CITY OF ARCADIA

City Council
Regular Meeting Agenda

Tuesday, February 6, 2024, 6:00 p.m.

Location: City Council Conference Room, 240 W. Huntington Drive, Arcadia

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。

How to Submit Public Comment:
Members of the Public who wish to submit public comment may do so using one of the following methods. Public comment is limited to the time and words allotted.

1. **In-Person:** Complete a Speaker Card, indicating the agenda item number and submit it to the City Clerk prior to the meeting, or simply come to the podium when the Mayor asks for those who wish to speak. Speakers shall be limited to five (5) minutes per person. At the Mayor's discretion, the time limit may be shortened to allow all speakers to address the City Council.

Electronic submission of Public Comment is also available via the City's website or by email as noted below. Public Comment submitted electronically will not be read into the record at the posted meeting time but are forwarded to the City Council prior to the meeting for consideration.

1. **Website:** Please submit your comments using our online public comment form at ArcadiaCA.gov/comment. Your comments must be received at least 30 minutes prior to the posted meeting time.

2. **Email:** Please submit your comments via email to CityClerk@ArcadiaCA.gov . Your comments must be received at least 30 minutes prior to the posted meeting time.

如何提交公众评论意见：
公众成员可以使用以下任何一种方法提交公众评论意见。请在时间和字数的限制范围内提交公众评论意见。

1. **亲自出席：**填写一张发言人卡片，注明议程项目编号，然后在会议开始前提交给市书记官，或者在市长询问公众发言时，直接到讲台上发言。每位发言人的发言时间不得超过五（5）分钟。市长可自行决定缩短发言限制时间，以便允许所有发言人向市议会表达自己的意见。

亦可按照以下方法在本市网站上或通过电子邮件以电子方式提交公众评论意见。以电子方式提交的公众评论意见不会在公布的会议期间读入记录，但会在会议开始前转交给市议会，供市议会考虑。

1. **网站：**请使用以下网站中刊载的在线公众评论意见表提交您的评论意见：ArcadiaCA.gov/comment。必须在公布的会议时间前至少提前 30 分钟提交评论意见。

2. **电子邮件：**请将您的评论意见通过电子邮件发送至：CityClerk@ArcadiaCA.gov。必须在公布的会议时间前至少提前 30 分钟提交评论意见。

CALL TO ORDER

ROLL CALL OF CITY COUNCIL MEMBERS

April A. Verlato, Mayor
Michael Cao, Mayor Pro Tem
Paul P. Cheng, Council Member
Sharon Kwan, Council Member
Eileen Wang, Council Member

PUBLIC COMMENTS (5-minute time limit each speaker)

Any person wishing to speak before the City Council is asked to complete a Speaker Card and provide it to the City Clerk prior to the start of the meeting. Each speaker is limited to five (5) minutes per person, unless waived by the City Council. Under the Brown Act, the City Council is prohibited from discussing or taking action on any item not listed on the posted agenda.

STUDY SESSION

a. Report, discussion, and direction regarding language accessibility and translation services.

Regular Meeting
City Council Chambers, 7:00 p.m.

1. CALL TO ORDER

2. INVOCATION

Mohammad Ahad, Mosque of San Gabriel

3. PLEDGE OF ALLEGIANCE

Boy Scout Troop 125

4. ROLL CALL OF CITY COUNCIL MEMBERS

April A. Verlato, Mayor
Michael Cao, Mayor Pro Tem
Paul P. Cheng, Council Member
Sharon Kwan, Council Member
Eileen Wang, Council Member

5. REPORT FROM CITY ATTORNEY REGARDING CLOSED/STUDY SESSION ITEMS

6. SUPPLEMENTAL INFORMATION FROM CITY MANAGER REGARDING AGENDA ITEMS

7. PUBLIC HEARING

a. Resolution and Ordinances related to General Plan Amendment No. GPA 23-02, Zone Change No. ZC 23-03, and Text Amendment No. TA 23-02 for the Citywide Rezoning Project to implement the adopted Housing Element.

Resolution No. 7543 approving General Plan Amendment No. GPA 23-02 to amend the General Plan Land Use Map and Land Use Element to implement the adopted Housing Element for the 2021-2029 Housing Cycle along with an Addendum to the adopted Negative Declaration for the Housing Element under the California Environmental Quality Act ("CEQA").
CEQA: Adopt Addendum to Negative Declaration for Housing Element
Recommended Action: Adopt

Ordinance No. 2399 related to Zone Change No. ZC 23-03 amending the zoning designations and zoning map for properties Citywide to implement the rezoning strategies within the adopted Housing Element for the 2021-2029 Housing Cycle along with an Addendum to the adopted Negative Declaration for the Housing Element under the California Environmental Quality Act ("CEQA").
CEQA: Adopt Addendum to Negative Declaration for Housing Element
Recommended Action: Introduce

Ordinance No. 2400 related to Text Amendment No. TA 23-02 amending various sections of Article IX, Chapter 1, of the Arcadia Development Code to implement rezoning strategies within the adopted Housing Element for the 2021-2029 Housing Cycle along with an addendum to the adopted Negative Declaration for the Housing Element under the California Environmental Quality Act ("CEQA").
CEQA: Adopt Addendum to Negative Declaration for Housing Element
Recommended Action: Introduce

8. PUBLIC COMMENTS (5-minute time limit each speaker)

Any person wishing to speak before the City Council is asked to complete a Speaker Card and provide it to the City Clerk prior to the start of the meeting. Each speaker is limited to five (5) minutes per person, unless waived by the City Council. Under the Brown Act, the City Council is prohibited from discussing or taking action on any item not listed on the posted agenda.

9. REPORTS FROM MAYOR, CITY COUNCIL AND CITY CLERK *(including reports from the City Council related to meetings attended at City expense [AB 1234]).*

10. 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 a member of the City Council, staff, or the public requests that a specific item be removed from the Consent Calendar for separate discussion and action.

a. Regular Meeting Minutes of January 16, 2024.
CEQA: Not a Project
Recommended Action: Approve

b. Resolution No. 7544 amending the Fiscal Year 2023-24 Operating Budget authorizing a supplemental budget appropriation for the sponsorship of the 2024 Patriotic Festival in the amount of $20,000, offset by a reduction in the General Fund Reserve; and waiving expenses related to police, fire, and public works support for the 2024 Patriotic Festival.
CEQA: Not a Project
Recommended Action: Adopt

c. Resolution No. 7545 declaring that weeds, brush, rubbish, and refuse upon or in front of specified property in the City are a seasonal and recurrent public nuisance, and declaring an intention to provide for the abatement thereof.
CEQA: Exempt
Recommended Action: Adopt

d. Amendment to the Jail Operations Professional Services Agreement with Allied Universal increasing the hourly pay rate in accordance with Senate Bill 616 (Sick Days: Paid Sick Days Accrual and Use) in an amount not to exceed $13,453 over a three-year period.
CEQA: Not a Project
Recommended Action: Approve

e. Purchase Order with Phoenix Contracting for the purchase of one custom enclosed mobile trailer in the amount of $58,455 and a 10% contingency for incidentals.
CEQA: Not a Project
Recommended Action: Approve

f. Purchase Order with Adamson Police Products for the purchase of new communication headsets in an amount not to exceed $38,600.
CEQA: Not a Project
Recommended Action: Approve

11. CITY MANAGER

a. Report, discussion, and direction regarding City fee waiver for the 2024 Lunar New Year Festival.
CEQA: Not a Project
Recommended Action: Deny Request

12. ADJOURNMENT

The City Council will adjourn this meeting to Tuesday, February 20, 2024, 5:30 p.m. in the City Council Conference Room.

Welcome to the Arcadia City Council Meeting!

The City Council encourages public participation, and invites you to share your views on City business.

MEETINGS: Regular Meetings of the City Council are held on the first and third Tuesday of each month at 7:00 p.m. in City Council Chambers. A full City Council agenda packet with all backup information is available at City Hall, the Arcadia Library, and on the City's website at www.ArcadiaCA.gov. Copies of individual Agenda Reports are available via email upon request (CityClerk@ArcadiaCA.gov). Documents distributed to a majority of the City Council after the posting of this agenda will be available for review at the Office of the City Clerk, 240 W. Huntington Drive, Arcadia, California. Live broadcasts and replays of the City Council Meetings are on cable television. Your attendance at this public meeting may result in the recording and broadcast of your image and/or voice as previously described.

PUBLIC PARTICIPATION: Your participation is welcomed and invited at all City Council meetings. Time is reserved at each regular meeting for those in the audience who wish to address the City Council. The City requests that persons addressing the City Council refrain from making personal, slanderous, profane, or disruptive remarks. Where possible, please submit a ***Speaker Card*** to the City Clerk prior to your comments, or simply come to the podium when the Mayor asks for those who wish to speak, and state your name and address (optional) for the record. Please provide the City Clerk with a copy of any written materials used in your address to the City Council as well as 10 copies of any printed materials you would like distributed to the City Council. The use of City equipment for presentations is not permitted.

MATTERS NOT ON THE AGENDA should be presented during the time designated as "PUBLIC COMMENTS." In general, each speaker will be given five (5) minutes to address the City Council; however, the Mayor, at his/her discretion, may shorten the speaking time limit to allow all speakers time to address the City Council. **By State law, the City Council 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.**

MATTERS ON THE AGENDA should be addressed when the City Council considers that item. Please indicate the Agenda Item Numbers(s) on the ***Speaker Card***. Your name will be called at the appropriate time and you may proceed with your presentation within the five (5) minute time frame. The Mayor, at his/her discretion, may shorten the speaking time limit to allow all speakers to address the City Council.

PUBLIC HEARINGS AND APPEALS are items scheduled for which public input is either required or desired. Separate and apart from the applicant (who may speak longer in the discretion of the City Council), speakers shall be limited to five (5) minutes per person. The Mayor, at his/her discretion, may shorten the speaking time limit to allow all speakers to address the City Council. The applicant may additionally submit rebuttal comments.

AGENDA ITEMS: The Agenda contains the regular order of business of the City Council. Items on the Agenda have generally been reviewed and investigated by the City Staff in advance of the meeting so that the City Council 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 City Council and will be acted upon by one motion. There will be no separate discussion on these items unless a member of the City Council, 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 City Council 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, shall serve as the Sergeant-at-Arms of the City Council 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.

欢迎参加阿凯迪亚市议会会议！

市议会鼓励公众参与，并邀请您分享对城市管理的看法。

会议：市议会定期会议于每个月第一个和第三个星期二下午七时在市议会会议厅举行。在市政厅、阿凯迪亚图书馆和市政府网站（www.ArcadiaCA.gov）可以找到包含所有相关信息的完整市议会议程。单独的议程报告可应请求通过电子邮件索取（CityClerk@ArcadiaCA.gov）。至于在发布该议程后向市议会多数成员分发的文件，公众可在阿凯迪亚市书记官办公室查阅，地址：240 W. Huntington Drive, Arcadia, California。市议会会议实况将通过有线电视进行现场直播和回放。如在以往的通知中所提示，如果您参加这次公开会议，您的图像和/或声音可能被录下并播出。

公众参与：市议会欢迎并邀请您参加市议会的所有会议。在每次定期会议上都为那些希望在会上发言的市民留出时间。市政府要求在市议会发言的人杜绝个人攻击、诽谤、亵渎或破坏性言论。如有可能，请在发表意见之前向市书记官提交一张**发言卡**，亦可在市长宣布自由发言时直接上台发言，并说出您的姓名和地址（如果您愿意），以便制作会议记录。请向市书记官提供一份您在发言中使用的任何书面材料，以及 10 份您希望分发给市议会的任何印刷材料。不允许把市政府设备用于准备发言内容。

议程之外的事项应当在指定的“公众评议”时间提出。在一般情况下，每位发言者将有五（5）分钟时间向市议会陈述意见，但市长可酌情缩短发言时限，以便让所有希望发言的人都有机会发言。**根据州法，市议会不得讨论或表决未列入议程的事项。此类事项将自动转给工作人员采取适当行动或作出回应，或将其列入未来会议的议程。**

列入议程的事项应当在市议会审议该事项时讨论。请在**发言卡**上标明事项的议程编号。在适当的时间会叫到您的名字，您可以在五（5）分钟时限内发言。市长可酌情缩短发言时限，以便让所有希望发言的人都有机会发言。

公开听证和上诉是为需要或希望征求公众意见的事项安排的日程。除申请人外（市议会可酌情决定延长申请人的发言时间），每位发言人的发言不得超过五（5）分钟。市长可酌情缩短发言时限，以便让所有希望发言的人都有机会发言。申请人还可以另外提交反驳意见。

议程事项：议程包含市议会的例行议题。一般而言，由市政府工作人员在会议前对议程中的事项进行审查和调查，以便市议会在作出决定之前能够充分了解情况。

同意日历：在同意日历上列出的事项被市议会视为例行公事，并将通过一项动议采取行动。除非市议员、工作人员或公众提出请求，否则不会对这些事项进行单独讨论。如果有人提出请求，该事项将从同意日历中删除，单独进行审议和采取行动。

行为规范：尽管市民可对市政府的政策和市议会或其成员的行动或拟议行动自由地提出批评，但不得出现干扰会议正常秩序的行为，包括但不限于在别人的发言时间内阻止别人发言，或妨碍公众听到发言内容或看到议程进展状况。市民亦不得威胁进行身体伤害或以可能被合理理解为作出身体伤害紧迫威胁的方式行事。所有出席会议的人都必须遵守市政府的反骚扰政策，禁止基于个人种族、宗教信仰、肤色、原国籍、祖籍、身体残障、疾病、婚姻状况、性别、性取向或年龄骚扰他人。警察局长或警察局其他成员将担任维持市议会会议秩序的保安官。保安官将执行会议主持人的一切命令和指示，以维持会议秩序和行为规范。对任何违反会议秩序和行为规范的人可执行拘捕，并可能根据《刑法典》第 403 条或《阿凯迪亚市政法典》相关条款提出起诉。

STAFF REPORT

Development Services Department

DATE: February 6, 2024

TO: Honorable Mayor and City Council

FROM: Jason Kruckeberg, Assistant City Manager/Development Services Director
Lisa Flores, Deputy Development Services Director

SUBJECT: RESOLUTION AND ORDINANCES RELATED TO GENERAL PLAN AMENDMENT NO GPA 23-02, ZONE CHANGE NO. ZC 23-03, AND TEXT AMENDMENT NO. TA 23-02 FOR THE CITYWIDE REZONING PROJECT TO IMPLEMENT THE ADOPTED HOUSING ELEMENT
CEQA: Adopt Addendum to Negative Declaration for Housing Element
Recommendation: Adopt Resolution and Introduce Ordinances

RESOLUTION NO. 7543 APPROVING GENERAL PLAN AMENDMENT NO. GPA 23-02 TO AMEND THE GENERAL PLAN LAND USE MAP AND LAND USE ELEMENT TO IMPLEMENT THE ADOPTED HOUSING ELEMENT FOR THE 2021-2029 HOUSING CYCLE ALONG WITH AN ADDENDUM TO THE ADOPTED NEGATIVE DECLARATION FOR THE HOUSING ELEMENT UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT ("CEQA")

ORDINANCE NO. 2399 RELATED TO ZONE CHANGE NO. ZC 23-03 AMENDING THE ZONING DESIGNATIONS AND ZONING MAP FOR PROPERITES CITYWIDE TO IMPLEMENT THE REZONING STRATEGIES WITHIN THE ADOPTED HOUSING ELEMENT FOR THE 2021-2029 HOUSING CYCLE ALONG WITH AN ADDENDUM TO THE ADOPTED NEGATIVE DECLARATION FOR THE HOUSING ELEMENT UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT ("CEQA")

ORDINANCE NO. 2400 RELATED TO TEXT AMENDMENT NO. TA 23-02 AMENDING VARIOUS SECTIONS OF ARTICLE IX, CHAPTER 1, OF THE ARCADIA DEVELOPMENT CODE TO IMPLEMENT REZONING STRATEGIES WITHIN THE ADOPTED HOUSING ELEMENT FOR THE 2021-2029 HOUSING CYCLE ALONG WITH AN ADDENDUM TO THE ADOPTED NEGATIVE DECLARATION FOR THE HOUSING ELEMENT UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT ("CEQA")

SUMMARY

The City is required by State law to update its General Plan Housing Element every eight (8) years for certification by the Department of Housing and Community Development ("HCD"). The Housing Element is one of the nine (9) "elements" of the City's General Plan, and it sets forth goals, policies and programs that address future housing needs for all income levels over a planning period of 2021-2029, which coincides with a unit count established by the Regional Housing Needs Assessment ("RHNA"). The RHNA is mandated by State Housing Law as part of the periodic process of updating housing elements of the General Plan, and Arcadia was allocated 3,214 housing units for the 2021-2029 Planning Period.

