metal roofs to one-story homes and on new or rebuild homes with a contemporary design that is harmonious with the neighborhood if it is in transition to more contemporary style. He would discourage this material on classic houses in more traditional areas such as the Oaks.

Commissioner Lee agreed and is in favor of permitting standing seam metal roofs on low-pitched roofs and on modern or contemporary homes.

Commissioner Hui concurred with the Commissioners and stated that the standing seam metal roof is most likely to be less reflective on a low-pitched roof.

Commissioner Lau stated that the roofing material should be allowed to be an option and the Planning Division can determine what architectural styles are the most appropriate for the standing seam metal roofs.

Ms. Flores summarized the recommendations to allow standing seam metal roofs on low pitch roofs no more than 3:12, provided that they shall be limited to one-story, modern style homes and are compatible with the character of the neighborhood.

Ms. Flores stated that there is currently one applicant proposing a standing-seam metal roof for a new house; therefore, the project will be brought before the Planning Commission for review.

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.

Ms. Flores called for nominations for the Planning Commissioner Chair and Vice Chair.

Commissioner Lee nominated Vice Chair Tsoi to the Chair's position.

As there were no objections, Vice Chair Tsoi was voted as the new Chair.

Commissioner Lau nominated Commissioner Lee for the position of Vice Chair.

Commissioner Arvizu nominated Commissioner Hui to the position of Vice Chair.

A tie voted resulted, therefore, consideration of the Planning Commission reorganization for Vice-Chair position was continued to the next meeting when all five Commissioners are present.

CONSENT CALENDAR

1. Minutes of the June 23, 2026, Regular Meeting of the Planning Commission

Recommendation: Approve

The consent item was postponed to the next meeting because only two of the five current Planning Commissioners were present at the June 23 meeting.

MATTERS FROM CITY COUNCIL LIAISON

Mayor Pro Tem David Fu congratulated the new Commissioners and provided updates on City events and various matters of City business.

MATTERS FROM THE PLANNING COMMISSONERS

Commissioners Lau and Lee introduced themselves.

Commissioner Hui mentioned the annual concert presented by the Arcadia Performing Arts Foundation will be held on September 26, 2026.

MATTERS FROM ASSISTANT CITY ATTORNEY

Assistant City Attorney Kellan Martz welcomed the new Commissioners.

MATTERS FROM STAFF INCLUDING UPCOMING AGENDA ITEMS

Ms. Flores reported that there will be no items for the August 11 meeting and the next meeting will be on August 25, 2026.

ADJOURNMENT

The Planning Commission adjourned the meeting at 7:10 p.m., to Tuesday, August 11, 2026, at 6:30 p.m. in the City Council Chamber.

Chair, Planning Commission

ATTEST: _____
Lisa L. Flores
Secretary, Planning Commission