The City Council adopted the Housing Element Update on February 15, 2022. However, after several iterations of review, on January 6, 2023, HCD determined that the City needed to adopt specific rezoning strategies and complete other actions in order to receive certification of the Housing Element. Therefore, it is recommended that the City Council adopt Resolution No. 7543 (Attachment No. 1) and introduce Ordinance Nos. 2399 and 2400 (Attachment No. 2 and 3), along with an Addendum to the Adopted Negative Declaration for the Housing Element Update, to approve General Plan Amendment No. GPA 23-02, Zone Change No. ZC 23-03 and Text Amendment No. TA 23-02 for the Citywide Rezoning Project to implement the adopted Housing Element.

BACKGROUND

In January 2021, the City retained the services of Kimley Horn & Associates to help assist with updating the Housing Element. The City was also awarded a Local Early Action Planning Grant ("LEAP") in the amount of $150,000 to help with this Housing Element Update. State law requires that all cities update their Housing Element once every eight (8) years to be in compliance with the law. The Housing Element Update must include an evaluation of the effectiveness of previous housing programs and existing goals and policies, and identify revisions that are necessary to bring the Housing Element into compliance with current State law and HCD requirements, namely:

- Providing adequate housing sites to achieve a variety of housing
- Preserving and improving housing and neighborhoods
- Assisting in the provision of affordable housing
- Removing governmental constraints to housing developments
- Promoting fair and equal housing opportunities

An important component of the Housing Element is compliance with the Regional Housing Needs Assessment ("RHNA") allocation. The RHNA is the process by which each city is assigned a share of the region's need for additional housing units during the next Housing Element Planning Period (2021-2029). RHNA allocations are determined for the City by the Southern California Association of Governments ("SCAG") based on criteria established by State law. The City's allocation is as follows:

Income Category	Number of Units	Percentage
Very Low Income Units	1,102	34%
Low Income Units	570	18%
Moderate Income Units	605	19%
Above-Moderate Income Units	937	29%
Total	**3,214**	**100%**

As mentioned above, the Housing Element Update must demonstrate site development capacity to facilitate the construction of a variety of housing types for all income levels. It is important to note that the City is not responsible for the production of these units; rather, the City is obligated to provide adequate sites for the development of units through either appropriate General Plan land use and zoning designations, or through zoning changes to accommodate these units. Whether or not housing actually gets built, and what type of housing gets built, is largely up to the landowners and the housing market. However, as mentioned, the City is responsible to provide programs and policies to facilitate new housing development, especially for low and very-low income housing.

It was determined through a review of projects within the pipeline, as well as growth patterns in general, that the City's allocation of "above moderate" units would be met through existing zoning and current policy. However, in order to meet the City's RHNA requirement for affordable units, additional housing programs and strategies were needed. As a result, strategies were developed through the Housing Element Update process that expanded high density zones, increased the allowed density in various areas, allowed residential overlay zones in predominantly commercial or industrial areas, and created policies to encourage affordable housing and a range of additional housing types. In keeping with the City's overall policy of the last 15 years or so, growth and density continues to be directed into areas with adequate infrastructure and away from single-family neighborhoods.

With assistance from Kimley Horn, the City progressed through its process of adopting the updated Housing Element for the 6th Cycle. This included an extensive public outreach component through the latter months of 2021, and study sessions with the Planning Commission and City Council. Ultimately, a package of material was completed that consisted of the following components:

1. The Housing Element itself (Chapter 5 of the General Plan), which sets forth the City's housing goals and policies to address identified housing needs.

2. The Housing Element Implementation Plan (Chapter 10), which identified 37 specific implementation programs to be pursued to achieve Housing Element goals and policies, including a number of the aforementioned rezoning efforts to achieve the density and residential land uses necessary to encourage housing units to be built.

3. The Housing Element Technical Background Report, which includes the following:

    - An analysis of the City's population, household and employment base, and characteristics of the housing stock.
    - A review of potential market, governmental, and environmental constraints on production, maintenance, and affordability of housing.
    - An analysis of fair housing issues and actions to foster inclusive communities to achieve racial equity, fair housing choice, and opportunity for all.
    - An evaluation of the land and financial resources available to address the City's identified housing needs.
    - An analysis of strategies for housing sites identified by income category to meet the City's RHNA allocation.
    - A summary of the community outreach efforts undertaken that focused on issues relating to residential land uses and housing needs.
    - A review of past accomplishments under the previously adopted Housing Element.

The entire Housing Element update package was presented to the Planning Commission on January 25, 2022, and was recommended for approval to the City Council. The City Council held a public hearing on February 15, 2022, where the Housing Element Update was approved along with the provision that any additional modifications or additions required by HCD could be approved administratively. Development Services Staff then worked with HCD over the next eight months to achieve certification. Several complete iterations were provided to HCD based on technical comments provided. Ultimately, the City submitted what was believed to be a final and compliant version of the documents, and re-adopted the Housing Element on November 1, 2022, at HCD's request. However, HCD ultimately determined through a letter dated January 6, 2023, that the rezoning strategies outlined in the Element must be completed prior to receiving certification. While the City disagreed with this determination, since that time the Development Services Department and the City's consultant group have been working to implement these zoning changes.

The rezoning efforts require the following entitlements: a General Plan Amendment to amend the Land Use Map and the text of the Land Use Element of the General Plan, a Zone Change to modify the zoning designations of various properties citywide and to change the City's Zoning Map, and a Text Amendment to change the text of the Development Code to effectuate the zoning changes. The complete package of draft materials was submitted to HCD for their review on December 11, 2023, to receive any comments prior to the City's review process. Other than a request for assurance the specific language was included in the implementing Resolution/Ordinances, HCD has not provided any additional comments to date. The Planning Commission held a public hearing on January 23, 2024, and unanimously recommended approval of the Rezoning Project.

DISCUSSION

The Housing Element Implementation Plan provides 37 specific implementation programs. Of these, HCD identified those programs that proposed rezoning actions as required prior to certification. Through the current action, the following rezoning efforts are being proposed to meet HCD's requirement:

1. Expand the Downtown Mixed-Use Zone to properties east of 2nd Avenue and west of 5th Avenue and also along Rolyn Place.

2. Add a Downtown Mixed-Use Overlay Zone over commercial manufacturing properties generally along St. Joseph and La Porte Streets.

3. Increase the residential density allowed in the Mixed-Use Zone from 30 dwelling units/acre to 50 dwelling units/acre.

4. Add a "Residential Flex" Overlay Zone over portions of Live Oak Avenue, Las Tunas Drive, and the General Commercial ("C-G") zoned areas of the City to allow residential projects in these locations up to 50 dwelling units/acre, if affordable housing units are proposed.

5. Increase the residential density allowed in the High-Density Multi-Family Residential ("R-3") Zone from 30 dwelling units/acre to 40 dwelling units/acre.

Each of the proposed rezoning actions is described further below. It is important to note that HCD recognizes "eligible sites" for the provision of new low and very low-income housing units if the properties meet certain criteria for size, common ownership, and/or the number of units that can be accommodated. The total projected capacity for units toward meeting the RHNA is based on these eligible sites recognized by HCD. As can be seen in Figures 1-5 below, a map is provided for each rezoning strategy showing the eligible sites along with a table providing the estimated number of affordable units and market-rate units that the eligible sites can accommodate. However, it is not practical or desirable land use planning to only rezone the eligible sites. Proceeding in this manner would lead to a patchwork of zoning changes where sites adjacent to similarly-zoned sites would have different land use standards and allowances. In order to provide a straightforward and sensible land use map, the rezones proposed encompass more property than just the eligible sites as identified by HCD.

Figures 6-9 below show the entirety of the properties being proposed for rezoning as part of this effort. The associated Addendum to the Adopted Negative Declaration for the Housing Element (see Attachment No. 7) reflects the fact that this rezoning effort encompasses more property than just the eligible sites. Development over time will be tracked and, if the capacity identified in the eligible sites estimates is close to being met, additional environmental analysis will be needed under CEQA.

1. Downtown Mixed-Use ("DMU") Expansion

The City has identified General Commercial ("C-G") and Commercial Manufacturing ("C-M") zoned properties in and adjacent to Downtown Arcadia as an opportunity to introduce high density residential zoning in the form of the existing Downtown Mixed-Use ("DMU") Zone. The current DMU Zone has been successful in attracting several projects that provide a large number of new housing units, including affordable units.

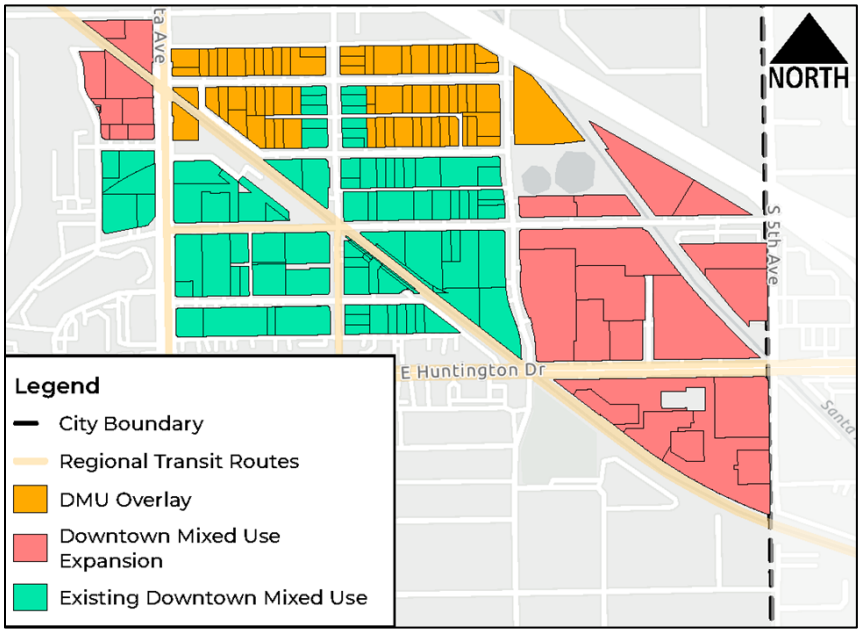
As shown in Figure 1, it is proposed that the DMU Zone will be expanded to the area east of 2nd Avenue to 5th Avenue and from the I-210 Freeway on the north to the light rail right-of-way on the south. In addition, another area along Santa Anita Avenue and Rolyn Place and Santa Anita Avenue and W. Huntington Drive are also proposed to be rezoned to DMU. Of the 40+ acres of land identified as part of this strategy, 38.8 acres met the criteria required by the State for sites projected to accommodate low and very low-income units. This area will be rezoned to Downtown Mixed-Use at 80 dwelling units per acre ("du/acre") with a 1.0 floor area ratio for non-residential uses.

The area to be rezoned is currently a mix of successful strip commercial centers as well as restaurants, banks, office buildings, and similar uses. As properties transition over time, there are ample opportunities for these sites to add residential units as part of mixed-use projects or, if affordable units are provided, stand-alone residential uses. Recently, a property within this area received entitlements for a new mixed-use project. "The Derby Mixed-Use Development" proposed 214 units, including 9 affordable units, as well as a rebuilt The Derby restaurant and additional restaurant space and can serve as a model for the type of development expected in this Zone.

2. Downtown Mixed-Use Overlay

Commercially-zoned property north of the existing Downtown Mixed-Use Zone is appropriate for the implementation of a Downtown Mixed-Use ("DMU") Overlay that will allow for residential uses in a mixed-use development format at a maximum density of 80 du/acre with a 1.0 floor area ratio for non-residential uses. As shown in Figure 1, this location is typified by small lots and a mix of commercial, industrial, and auto-related uses. The DMU Overlay will not make any current uses nonconforming but will allow properties to transition over time to residential projects where suitable. Approximately eight acres of property within this area is eligible for development with very low or low-income units.

For both the DMU Zone and DMU Overlay, the adopted Housing Element assumed a density of 64 du/acre to calculate the theoretical capacity of each site and assumed only 50% of these properties would redevelop over time. As such, the realistic capacity of these two rezoning strategies is a total of 1,361 units, 352 of which are low or very low-income units.



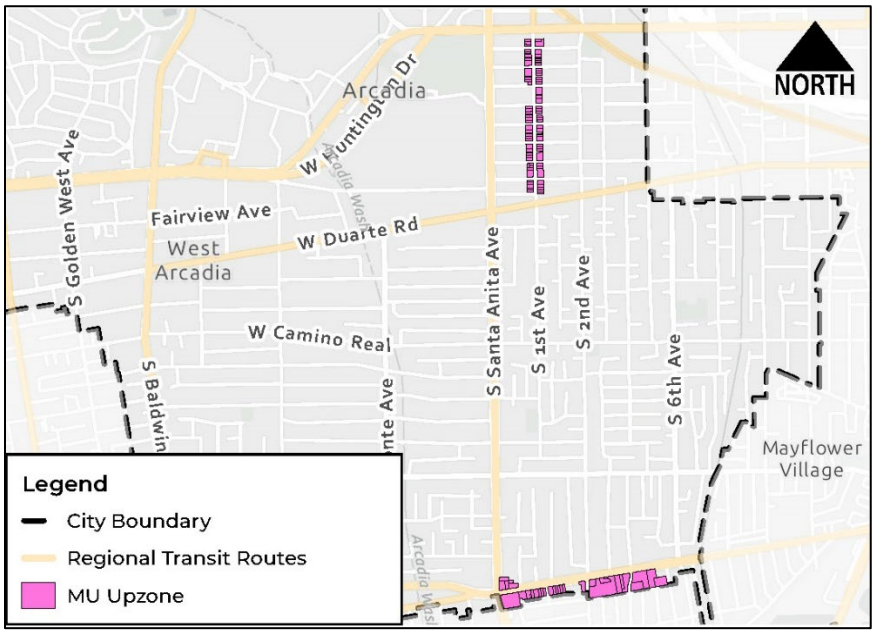
Income Category	Capacity to Accommodate RHNA
Low and Very Low	352
Moderate	205
Above Moderate	804
Total New Net Units	**1,361**

Figure 1 – Downtown Mixed Use and DMU Overlay Map and Table

3. Increase the Residential Density in the Mixed-Use Zone

The City has identified the Mixed-Use ("MU") Zone as an opportunity to increase density to promote the development of more residential units which could be supported by adjacent uses. The proposal is to increase the maximum density from 30 du/acre to 50 du/acre. Of the Mixed-Use acreage in the City, approximately 27 acres met the criteria required by the State for sites projected to accommodate low and very low-income units. An assumed density of 40 du/acre was applied to calculate the theoretical capacity of each site along with a redevelopment percentage of 50%. With these assumptions, the theoretical capacity of these sites is projected at 502 units, 133 of which are projected to be affordable to low and very low-income households.

Figure 2 below shows the Mixed-Use Zones along First Avenue between Huntington Drive and Duarte Road and within the Live Oak/Las Tunas corridors. Mixed-use development has already occurred in this area (e.g. the corner of Santa Anita Avenue and Las Tunas Drive) and several additional projects have been proposed for redevelopment.



Income Category	Capacity to Accommodate RHNA
Low and Very Low	133
Moderate	76
Above Moderate	293
Total New Net Units	**502**

Figure 2 – Mixed-Use Upzone Map and Table

4. Add a Residential Flex Overlay Zone over portions of Live Oak Avenue, Las Tunas Drive, and General Commercial Areas around the City

The Las Tunas and Live Oak Corridors provide an opportunity to introduce increased residential density on viable commercial properties. The adjacent mixed-use zoning and access to transit supports the increase of residential uses in the corridor. As mentioned above, there have been several projects proposed in this area and there are a number of parcels that are currently underdeveloped that could transition into housing and/or mixed-use projects. To the east, adjacent to this stretch of predominantly commercial uses in Arcadia, the County has approved several large residential projects that have begun to change the face of this corridor and introduce a much more residential feeling. A Residential Flex Overlay Zone is recommended over portions of both Las Tunas and Live Oak. The Residential Flex Overlay Zone has already been applied successfully to properties along Las Tunas in the past.

Approximately 13.88 acres of property along Las Tunas Drive and 6.15 acres of property along Live Oak met the criteria to accommodate low and very low-income units. A Residential Flex Overlay would be applied to these sites that will allow for residential uses at a maximum density of 50 du/acre. Taken together, eligible parcels within the Las Tunas and Live Oak corridors were given an assumed density of 40 du/acre of theoretical capacity with the understanding that they would all redevelop over time. As such, between these two areas, a total of 780 housing units could be provided, 202 of which would be affordable to low or very low-income households. Figure 3 below shows the area of proposed changes, and the table provides the realistic capacity.



Income Category	Capacity to Accommodate RHNA
Low and Very Low	202
Moderate	118
Above Moderate	460
Total New Net Units	**780**

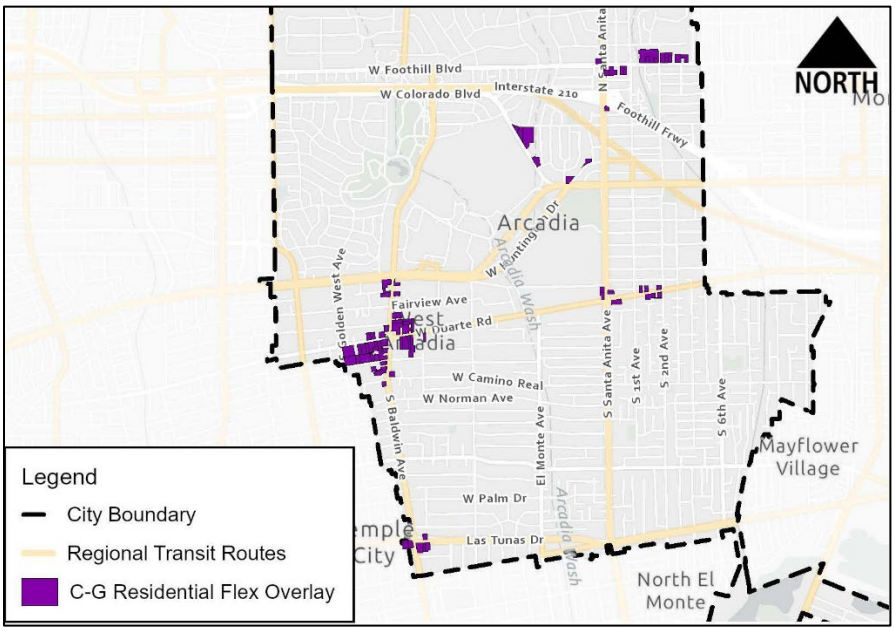
Figure 3 – Residential Flex Overlay (Las Tunas and Live Oak)

The General Commercial zoned properties throughout the City are another area that provide redevelopment opportunities where underutilized commercial sites can transition to support residential development in cases where it is more desirable than a struggling commercial use, if affordable units are provided. For these areas, the Residential Flex Overlay Zone is also proposed. Several sites that were previously zoned as General Commercial have redeveloped over time or are proposed for redevelopment (e.g. former Coco's site on Colorado Blvd., former Vons headquarters site on Michillinda Ave.).

Approximately 73.5 acres of property are part of the C-G Residential Flex Overlay Focus Area that will allow for residential uses at maximum density of 50 du/acre. However, an

assumed density of 40 du/acre was applied to calculate the theoretical capacity of each site along with a redevelopment factor of 50%. In addition, only those properties that are identified as eligible sites may be redeveloped into residential. Based on these assumptions, the realistic capacity of these sites is projected at 1,470 units, 382 of which are projected to be affordable to low and very low-income households.

Figure 4 provides a map and table that depicts the proposed rezone for General Commercial.



Income Category	Capacity to Accommodate RHNA
Low and Very Low	382
Moderate	221
Above Moderate	867
Total New Net Units	**1,470**

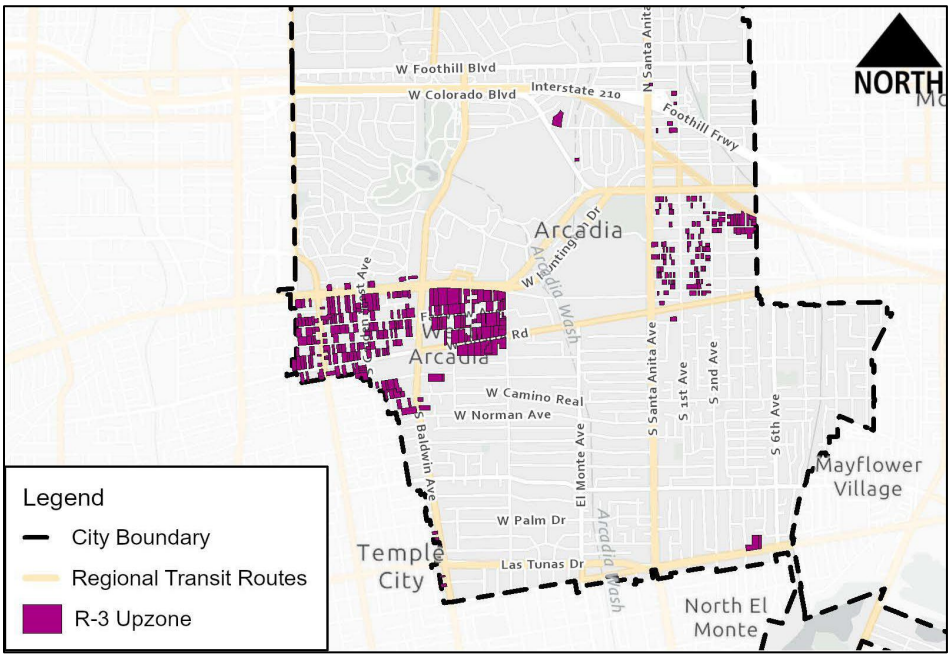
Figure 4 – Residential Flex Overlay (General Commercial)

5. Increase the Density in the Multi-Family ("R-3") Zone

The High Density Residential ("R-3") Zone has been identified by the City as an area with the opportunity to support increased density (from 30 du/acre to 40 du/acre) that is compatible with adjacent higher density residential uses and other uses that support residential development. Higher density within this Focus Area can be expected to accommodate lower income units.

Approximately 177.21 acres met the criteria to accommodate low and very low-income units. An assumed density of 32 du/acre was applied to calculate the theoretical capacity of each site along with a reasonable redevelopment percentage of 25 percent. The resulting realistic capacity of these sites is projected at 635 units, 165 of which are projected to be affordable to Low and Very Low-income households. The expectation with these sites is that units will be added over time as properties develop and smaller units will be proposed to reach higher density levels within the same basic footprint of the buildings.

Figure 5 below provides a map and table that shows the area of the proposed changes.



Income Category	Capacity to Accommodate RHNA
Low and Very Low	165
Moderate	97
Above Moderate	373
Total New Net Units	**635**

Figure 5 – High Density Multi-Family Residential ("R-3") Upzone

As mentioned in the text above, the maps in Figures 1-5 represent the eligible sites identified to meet HCD's requirements to calculate capacity toward the RHNA. In order to create a coherent and efficient land use map, however, the proposed rezoning strategies apply to more property than just the eligible sites. Figure 6 below (and included as

Attachment No. 5) provides the properties included in the rezoning effort citywide, and Figures 7-9 show magnified images of the same map focusing on various regions of the City for ease of viewing.

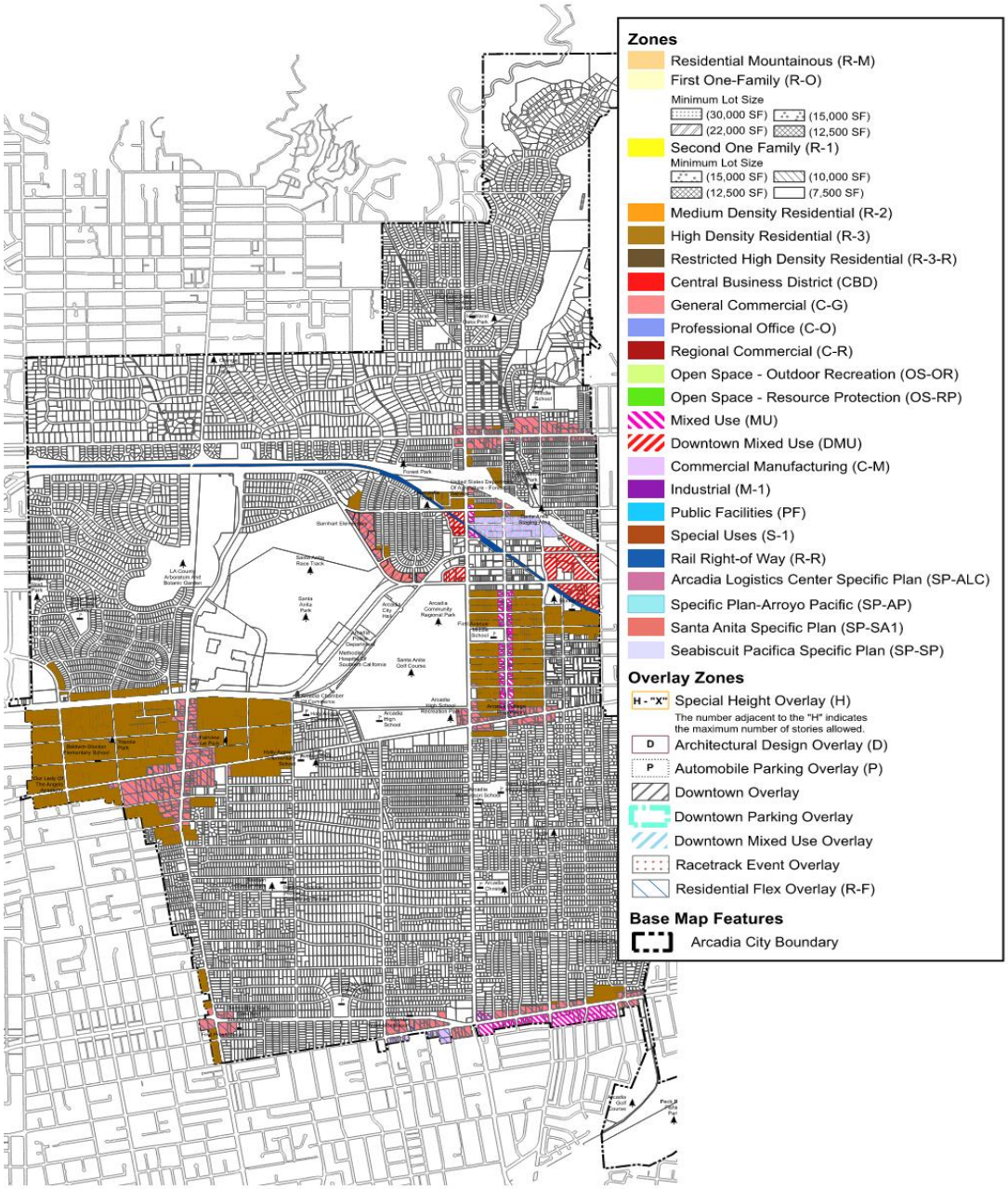


Figure 6 – Rezoning Efforts Citywide

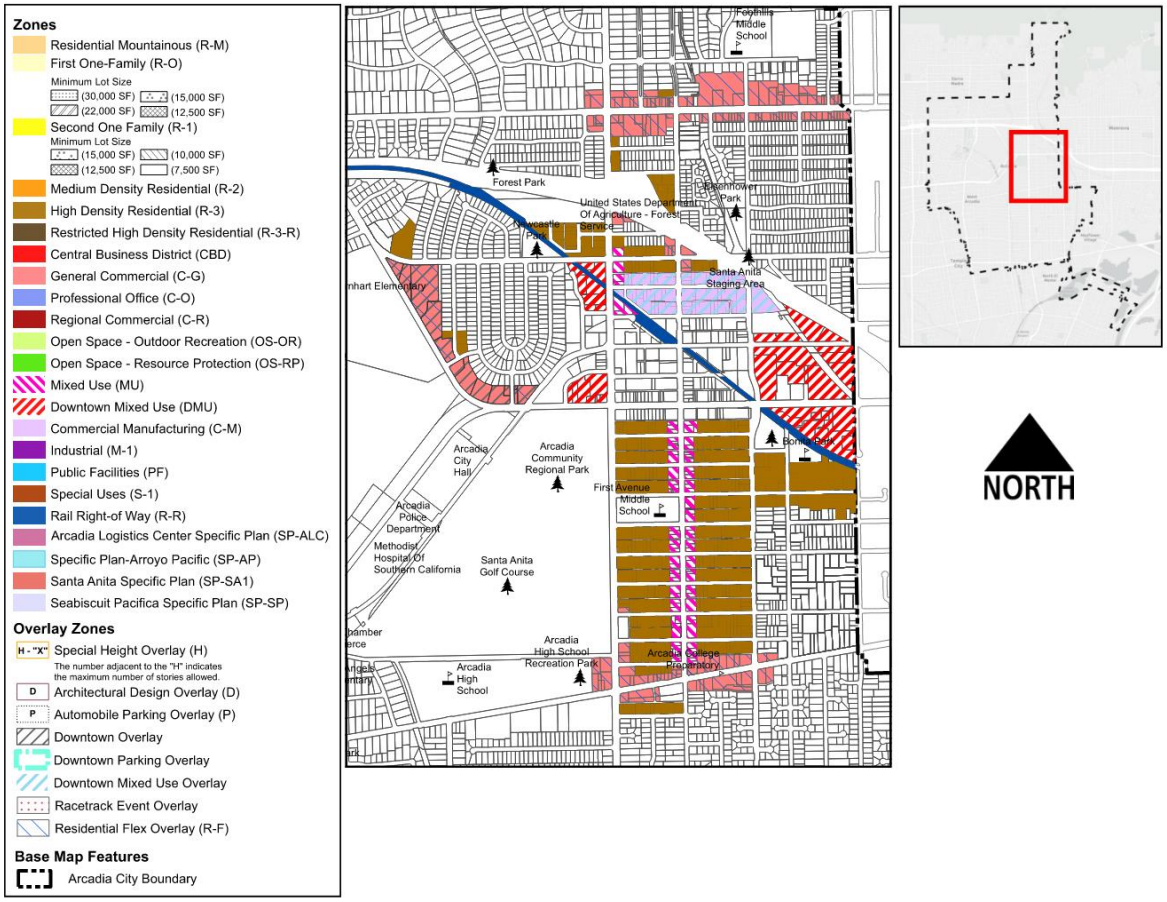


Figure 7 – Project Rezone Map – East

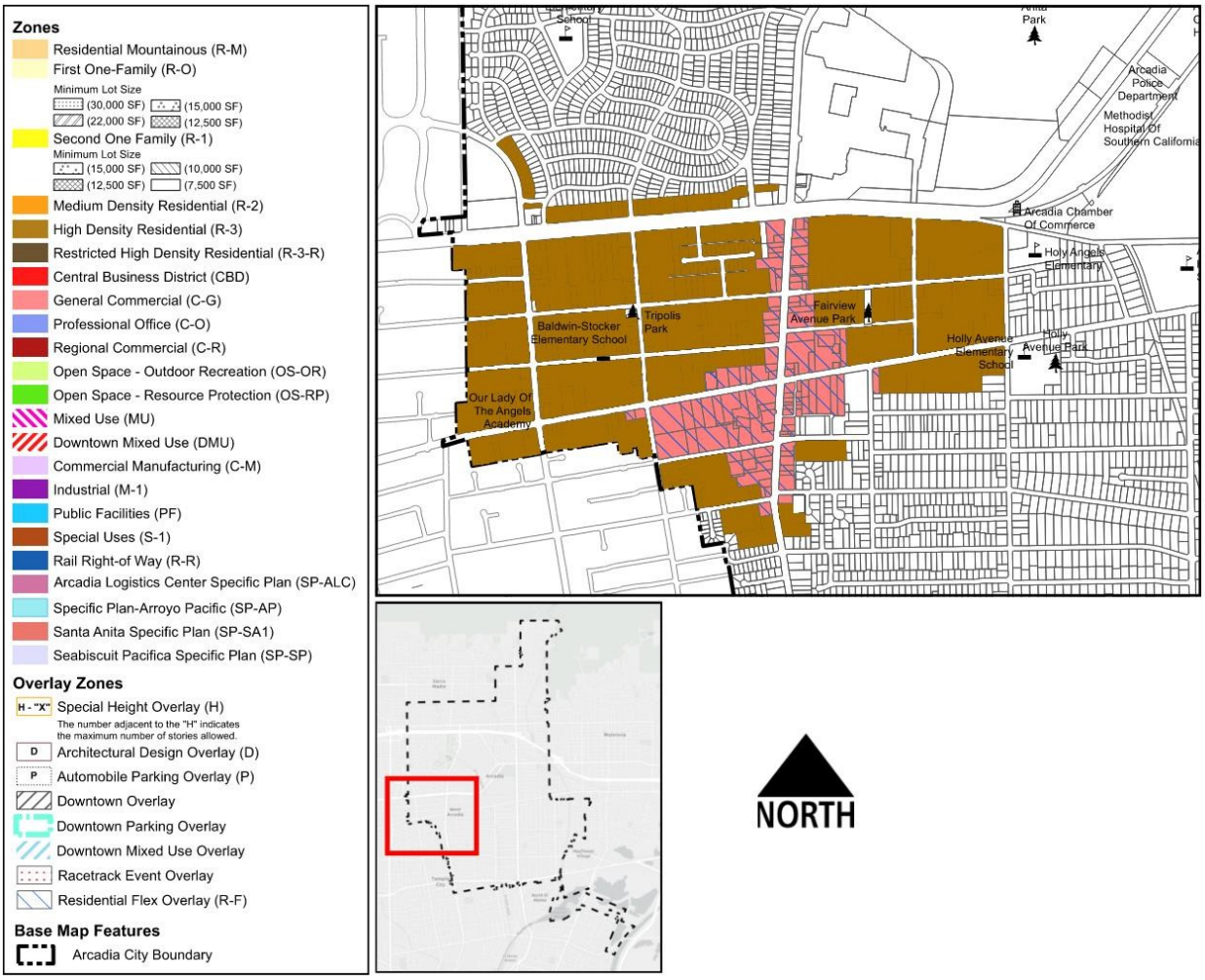


Figure 8: Project Rezone Map – West

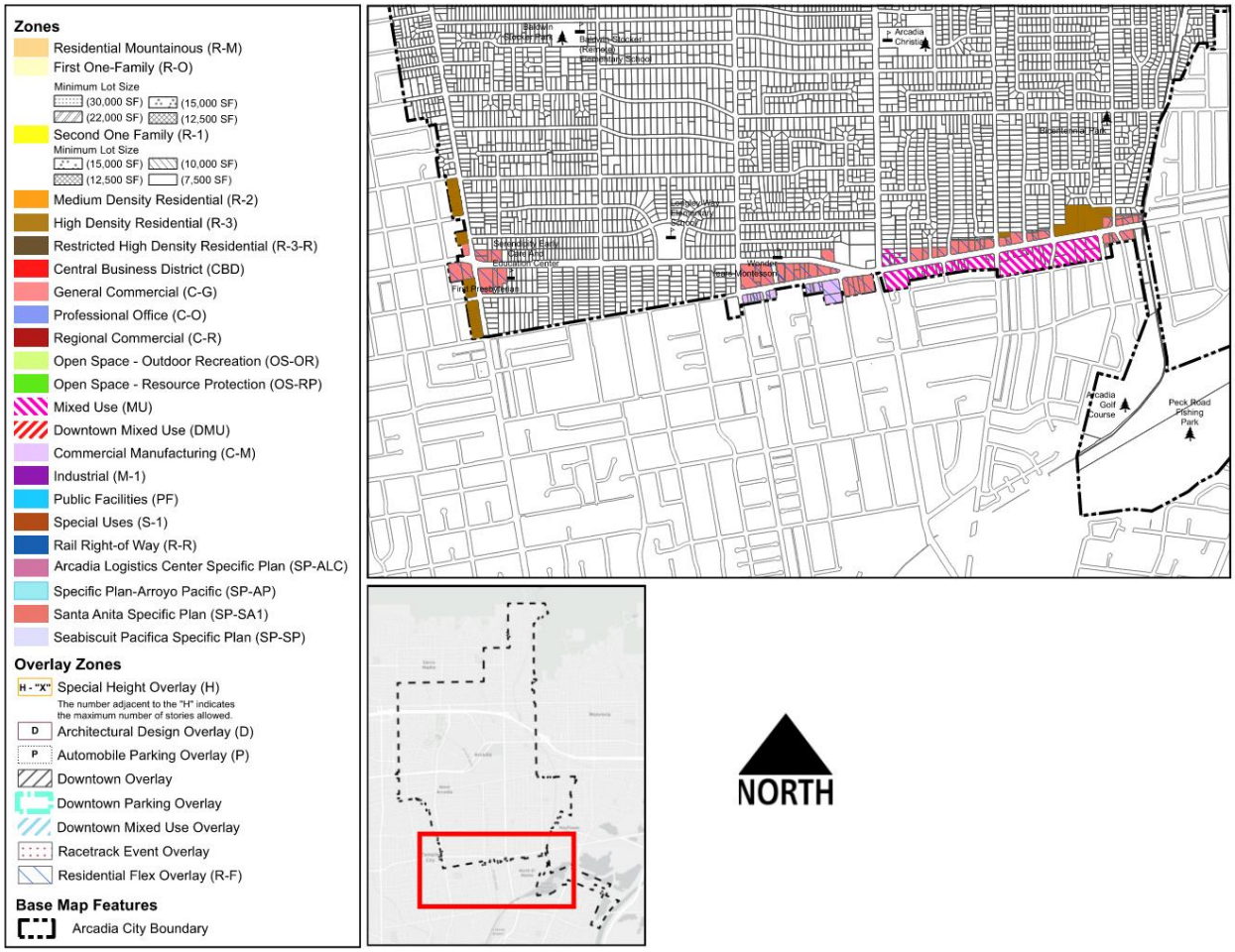


Figure 9: Project Rezone Map – South

In order to effectuate the zone changes described in the maps and tables above, modifications to the General Plan, Zoning Map, and Development Code are needed. Each of these entitlements is described below.

<u>General Plan Amendment</u>

In order to rezone the properties identified, the City's General Plan Land Use Map and Land Use Element must be modified. Attachment No. 4 shows the proposed changes to the General Plan Land Use Map. The changes proposed are directly related to the zone changes and facilitate additional residential development (or higher residential densities) in various areas of the City. The changes to the General Plan Land Use Map are summarized below; please see Attachment No. 4 for the specific parcels being modified.

- Downtown Mixed-Use Zone Expansion – The land use designation for the properties being included in the Downtown Mixed-Use expansion will be changed

to be consistent with the rest of the DMU zoned areas. This new designation will be "Downtown Mixed Use (80 du/acre & 1.0 FAR)." This means the area will support 80 dwelling units/acre and a Floor Area Ratio of 1.0 for the commercial component of any project.

- Downtown Mixed-Use Overlay – The DMU Overlay Zone will be placed over existing Commercial/Light Industrial zoned property in the Downtown area. As such, the land use designation will be "Commercial/ Light Industrial (80 du/acre & 1.0 FAR)." This means that the base zoning designation will remain, but residential projects will be allowed at the density shown.

- Mixed-Use Upzone – The General Plan land use designation for the Mixed-Use ("MU") Zone will simply be modified from 30 dwelling units/acre to 50 dwelling units/acre. These areas are shown on the map as "Mixed-Use (50 du/ac & 1.0 FAR)."

- Residential Flex Overlay Zone Areas – The General Plan land use designation for General Commercial zoned properties citywide will be modified to allow for residential projects up to 50 dwelling units/acre to facilitate the Residential Flex Overlay Zone. This is shown on the map as "Commercial (50 du/ac & .5 FAR)."

- High Density Residential ("R-3") Upzone – The General Plan land used designation for the High Density Residential areas of the City (zoned R-3) will simply be modified to allow up to 40 dwelling units an acre instead of 30. This is shown on the Map as "High Density Residential (20-40 du/ac)".

In addition to the General Plan Land Use Map, Chapter 2 of the General Plan, the Land Use and Community Design Element, also needs to be modified to facilitate the rezoning efforts. The Land Use and Community Design Element ("LU Element") provides the blueprint for land use and development throughout the City, in all zones and geographic areas. It includes goals and policies to ensure compatibility between land uses and adherence to the overall vision for growth in the City.

The proposed amendments to the LU Element are included within Resolution No. 7543 (Attachment No. 1). They allow for the additional residential densities proposed as well as the allowance for residential uses in specific areas throughout the City. These changes are shown in redlines throughout the document. There are modifications proposed to the High Density Residential, Commercial, Commercial/Light Industrial, Mixed-Use, and Downtown Mixed-Use land use designations to allow for the density and housing modifications described in each of the rezones. In addition, several policies have been added to the LU Element to acknowledge that stand-alone residential projects with affordable units are encouraged in various land use designations. Finally, additional commentary has been added to the section on the implications of land use policy to

acknowledge that the changes are within the growth and development anticipated when the LU Element was last drafted in 2010.

Zone Changes

The Zone Changes are the driver of the Project and these were discussed above in detail. Please see Ordinance No. 2399 (Attachment No. 2) for the full citywide Zoning Map that shows all the properties being modified by this rezoning effort. A summary of the changes is provided below.

- Downtown Mixed-Use Zone Expansion – The Zoning Map shows the areas being re-zoned to DMU, both east of 2nd Avenue and west of 5th Avenue and along Rolyn Place and Santa Anita Avenue.

- Downtown Mixed-Use Overlay – The DMU Overlay Zone is a new zone shown on the map and applied to the existing Commercial/Light Industrial zoned property adjacent to Downtown Arcadia.

- Mixed-Use Upzone – The MU-zoned areas are shown on the map as changes because the allowable density is being increased.

- Residential Flex Overlay Zone Areas – The Residential Flex Overlay Zone is shown on the map and applied to the applicable areas along Live Oak, Las Tunas, and General Commercial zoned properties citywide.

- High Density Residential ("R-3") Upzone – The R-3 zoned areas are included on the map as changes because the allowable density is being increased.

Text Amendments to the Development Code

Along with changes to the General Plan and Zoning Map, the City's Development Code (Article IX, Chapter 1 of the Municipal Code) also must be modified to allow for the changes to residential density and development potential. Each of the applicable zones and/or land uses has been modified to reflect the zone changes, and development standards have been added or changed to allow for affordable housing and/or other state-required housing types.

Each year at the State level, there are numerous changes and new bills that are passed by the legislature that impact cities. Many of these changes need to be codified and added to local Development Codes. Given this, in addition to the changes required by the rezoning effort, the text amendments being proposed also include modifications to achieve compliance with state housing laws and/or to implement additional portions of the City's adopted Housing Element Implementation Plan. There will be additional modifications needed to the Development Code over time to complete the implementation

efforts identified in the Housing Element. Most notably, the City is committed to bringing an Inclusionary Housing Ordinance forward in the near future as a modification to the Development Code. Inclusionary Housing is a method of requiring affordable units be built along with any proposed housing project. This is an important component of the overall approach to providing affordable housing and will be considered by the Planning Commission and City Council in the near future. However, the current effort encompasses only the portions of Housing Element implementation that are required by HCD prior to certification.

Ordinance No. 2400 (Attachment No. 3) provides the proposed text amendments included with this project. The amendments occur in many of the Divisions of the Development Code and have been grouped into a single document for ease of review. Only those pages relevant to the changes (shown in redline) or necessary for context, are provided. A summary of the changes proposed to each of the Divisions of the Development Code is provided below.

Division 1—Enactment, Applicability, and Enforcement
- Showing newly-created Downtown Mixed-Use Overlay Zone.

Division 2 – Zones, Allowable Uses, and Development Standards
- Added Downtown Mixed-Use Overlay Zone development standards.
- Added clause that High Density multi-family housing is permitted by right if 20% of the units provided are affordable units (per the Government Code)
- Changed densities in specific zones, and allowed residential projects in specific zones if affordable units are proposed, to match the proposed zone changes
- Modified regulations for Residential Care Facilities, Supportive Housing, Transitional Housing, and Employee Housing to meet State law
- Added Residential Flex Overlay Zone development standards

Division 3 – Regulations Applicable to All Zones
- Modified parking requirements if affordable housing units are provided
- Modified density bonus provisions to meet State law

Division 4 – Regulations for Specific Land Uses and Activities
- Added new development standards and regulations for Emergency Shelters per State law
- Added new regulations for Employee Housing per State law

Division 5 – Subdivisions
- Added a lot merger incentive program citywide to promote lot assembly

Division 7—Permit Processing Procedures
- Modified rules for Reasonable Accommodations per State law

- Simplified design review processes for High Density multi-family projects if affordable housing units are provided.

Division 9 – Definitions

- Added new definitions for Emergency Shelters, Employee Housing, and Farmworker Housing.

FINDINGS

General Plan Amendment

Section 9108.03.060(A) of the Development Code requires that for a General Plan Amendment to be granted, it must be found that all of the following prerequisite conditions can be satisfied:

1. The proposed action is consistent with the goals, policies, and actions of the General Plan.

Facts to Support This Finding: The Rezoning Project is a primary implementation effort associated with the City's approved Housing Element, which in and of itself is part of the General Plan. An approved (and certified) Housing Element is required to make the General Plan consistent with State law requirements per Government Code Section 65580, which requires the Housing Element to be updated every eight years upon the adoption of a region's Regional Housing Needs Allocation ("RHNA"). The Housing Element Update identified goals, policies, and implementation programs addressing housing opportunities, removal of governmental constraints, improving the condition of existing housing and providing equal housing opportunities for all Arcadia residents. These goals, policies, and program actions further the City's overall policy goal within the General Plan to inspire a more diverse, sustainable, and balanced community by implementing strategies and programs that contribute to economic and socially diverse housing opportunities that preserve and enhance Arcadia's character. The rezoning efforts that are part of the proposed action are the heart of the Housing Element's Implementation Plan and will provide the capacity for required affordable housing units throughout the City.

2. The proposed action would not be detrimental to the public interest, health, safety, convenience, or welfare of the City.

Facts to Support This Finding: The Housing Element Update reflects the input of residents, decision makers, and other stakeholders in the community. The proposed action is to implement the adopted Housing Element rezoning strategies to enable additional residential units (and especially affordable housing units) to be built throughout the City. This is a direct benefit to the public interest in that housing affordability is a regional crisis and all cities need to do their part to

accommodate regional housing needs. The rezones proposed do not compromise public health, convenience, or welfare; rather, they provide additional opportunities for new housing of all types to be built in the City of Arcadia.

The Addendum to the Adopted Initial Study/Negative Declaration for the Housing Element Update analyzed all the significant environmental impacts of all candidate housing sites associated with the proposed 6th Cycle Housing Element Update, and it was determined that all the potential impacts would be less than significant. Additionally, the Addendum also documented the fact that the total number of housing units anticipated by the rezoning effort will be less than the number that was approved in the adopted Negative Declaration for the Housing Element Update. Therefore, the proposed General Plan Amendment would not be detrimental to public health and welfare.

Zone Change

Section 9108.03.060(C) of the Development Code requires that for a Zone Change to be granted, it must be found that all of the following prerequisite conditions can be satisfied:

1. **The proposed amendment is in conformance with the goals, policies, and objectives of the General Plan.**

   Facts to Support This Finding: The proposed Zone Changes are in conformance with the General Plan. The Zone Changes proposed are to implement the City's approved Housing Element, which is an integral part of the General Plan. There are five (5) separate zone change actions being proposed: 1) Expansion of the Downtown Mixed-Use Zone; 2) establishment of a new Downtown Mixed-Use Overlay; 3) Increase the density in the Mixed-Use Zone; 4) Expansion of the Residential Flex Overlay Zone; and 5) Increase the density in the High Density Multi-Family Zone. The changes to the Downtown Mixed-Use Zone, will allow residential development in an urban, mixed-use format, in furtherance of the goals and polices found in the Land Use & Community Design Element, the Economic Development Element, the Circulation and Infrastructure Element and, most importantly, the Housing Element of the General Plan. The upzoning of both of the Mixed-Use and the High Density Multi-Family Residential Zones will enable more dense projects to be built and encourage the development of affordable housing, in furtherance of the goals and polices of the Housing Element and the Land Use & Community Design Element. The City's Housing Element requires that the City meet the State-mandated Regional Housing Needs Allocation. Mixed-use development in what was formerly commercial areas is the most effective and beneficial way to do so in a fully developed community. The addition of the Residential Flex Overlay Zone also achieves this purpose. For all of these reasons, the proposed project is consistent with the General Plan.

2. **The site is physically suitable (including absence of physical constraints, access, compatibility with adjoining land uses, and provision of utilities) for the requested/anticipated land uses/developments.**

   Facts to Support This Finding: The Rezoning Project does not, in and of itself, propose any specific development. Where applicable, the rezones have been accompanied by text amendments that provide development standards appropriate for each respective zone. Additionally, the proposed rezones for the most part follow existing zoning patterns and simply increase density options or introduce residential development into new areas. The Addendum to the Adopted Negative Declaration submitted along with the Project reviewed all of the rezones proposed and found them to be consistent with the adopted Housing Element Update and previous environmental review. Any new project that is proposed on a site that has been rezoned will be subject to its own site review to determine compatibility with adjoining land uses and the provision of utilities. In addition, all projects submitted on a rezoned site will be subject to its own environmental review as well.

3. **The proposed amendment will not be detrimental to the public interest, health, safety, convenience, or general welfare of the City.**

   Facts to Support This Finding: The Housing Element Update reflects the input of residents, decision makers, and other stakeholders in the community. The proposed action is to implement the adopted Housing Element rezoning strategies to enable additional residential units (and especially affordable housing units) to be built throughout the City. This is a direct benefit to the public interest in that housing affordability is a regional crisis and all cities need to do their part to accommodate regional housing needs. The rezones proposed do not compromise public health, convenience, or welfare; rather, they provide additional opportunities for new housing of all types to be built in the City of Arcadia.

   The Addendum to the Adopted Negative Declaration for the Housing Element Update analyzed all the significant environmental impacts of all candidate housing sites associated with the proposed 6th Cycle Housing Element Update, and it was determined that all the potential impacts would be less than significant. Additionally, the Addendum also documented the fact that the total number of housing units anticipated by the rezoning effort is less than the number that was approved in the adopted Negative Declaration for the Housing Element Update. Therefore, the proposed zone changes would not be detrimental to public health and welfare.

Text Amendment

Pursuant to Section 9108.03.060(B), an amendment to the Development Code may be approved only if all of the following findings are made:

1. **The proposed Development Code amendment is consistent with the goals, policies, and objectives of the General Plan; and any applicable specific plan(s).**

   Facts to Support the Finding: The proposed Text Amendments are in conformance with the General Plan. The Text Amendments proposed effectuate the rezones that implement the City's approved Housing Element, which is an integral part of the General Plan. There are five (5) separate zone change actions being proposed: 1) Expansion of the Downtown Mixed-Use Zone; 2) Establishment of a new Downtown Mixed-Use Overlay; 3) Increase the density in the Mixed-Use Zone; 4) Expansion of the Residential Flex Overlay Zone; and 5) Increase the density in the High Density Multi-Family Zone. The Text Amendments provide new code sections or edits to existing sections that support these rezones so that the Development Code and General Plan are internally consistent.

   The changes to the Downtown Mixed-Use Zone, for example, will allow residential development in an urban, mixed-use format, in furtherance of the goals and polices found in the Land Use & Community Design Element, the Economic Development Element, the Circulation and Infrastructure Element and, most importantly, the Housing Element of the General Plan. The upzoning of both of the Mixed-Use and the High Density Multi-Family Residential Zones will enable more dense projects to be built and encourage the development of affordable housing, in furtherance of the goals and polices of the Housing Element and the Land Use & Community Design Element. The City's Housing Element requires that the City meet the State-mandated Regional Housing Needs Allocation. Mixed-use development in what was formerly commercial areas is the most effective and beneficial way to do so. The addition of the Residential Flex Overlay Zone achieves this. For all of these reasons, the proposed project is consistent with the General Plan.

2. **The proposed amendment is internally consistent with other applicable provisions of this Development Code.**

   Facts to Support the Finding: The purpose of the proposed Text Amendment is to effectuate the rezones required by the Housing Element Implementation Plan. As such, all Divisions of the Development Code have been evaluated to bring them all into compliance with each other, and with the General Plan. In addition to the rezones, additional text amendments to the Development Code are provided as part of this action to meet State law and standards related to the Government Code. The proposed text amendments have been reviewed to ensure they are consistent with the other applicable provisions of the Development Code, as well as State law. Finally, the proposed amendments have been reviewed by the City Attorney for internal consistency to ensure that there are no conflicting standards or uncertainties.

ENVIRONMENTAL ANALYSIS

The proposed project has been assessed in accordance with the authority and criteria contained in the California Environmental Quality Act ("CEQA") and CEQA Guidelines. An Initial Study/Negative Declaration ("IS/ND") was originally prepared for the Housing Element Update project for the City, as the lead agency. The IS/ND was prepared consistent with the requirements of CEQA on the basis that there was no substantial evidence that there may be significant environmental impacts on specific environmental areas. The original IS/ND was made available for public review from September 30, 2021, to November 1, 2021, and ultimately was adopted along with the Housing Element Update project on February 15, 2022.

Since the rezoning effort is implementation of the adopted Housing Element, the appropriate CEQA document for rezoning project is an Addendum to the Adopted IS/ND. A Notice of Intent to adopt the Addendum to the adopted IS/ND was published in both the Pasadena Star News and the Arcadia Weekly on December 21, 2023, and again on January 25, 2024, posted on the City's webpage, mailed twice to individuals who are on the City's interested party list for the Housing Element Update, and posted at the L.A. County Clerk's office on December 22, 2023. A copy of the Addendum was made available for public review from December 22, 2023, to January 22, 2024, on the City's webpage, at the Planning Division office, and at the City's Library. During this time period, public agencies, organizations, and the public in general were afforded the opportunity to review the Addendum and submit written comments regarding the documents and the proposed project. As of February 1, 2024, no comments were received regarding these rezones or to the environmental analysis.

Similar to the adopted IS/ND, the Addendum reviewed the rezoning project and concluded that there was no substantial evidence that there may be significant environmental impacts on specific environmental areas. The Addendum accounted for the fact that the number of housing units anticipated to result from the rezones was less than what was anticipated during the original adoption of the Housing Element. The Addendum to the adopted IS/ND is provided as Attachment No. 7 to the Staff Report.

PLANNING COMMISSION MEETING

The Planning Commission held a public hearing on January 23, 2024, to consider this matter. The Planning Commission asked questions and held a lengthy discussion on each of the aspects of the project. The were several areas where Commissioners pointed out typos and incomplete sentences or references that have been corrected and incorporated into the final documents. There were several speakers at the Planning Commission meeting who spoke in favor of the rezones and one speaker who stated that affordable housing is very important and necessary in this community. Following the public hearing, the Commission voted 5-0 to recommend approval of the project. Planning Commission

Resolution No. 2141 reflecting this decision and the associated Planning Commission Staff Report are included as Attachment No. 6.

FISCAL IMPACT

Approval of the Rezoning Project itself will not result in a direct fiscal impact to the City. Implementation of the goals and policies within the Housing Element will lead to additional housing units with the City, which generally provide increases in property value and property taxes and a positive fiscal benefit to the City. In addition, new housing developments will pay their fair share to offset any new traffic impacts, and/or recreation and fire facility demands, as appropriate. Conversely, loss of commercial property over time in favor of residential development could result in lower sales taxes and other City revenues as land uses change over time. Each project that is proposed as a result of the Rezoning Project or strategy proposed within the Housing Element Update will be reviewed by the Planning Commission and/or City Council prior to adoption, and the specific fiscal impact of each action will be analyzed on a case-by-case basis as projects come forward.

RECOMMENDATION

It is recommended that the City Council adopt the Addendum to the Adopted Negative Declaration for the Housing Element Update, adopt Resolution No. 7453 amending the General Plan Land Use Map and Land Use and Community Design Element, introduce Ordinance No. 2399 amending the Zoning Map and zoning designations Citywide, and introduce Ordinance No. 2400 amending various sections of the Arcadia Development Code, to approve the Citywide Rezoning Project.

Should the City Council approve the Rezoning Project, the information will be sent to HCD for certification. Minor edits and modifications requested by HCD will be handled administratively and the document will be adjusted in that manner. If HCD has further substantive comments and/or does not certify the Housing Element, additional documents may be returned to the Planning Commission and City Council for further review.

Approved:

Dominic Lazzaretto
City Manager

Attachment No. 1: Resolution No. 7543 (Includes Final General Plan Land Use Map and Redlined General Plan and Community Design Element)
Attachment No. 2: Ordinance No. 2399 (Includes Final Zoning Map)

Attachment No. 3: Ordinance No. 2400 (Includes Redlined Changes to the Development Code)
Attachment No. 4: Changes to the General Plan Land Use Map
Attachment No. 5: Changes to the Zoning Map
Attachment No. 6: Planning Commission Resolution No. 2141 and Staff Report (no attachments)
Attachment No. 7: Addendum to the Adopted Initial Study/Negative Declaration for the Housing Element Update

Attachment No. 1

Resolution No. 7543 with
Final General Plan Land Use Map and
Redlined General Plan Land Use and
Community Design Element

RESOLUTION NO. 7543

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ARCADIA, CALIFORNIA, APPROVING GENERAL PLAN AMENDMENT NO. GPA 23-02 TO AMEND THE GENERAL PLAN LAND USE MAP AND LAND USE ELEMENT TO IMPLEMENT THE ADOPTED HOUSING ELEMENT FOR THE 2021-2029 HOUSING CYCLE ALONG WITH AN ADDENDUM TO THE ADOPTED NEGATIVE DECLARATION FOR THE HOUSING ELEMENT UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT ("CEQA")

WHEREAS, California Government Code Section 65358(a) authorizes the City Council to amend the General Plan if it is deemed to be in the public interest or required by State law; and

WHEREAS, the General Plan is a long-range, comprehensive document that serves as a guide for the orderly development of the City of Arcadia; and by its very nature, the General Plan is subject to update and revision to account for current and future community needs; and

WHEREAS, California State Housing Element Law establishes the requirements for Housing Elements, and California Government Code Section 65588 requires that local governments review and revise the Housing Element of their comprehensive General Plans not less than once every eight years, and currently the State is in the "6th Cycle" of Housing Element Updates, covering the time period of 2021-2029; and

WHEREAS, the California State Legislature identifies overall housing policies for the State with the goal of ensuring every resident has access to housing and suitable living environments, and additionally establishes a Regional Housing Needs Assessment ("RHNA") which establishes projected allocations of housing units through local Councils of Governments that are attributed to each jurisdiction in the State; and

WHEREAS, the updated Housing Element must be adopted by City Council and determined to be in substantial compliance by the California State Department of Housing and Community Development ("HCD") in concert with statewide housing policies and in compliance with the established RHNA; and

WHEREAS, the subject rezoning efforts (a General Plan Amendment, Zone Change, and Text Amendment-- the "Rezoning Project") were identified by HCD as being necessary prior to certification of the Housing Element, and the Rezoning Project implements the strategies identified in the updated Housing Element to address the established RHNA; and

WHEREAS, the Rezoning Project amends the General Plan Land Use Map to establish new land use designations and amends the General Plan Land Use and Community Design Element to reflect changes in density and residential allowances to support the rezoning strategies within the updated Housing Element; and

WHEREAS, the Rezoning Project will meet the requirements of Government Code Section 65583.2 (h) and (i) related to the accommodation of affordable housing; specifically in that developments in which at least 20 percent of the units are affordable to lower income households shall be allowed by-right; and

WHEREAS, pursuant to the California Environmental Quality Act ("CEQA"), an Addendum to the Adopted Initial Study/Negative Declaration ("IS/ND") was prepared for the Rezoning Project in compliance with CEQA and the local environmental review guidelines, and a Notice of Intent to Adopt a Negative Declaration for the Rezoning Project was posted with the Los Angeles County Clerk's Office on December 21, 2023; and

WHEREAS, on January 23, 2024, a duly noticed public hearing was held before the Planning Commission on the Rezoning Project, at which time all interested persons were given full opportunity to be heard and to present evidence, and the Planning Commission subsequently voted 5-0 to recommend approval of the Rezoning Project to the City Council; and

WHEREAS, on February 6, 2024, a duly noticed public hearing was held before the City Council on the Rezoning Project, and the associated Addendum to the Adopted Initial Study/Negative Declaration, at which time all interested persons were given full opportunity to be heard and to present evidence and all public comments on the environmental document were reviewed; and

WHEREAS, all other legal prerequisites to the adoption of this Resolution have been fulfilled.

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

SECTION 1. The factual data submitted by the Development Services Department in the Staff Report dated February 6, 2024, and associated attachments, are true and correct.

SECTION 2. The City Council finds that based upon the entire record, including all written and oral evidence presented, pursuant to Section 9108.03.060 of the Arcadia Development Code, all of the following findings can be made.

1. The proposed action is consistent with the goals, policies, and actions of the General Plan.

Facts to Support This Finding: The Rezoning Project is a primary implementation effort associated with the City's approved Housing Element, which in and of itself is part of the General Plan. An approved (and substantially compliant) Housing Element is required to make the General Plan consistent with state law requirements per Government Code Section 65580, which requires the Housing Element to be updated every eight years upon the adoption of a region's Regional Housing Needs Allocation ("RHNA"). The Housing Element Update identified goals, policies, and implementation programs addressing housing opportunities, removal of governmental constraints, improving the condition of existing housing and providing equal housing opportunities for all Arcadia residents. These goals, policies and program actions further the City's overall policy goal within the General Plan to inspire a more diverse, sustainable, and balanced community by implementing strategies and programs that contribute to economic and socially diverse housing opportunities that preserve and enhance Arcadia's character. The rezoning efforts that are part of the proposed action are the heart of the Housing Element's Implementation Plan and will provide the capacity for required affordable housing units throughout the City.

2. The proposed action would not be detrimental to the public interest, health, safety, convenience, or welfare of the City.

Facts to Support This Finding: The Housing Element Update reflects the input of residents, decision makers, and other stakeholders in the community. The proposed action is to implement the adopted Housing Element rezoning strategies to enable additional residential units (and especially affordable housing units) to be built throughout the City. This is a direct benefit to the public interest in that housing affordability is a

regional crisis and all cities need to do their part to accommodate regional housing needs. The rezones proposed do not compromise public health, convenience, or welfare; rather, they provide additional opportunities for new housing of all types to be built in the City of Arcadia.

The Addendum to the Adopted Initial Study/Negative Declaration for the Housing Element Update analyzed all the significant environmental impacts of all candidate housing sites associated with the proposed 6th Cycle Housing Element Update, and it was determined that all the potential impacts would be less than significant. Additionally, the Addendum also documented the fact that the total number of housing units anticipated by the rezoning effort is less than the number anticipated through the original approval of the Housing Element Update. Therefore, the proposed General Plan amendment would not be detrimental to the public health and welfare.

SECTION 3. The Rezoning Project has been assessed in accordance with the authority and criteria contained in the California Environmental Quality Act ("CEQA") and CEQA Guidelines. An Addendum to the Adopted Initial Study/Negative Declaration ("IS/ND") has been prepared for the project for the City, as the lead agency. The Addendum was prepared pursuant with the requirements of CEQA on the basis that there was no substantial evidence that there may be significant environmental impacts on specific environmental areas as a result of the project. Subsequent housing developments proposed will, of course, be subject to compliance with CEQA as they are submitted.

SECTION 4. For the foregoing reasons the City Council approves General Plan Amendment GPA 23-02, updating the General Plan Land Use Map as shown in Exhibit "A" and updating the General Plan Land Use and Community Design Element as shown

in Exhibit “B”, and approving the associated Addendum to the Adopted Initial Study/Negative Declaration prepared for the project. Development Services Staff is authorized to correct typographical errors, spelling, formatting, or codification and to make any minor revisions to improve reader’s comprehension of the Development Code provided that any revisions do not alter the regulatory meaning and intent. The Development Services Director or designee is further authorized to make any technical or clerical revisions or clarifications to the Housing Element and/or Development Code as may be required by HCD in order to be in substantial compliance with State law.

SECTION 5. The City Clerk shall certify as to the adoption of this Resolution.

[SIGNATURES ON THE NEXT PAGE]

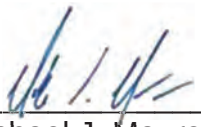
Passed, approved and adopted this 6th day of February, 2024.

_____
Mayor of the City Clerk

ATTEST:

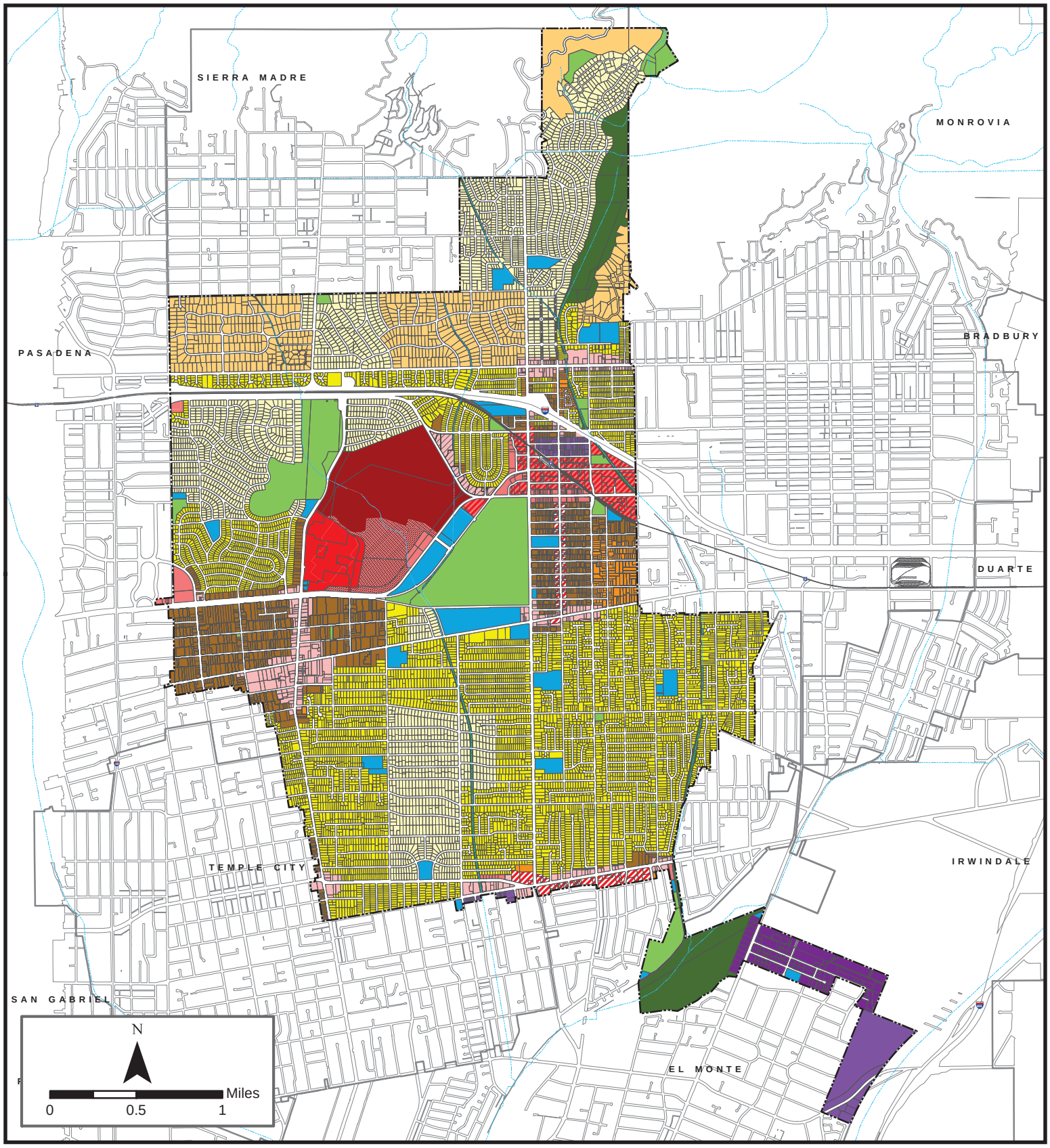
_____
City Clerk

APPROVED AS TO FORM:



_____
Michael J. Maurer
City Attorney

Exhibit “A”
Updated General Plan Land Use Map



Land Use Designations

- Residential Estate (up to 2 du/ac)
- Very Low Density Residential (2-4 du/ac)
- Low Density Residential (4-6 du/ac)
- Medium Density Residential (6-12 du/ac)
- High Density Residential (20-40 du/ac)
- Commercial (50 du/ac & 0.5 FAR)
- Commercial (80 du/ac & 1.0 FAR)
- Regional Commercial (0.5 FAR)
- Horse Racing
- Mixed Use (50 du/ac & 1.0 FAR)
- Downtown Mixed Use (80 du/ac & 1.0 FAR)
- Commercial/Light Industrial (80 du/ac & 1.0 FAR)
- Industrial (0.5 FAR)
- Public/Institutional
- Open Space - Outdoor Recreation
- Open Space - Resources Protection
- Rail Right-of-Way
- Downtown Overlay (1.0 FAR)
- Santa Anita Commercial (0.3 FAR)
- Arcadia City Boundary

Mixed Use Notes:
- Mixed Use FAR is for non-residential uses.
- Mixed Use designations requires the inclusion of a ground-floor, street frontage commercial component for all projects. Commerial uses are allowed.

Exhibit “B”
Redlined General Plan Land Use and Community Design Element



Chapter 2: Land Use and Community Design Element

Arcadia General Plan

Introduction

Arcadia's motto, *A Community of Homes*, clearly identifies the defining characteristic of our community. From large estates to post-World War II subdivisions to attractive condominiums and apartments, Arcadia offers diverse places to live and enjoy the qualities of this City. The City also has attractive parks, successful business districts, abundant shopping and entertainment venues, and a distinguished community aesthetic. This element focuses on identifying, preserving, and enhancing those physical aspects of Arcadia that are highly valued by residents and the business community. The goals and policies set forth the City's vision and fundamental land use philosophy regarding appropriate types, intensity, and location of development, and the means for maintaining the community's environmental, social, physical, and economic health and vitality.

While the Land Use Policy Map defines the two-dimensional distribution of uses citywide, equally important is the third dimension of character and form. Quality design of both public places and private properties

enhances the visual image that Arcadia conveys to residents and visitors to the City. Also, the form design takes can encourage walking and use of transit. Integrating plazas, paseos, and attractive landscaping into project design creates places that people enjoy. Thoughtful and considerate design in all types of development can enhance property values and encourage maintenance. This element identifies the community design priorities for Arcadia.

Key goals relative to land use and community design are:

- **Creating Identifiable Places**
  The General Plan identifies locations where Arcadia residents can relax, enjoy the outdoors, stroll, and meet neighbors and socialize. These are unique places that create a sense of place, make Arcadia more identifiable, and promote a high quality of life.

- **Enhancing the Public Realm**
  The City has established policies and recommendations on how to improve the public realm. The public realm encompasses public areas and improvements such as road medians and parkways, street trees, public signage, and public art.

- **Improving the Private Realm**
  Policies and recommendations to enhance the private realm complement public realm improvements. The private realm includes areas that developers and private property owners are responsible for improving through design recommendations which help improve Arcadia overall, creating a more aesthetic and visually pleasing community.

Achieving Our Vision

The City's character and amenities make Arcadia a very desirable place to live. In Arcadia, residents value their safe and well-maintained neighborhoods, quality housing, superior parks and recreation resources, an unparalleled educational system, and strong sense of community. The City is committed to preserving Arcadia as a quiet community of homes while responding to residents' desires for a balance of employment, shopping, entertainment, and recreational opportunities. The Guiding Principles that highlight this vision are:

- **Balanced Growth and Development**
  The General Plan establishes a balance and mix of land uses that promote economic growth and maintain a high quality of life for Arcadia residents. Our development decisions reflect Smart Growth principles and strategies that move us toward enhanced mobility, more efficient use of resources and infrastructure, and healthier lifestyles.

- **Neighborhood Character**

Arcadia's single-family and multifamily residential neighborhoods have given the City its identity as a *Community of Homes*. The City protects and preserves the character and quality of its neighborhoods by requiring harmonious design, careful planning, and the integration of sustainable principles.

- **Changing Housing Needs**
  The City encourages the retention, rehabilitation, and development of diverse housing that meets people's needs in all stages of their lives.

Scope of this Element

State planning law requires that the Land Use Element designate "the proposed general distribution and general location and extent of the uses of the land" for a variety of purposes (Government Code Section 65302[a]). Through maps and text, this element defines the distribution and intensity of development of residential neighborhoods, commercial and industrial districts, parks and other open spaces, and public or semi-public uses of property in Arcadia. In particular, the Land Use Plan section contains the Land Use Policy Map, which presents a pictorial representation of land use policy. The Land Use and Community Design Element also identifies study areas throughout the community where specific policies will be implemented to guide the City toward its land use (and related) goals.

Development and Environmental Sustainability

The Land Use and Community Design Element serves as a tool to plan for the future development of the City of Arcadia, and sets priorities and goals for development types, locations, and character. Inherent in the City's long-range view of development is the concept of sustainability. Planning for tomorrow's Arcadia includes understanding that natural resources are limited and that these natural resources must not be consumed faster than they can be replenished. But sustainability does not preclude development, growth, and advancement. Sustainability can promote positive economic growth and can stimulate technological innovation, advance competitiveness, and improve our quality of life.

A sustainable future for Arcadia, under this General Plan, includes strategies to conserve and enhance local resources and safeguard the environment. The concept of sustainability is used throughout this General Plan and is expressed in greater detail in the Resource Sustainability Element. The Land Use and Community Design Element addresses sustainability and environmental conservation through policies and programs that promote site and building design elements in new developments that reduce or better distribute travel demand, development design and amenities that support transit and other alternative forms of transportation, including bicycling and walking, and

mixed-use developments that encourage location of employment and commercial offerings near residential units.

Flood Management

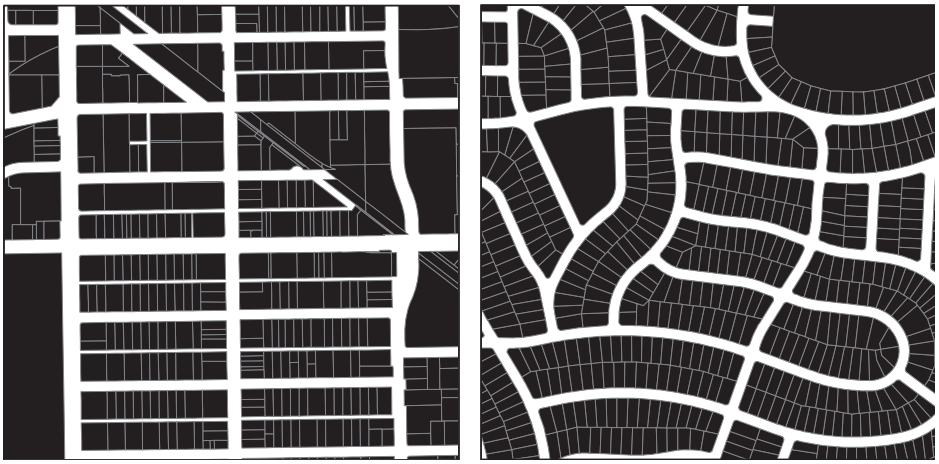
In 2007, the State adopted legislation that strengthened the long-existing requirement that a General Plan address flood management by specifically mandating that the Land Use Element identify flood-prone areas mapped by either the Federal Emergency Management Agency (FEMA) or the State Department of Water Resources. To prepare and mitigate hazards from flooding, the City of Arcadia participates in the National Flood Insurance Program. Flood Insurance Rate Maps, which are prepared by FEMA, map potential flood zones. The Safety Element addresses this issue in detail.

Land Use

Historic Growth Patterns

The land use patterns in Arcadia today reflect the City's heritage as a community of homes. The planning and development approaches that date to the City's founding established the arrangement and densities of the single-family residential neighborhoods we see today, as well as the concentration of commercial businesses along key corridors and as part of a large mall. The presence of Santa Anita Park (a world-renowned horse racing facility) and the Los Angeles County Arboretum (formerly the Lucky Baldwin estate)—and later Los Angeles County's Arcadia County Park and Santa Anita Golf Course—identify Arcadia as a place where open spaces and public gathering places are integral to all types of development. This is evidenced in the higher-density housing along Huntington Drive west of Santa Anita Avenue, where generous setbacks create a grand boulevard.

As Huntington Drive crosses Santa Anita Avenue to the east, the street and lotting patterns identify the community as one that was also built up along the railroad, with a very traditional dense street grid and small, walkable blocks.



Downtown | Residential Neighborhood

Figure lu-1:
Block and Street Patterns

Downtown blocks and streets form a grid pattern that includes alleyways. Downtown was established in the 1920s.

Some of the early residential neighborhoods include meandering blocks and streets. This neighborhood was built in the early 1940s.

Arcadia's identity as a community of homes can be traced back to the 1930s, when the first residential subdivisions began to appear, replacing what had previously been agricultural lands. The neighborhoods in Arcadia today have developed over time to fill the majority of the available land in the City. The northernmost portion of the Baldwin Ranch, which was owned by Arcadia's first mayor, Elias Jackson "Lucky" Baldwin, made way for the first residential subdivisions.

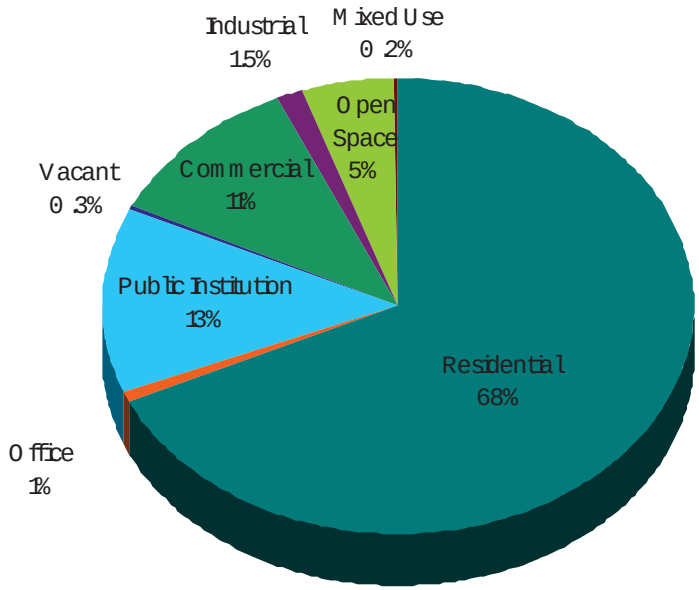
The areas nearest the Baldwin Ranch, comprising today's Downtown core, were the first to be settled by those outside the Baldwin family.

From this core, single-family residential subdivisions spread to areas north and west of the ranch throughout the 1920s and 1930s.

The southern portion of the City was also developing at this time; its original configuration was a grid of one-acre ranches devoted primarily to chicken raising and light agricultural uses. During the mid-1950s to the early 1960s, hillside residential development was most prevalent, with neighborhoods extending into the foothills of the San Gabriel Mountains along the City's northern boundaries. With the construction of these neighborhoods, the bulk of Arcadia's land had been developed, and from the 1980s to the present day, large areas of vacant land for any type of development have not been available.

In 2009, residential development continued to represent the predominant land use in Arcadia, covering about 68 percent of the City's land area and providing 20,340[1] homes. Commercial uses account for approximately 11 percent, with the regional mall and areas surrounding Santa Anita Park significant contributors to this total. As Figure LU-2 shows, Arcadia is largely built out, with less than one percent of land within the City vacant in 2009.

Figure LU-2: Land Use Distribution (2009)



Moving toward 2035

When Arcadia initiated a comprehensive General Plan update in 2008, a key concern of residents was that land use policy changes would result in substantial population growth. This Plan does provide for land

[1] 2009 estimate from State of California Department of Finance (E-5 Population and Housing Estimates for Cities, Counties and the State, 2001-2009, with 2000 Benchmark).

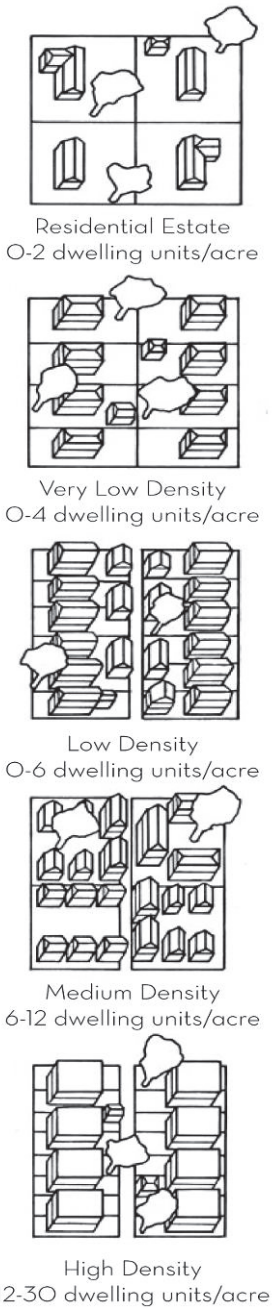
use transitions in targeted areas of the City, but accommodates only modest population growth. The anticipated growth will result from natural birth and death rates, new people moving into Arcadia to enjoy the benefits it offers, and multigenerational households.

The City has taken a strategic approach to doing its part to ease regional housing demand. This includes recognizing the desires of a sizeable older population to remain in Arcadia, but to do so in smaller homes with very limited maintenance responsibilities. It also includes responding to a younger population's growing interest in more dense, urban-type development located near transit, restaurants, and entertainment.

With regard to commercial and business uses, Arcadia has long been a regional hub, with a large mall attracting visitors from throughout the San Gabriel Valley. Santa Anita Park has for many years been the premier horse racing track in California, although changes in the horse racing industry in the last 20 years have caused attendance to decline at venues throughout the State, and portions of the property now offer opportunities to further enhance Arcadia's place as a destination shopping and entertainment location. This General Plan establishes policy direction to build upon the commercial base that has allowed Arcadia to thrive, and to balance that with office, medical, and industrial uses that provide additional professional and skilled labor jobs.

The subsequent land use discussion in this element provides an overview of the planned land use patterns and distribution to achieve the vision stated above, followed by detailed discussion of modest changes planned for the focus areas identified in Figure LU-7.

Figure lu-3: examples of Residential Densities



Land Use Plan

In response to the community's desire to maintain Arcadia's long-established land use patterns and identity as a community of homes, preserve the attractiveness of the City's neighborhoods and districts, maintain a sound economic base, and enhance the pedestrian environment, this Land Use Plan has been crafted to guide the development, maintenance, and improvement of land and properties. The Land Use Policy Map, illustrated in Figure LU-4, with the designations described in Table LU-1, will allow the community to preserve those qualities that define Arcadia.

Understanding Density and Intensity

When describing areas of Arcadia, we differentiate one area from another by the principal use, such as homes (residential), shops and restaurants (commercial), manufacturing businesses (business park), a park, or a school. To describe the level of use, that is, how much development is allowed on a property (and presumably, what the associated activity level is), land use planners have developed measures called ***density*** and ***intensity***. The term density, illustrated in

Figure LU-3, typically applies to residential uses and refers to the population and development capacity of residential land.

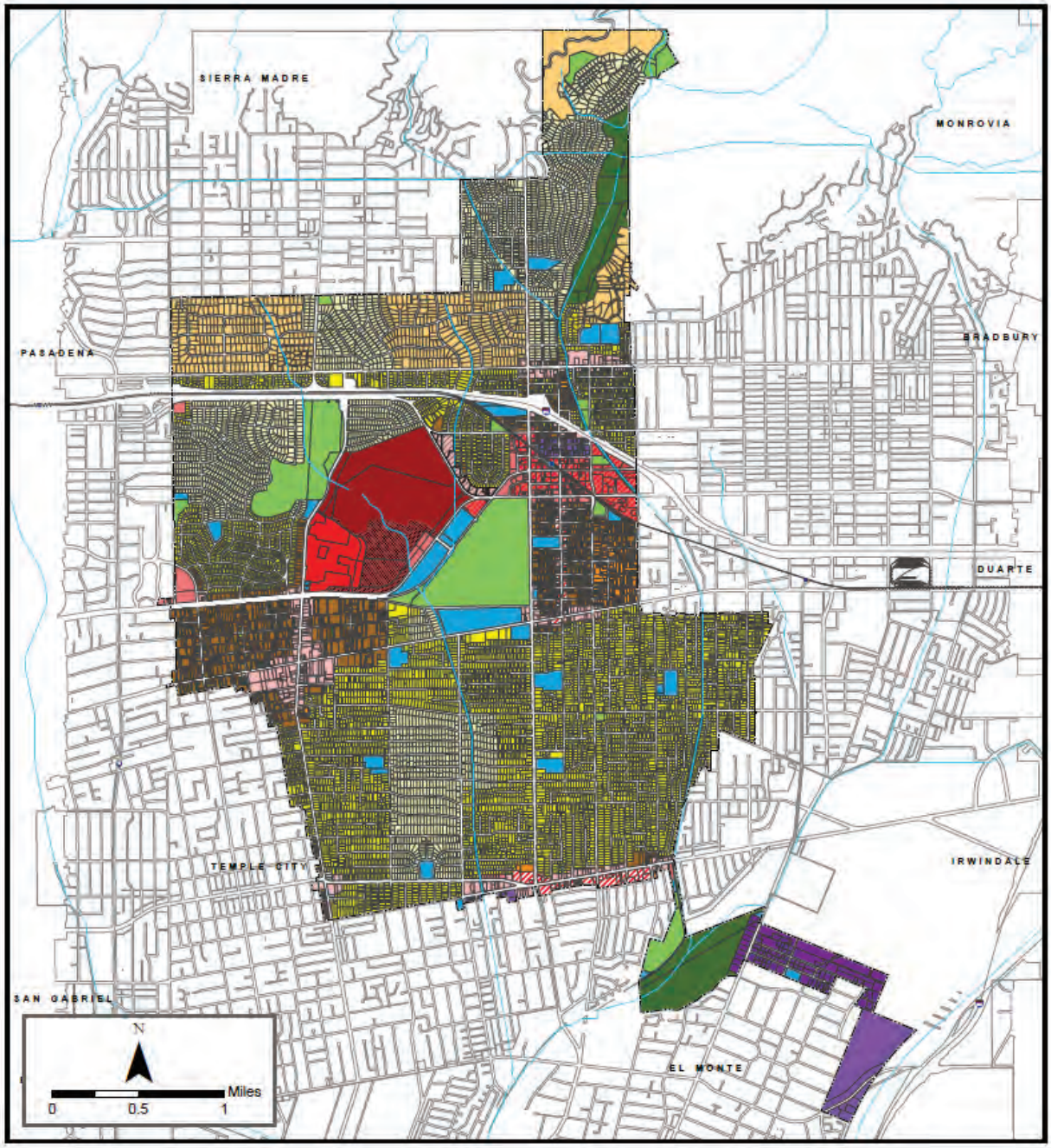
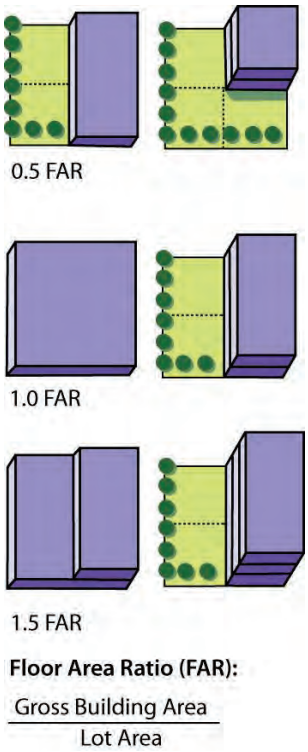


Figure LU-4: Land Use Policy Map

Density is described in terms of the dwelling units that can be accommodated on one acre of land (dwelling units per acre or du/ac) and the population associated with that density (population per acre or pop/ac).

Development intensity refers to the extent to which a property is or can be developed. While intensity generally describes nonresidential development levels, in a broader sense, intensity also can be used to express overall levels of both residential and nonresidential development types. For land uses in Arcadia, the measure of intensity used is the ***floor-area ratio***. The floor-area ratio, or FAR, describes the relationship between the total square feet of development on a lot and the area of that lot. The FAR is determined by dividing the gross floor area of all buildings on a lot by the land area of that lot. Figure LU-5 illustrates different FAR calculations; FAR and factors such as building square footage, building height, and the percent of lot coverage are all interrelated. For example, a 20,000-square-foot building on a 40,000-square-foot lot yields a FAR of 0.50:1. A 0.50:1 FAR allows, for example, a single-story building, which covers half the lot, or a two-story building with reduced lot coverage.

Figure lu-5:
Floor-Area Ratio



Land Use Designations

The Land Use Policy Map (Figure LU-4) graphically represents the planned distribution and intensity of land use citywide. The colors shown on the map correspond to land use designations that describe the types of uses established and planned in Arcadia. The descriptions on the following pages establish the General Plan designations and indicate the permitted nature and intensity of development.

Five residential land use designations allow for a range of housing types and densities, largely reflective of long-established development approaches. In addition to the primary permitted residential uses, the City also permits accessory units and non-residential uses such as schools, parks, child day care, and religious and charitable organizations, consistent with State law and as set forth in the Arcadia Municipal Code.

The two commercial land use designations, single industrial designation, and ~~hybrid~~ Commercial/Light Industrial designation are designed to support business activity and provide tools to help businesses and districts maximize their economic potential, or provide opportunities for more intense residential uses on commercial parcels that encourages transit-oriented development in proximity to transit centers, employment centers, and commercial and service uses.

Two designations accommodate commercial and residential mixed-use development. The mixed-use designations allow combined commercial and residential developments and both stand-alone commercial and residential uses if affordable housing units are provided.~~; however, exclusively residential uses are not permitted in those areas~~. The Downtown Mixed Use designation provides for more intense, mixed-used development surrounding the planned ~~Gold Line~~ Metro Station to

create a complete, compact, walkable neighborhood that encourages transit use.

RE – Residential Estates

The Residential Estates designation accommodates low-density single-family residential neighborhoods. Development is typified by large lot, detached single-family residences on estate-type lots of 22,000 square feet or larger. Permitted uses include single-family residences on a single lot and private tennis courts and similar facilities.



Other uses that may be appropriate, consistent with zoning regulations, include public and private schools, public parks, and other open space uses.

Unit Density: up to 2 du/ac
~~*Typical Population Density: 3-6 persons per acre*~~[2]

VLDR – Very Low Density Residential

The Very Low Density Residential designation accommodates low-density single-family residential neighborhoods. Development is typified by large lot, detached single-family residences on lots ranging from 10,000 to 22,000 square feet or larger. Permitted uses include single-family residences on a single lot and private tennis courts and similar facilities.



Other uses that may be appropriate, consistent with zoning regulations, include public and private schools, public parks, and other open space uses.

Unit Density: up to 4 du/ac
~~*Typical Population Density: 6-12 persons per acre*~~

[2] ~~*For land use categories that allow residential development, population density estimates are stated as required by State General Plan law. Population density has been calculated based on the development density range and the average persons per household estimate for Arcadia reported by the California Department of Finance (2.872 persons per household in 2008).*~~

LDR – Low Density Residential



The Low Density Residential designation accommodates low-density single-family residential neighborhoods. Development is typified by detached single-family residences on lots 7,200 to 10,000 square feet in size. Permitted uses are limited to single-family residences on a single lot.

Other uses that may be appropriate, consistent with zoning regulations, include public and private schools, public parks, and other open space uses.

Unit Density: up to 6 du/ac
~~*Typical Population Density: 12-17 persons per acre*~~

MDR – Medium Density Residential



The Medium Density Residential designation accommodates varied housing types and sizes within a suburban neighborhood context. Permitted residential uses include detached and attached residences with private and/or shared yards and open space areas.

Other uses that may be appropriate, consistent with zoning regulations, include public and private schools, public parks, and other open space uses.

Unit Density: 6 to 12 du/ac
~~*Typical Population Density: 17-35 persons per acre*~~

HDR – High Density Residential



The High Density Residential designation accommodates higher-density attached housing types for both renter and owner households within a neighborhood context. Such housing types generally are located near transit stops, along arterials and transit corridors, and within easy walking distance of shops and services. Appropriate transition to adjacent lower-density neighborhoods is required through the use of yards, other open areas, and building heights.

Other uses that may be appropriate, consistent with zoning regulations, include public and private schools, public parks, and other open space uses.

Unit Density: ~~*12 to 30 du/ac*~~ *20-40 du/ac*
~~*Typical Population Density: 34-86 persons per acre*~~

C – Commercial (50 du/ac and 0.5 FAR)

The *Commercial* 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 enterprises, including restaurants, durable goods sales, food stores, lodging, professional offices, specialty shops, indoor and outdoor recreational facilities, and entertainment uses. For commercial uses, the Floor Area Ratio (FAR) is 0.5. In addition, the *Commercial* designation also allows for straight residential development at a minimum density of 30 dwelling unit per acre and a maximum density of up to 50 dwelling unit per acre if affordable housing units are provided.

~~Adjacent to Downtown, the Commercial designation is intended to encourage small-scale office and neighborhood-serving commercial uses that complement development in the Downtown Mixed Use areas.~~ While the land use designation provides the general parameters within which development must take place, the ~~Zoning~~ Development Code or other land use regulatory document specifies the type and intensity of uses that will be permitted in a given area. In the Downtown area, for example, where properties are designated Commercial and Commercial/Light Industrial, and along the Las Tunas corridor west of Santa Anita Avenue, land use regulations might specify that active uses such as restaurants and cafes are permitted, but a flexible Overlay will allow residential uses with affordable housing to transition into these areas over time. ~~but secondhand stores are not~~. The ~~Zoning~~ Development Code and other regulatory documents also indicate permitted building height limits for specific properties.





Maximum FAR – 0.50 (only commercial square footage is counted toward the FAR).
Unit Density with affordable housing units: 30-50 du/ac

Maximum 0.30 FAR for Santa Anita Park – The residential density does not apply to this property.

~~Higher intensity~~ Maximum 1.0 FAR under Downtown Overlay ~~overlays~~ are applied to portions of Downtown along Santa Anita Avenue, Colorado Place, and Huntington Drive. ~~(1.0 FAR).~~

~~Building Height: up to 48 feet in the Downtown area (including Santa Anita Avenue, Colorado Place, and Huntington Drive); up to 40 feet for commercial uses~~

~~*outside of Downtown*~~

C – Commercial (80 du/acre and 1.0 FAR)

The *Commercial* designation that allows mixed-use development with a density of 80 du/acre and a 1.0 Floor Area Ratio (FAR) is within the City's Downtown area. This Commercial designation is intended to encourage a strong pedestrian-oriented environment that provides a variety of retail and service uses, restaurants, and neighborhood-serving commercial uses that complement development in the Downtown Mixed Use areas. In order to provide the residential population that is required to support the uses in the downtown and around the Metro ~~Gold Line~~ ~~transit~~ station, residential uses in a mixed-use development are permitted above ground floor commercial or adjacent to a commercial use. The Development Code and other regulatory documents also indicate permitted building height limits for specific properties.

Maximum FAR – 1.0 (only commercial square footage is counted in calculation of FAR)

Unit Density: Up to 80 du/ac

~~*Maximum Height: Up to 60 feet*~~

RC – Regional Commercial

The *Regional Commercial* designation applies only to the regional shopping center located east of Baldwin Avenue and north of Huntington Drive. The designation provides for regional commercial centers intended to serve a regional market and that offer a depth and variety of retail goods, general merchandise, apparel, entertainment center, and home furnishings businesses. Development within the Regional Commercial designation is characterized by large, multi-tenant centers anchored by one or more major retailers as key tenants.



Maximum FAR – 0.50 (Based on gross leasable floor area for regional shopping center)

HR – Horse Racing

The *Horse Racing* designation provides for the continued operation of the Santa Anita Park race track for horse racing and related activities and special events. Permitted uses include stabling and training of race and show horses, horse racing, pari-mutuel wagering on horse racing, horse shows and equestrian events, and special events. Permitted ancillary uses include seasonal housing for employees, per Municipal Code standards.

Maximum FAR – N/A



MU - Mixed Use

The *Mixed Use* designation provides opportunities for commercial and residential mixed-use development that takes advantage of easy access to transit and proximity to employment centers, and that provide complementary mixes of uses that support and encourage pedestrian activity. Mixed-use districts support commercial uses that integrate well with residential activity without creating conflicts. Development approaches encourage shared use of parking areas and public open spaces, pedestrian movement, and interaction of uses within a mixed-use district. Design approaches should minimize or limit curb cuts/driveways at the front of the development when rear or side egress options are available.



Residential uses in a mixed-use development are permitted above ground floor commercial or adjacent to a commercial use. Mixed commercial/office and residential tenancies and stand-alone commercial or office uses are allowed. Stand-alone residential uses are also allowed if affordable housing units are provided. ~~However, exclusively residential buildings are not.~~

Maximum FAR – 1.0 (only commercial square footage is counted in calculation of FAR)
Unit Density: ~~22 -30 du/ac~~ 30-50 du/ac
~~Maximum Height: up to 40 feet~~

DMU – Downtown Mixed Use

The *Downtown Mixed Use* designation provides opportunities for complementary service and retail commercial businesses, professional offices, and residential uses to locate within the City's downtown. Downtown Mixed Use encourages the inclusion of a ground-floor, street-frontage commercial component, but it is not required. Residential uses in a mixed-use development are permitted above ground floor commercial or adjacent to a commercial use. Mixed commercial/office and residential tenancies and stand-alone commercial or office uses are allowed. Stand-alone residential uses are allowed if affordable housing units are provided. ~~However, exclusively residential buildings are not allowed.~~ Development approaches encourage shared use of parking areas and public open spaces, pedestrian travel ways, and interaction of uses within the district. Particular features that will define Downtown include public open space as an integral component of the ~~Gold Line~~ Metro station, as well as any larger mixed-use or commercial developments.





Guided by the policies and vision of the General Plan, a specific plan or subsequent zoning changes for Downtown will contain detailed development standards, infrastructure requirements, land use regulations, and implementation measures for coordinated development.

Maximum FAR: 1.0 (only commercial square footage is counted in calculation of FAR)
Unit Density: Up to 80 du/ac
~~*Maximum Height: up to 60 feet*~~

C/LI – Commercial/Light Industrial

The *Commercial/Light Industrial* designation provides areas for a complementary mix of light manufacturing businesses, limited auto service and repair, and support office, ~~and~~ retail uses~~.~~, or high density residential projects with affordable housing that encourages transit-oriented development in proximity to transit centers, employment centers, and commercial and service uses. The designation recognizes the importance of small-scale industrial and quasi-industrial businesses for the community in terms of business start-ups/entrepreneurship, job provision, residents' access to needed goods and services, and revenue from point-of-sales operations. Such uses are low scale, with development and operating conditions built into the development to minimize impact on surrounding uses. Permitted retail uses are limited to those that support the industrial businesses. ~~Larger-scale commercial uses will be considered on a case-by-case basis in the Lower Azusa Road Reclamation area.~~



Maximum FAR: ~~0.50~~ *1.0 (only commercial square footage is counted in calculation of FAR)*
Unit Density: 80 du/ac

I - Industrial

The *Industrial* designation provides for an array of warehouse, distribution, manufacturing, and assembly uses in appropriate locations.

Maximum FAR: 0.50



P/I – Public/Institutional

The *Public/Institutional* designation accommodates public, semi-public, and institutional uses, including but not limited to offices and facilities used by federal, state, and local government; special districts; public schools; hospitals; colleges and universities; and other public agencies and public utilities.

Maximum FAR: as set forth in zoning regulations



OS-OR – Open Space–Outdoor Recreation

The *Open Space–Outdoor Recreation* designation encompasses all City, county, state, and federal parks and associated facilities, including private facilities on leased public lands. The designation identifies public lands intended to be used for active and passive recreational activities, such as parks, golf courses, trails, and the Arboretum. Public lands used as detention basins may also be designated Open Space-Outdoor Recreation when co-located with active recreational uses or when open spaces serve two uses, such as a sports field and a detention basin.

Maximum FAR: N/A



OS-RP – Open Space-Resource Protection

The *Open Space–Resource Protection* designation applies to areas which require special management or regulation because of unusual environmental conditions such as earthquake fault zones, steep slopes, flood zones, high-risk fire areas, and areas required for the protection of water quality. While alternative uses of such constrained areas may be allowed, the unique character or constraints of the area must be adequately addressed. This land use designation may also include sensitive habitat areas, groundwater recharge basins, hillside areas, and viewshed management areas.



Maximum FAR: N/A

Community Design

Why do some places feel special and distinct while others are nondescript and uninspiring? Why do we want to spend hours walking around some neighborhoods, while others do not captivate us? Historically, great places have come about by following tradition—people doing things the way that they have always done them. Over time, people discovered and incorporated into their traditions the principles of great place-making.

The field of community design studies the places that attract us and extrapolates core principles that can be used to create new places that appeal to us in the same way. This section describes how Arcadia incorporates community design into development decisions for both private properties and the public realm.

Citywide Design Principles

The following community design principles apply to all of Arcadia:

- Creating Identifiable Places
- Improving the Public Realm
- Improving the Private Realm

Creating Identifiable Places

Community character is defined by the built and natural environments. Specific attention to urban design can enhance places where people gather, and create memorable and attractive streetscapes. Components of citywide urban design include:

Activity Nodes and Areas

Activity Nodes are places of pedestrian activity and excitement. These are places where people congregate, socialize, and shop. They are also places where residents can leisurely stroll, participate in a

recreational activity, or relax and experience the outdoors. Examples of activity nodes, identified in Figure LU-6, include:

- Santa Anita Park
- Downtown Arcadia
- Los Angeles County Arboretum and Botanical Garden
- Arcadia County Park
- Regional Shopping Mall



FIGURE LU-6: OVERALL URBAN DESIGN FRAMEWORK

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Major Corridors

Major Corridors are boulevards and streets that provide important multi-modal transportation routes. They are scenic and picturesque, with large, mature street trees on both sides of the street, with accent plantings and landscaping. Continuous sidewalks provide pedestrian connections along the corridor to link activity nodes, neighborhoods, and transit stops.

Some streets include medians, where landscaping and street trees create a grand thoroughfare, such as Huntington Drive. Many of the City's primary and secondary gateways are located on Major Corridors.



Huntington Drive is a Major Corridor with large, mature trees in landscaped medians.

Photo credit: google.com

Focal Intersections

Focal Intersections occur at junctions of Major Corridors. They are important focal points of the community; they provide visual anchors, points of interest, and enhanced pedestrian connections. The following standards should be applied at all focal intersections:

- Buildings at Focal Intersections should be of the highest architectural quality to make them memorable and recognizable.
- Buildings should be oriented toward public streets and spaces to make the public space vibrant and pedestrian friendly.
- Activities that attract or generate pedestrian traffic such as cafés, retail functions, and public art are highly desirable at Focal Intersections.
- Define prominent intersections by locating new buildings or other structures closer to the street and defining the intersection space.
- Main building entrances of corner buildings should be close to the corner.
- Intersections should include raised crosswalks with textured materials to help improve pedestrian visibility and reduce pedestrian/vehicle conflicts.



Huntington Drive and Santa Anita Avenue is a Focal Intersection.

Enhancing the Public Realm

The public realm consists of public property along street rights-of-way and within medians, as well as public signage and public art. These enhancements make Arcadia more recognizable to visitors and distinguish the City from surrounding San Gabriel Valley communities.

Gateways

Gateways announce arrival into a community or district through such design treatments as public signage, special landscape treatment, and unified architecture. Streets in Arcadia continue directly into adjacent communities, and oftentimes travelers do not know whether they are in Arcadia or Temple City or Monrovia. To identify Arcadia entrances, gateway treatments can be utilized where major streets cross municipal boundaries and at freeway ramps. District gateways should be considered for especially recognizable districts, most notably Downtown Arcadia. Figure LU-6 indicates potential locations for gateway statements. A major gateway exists at the corner of Huntington Drive at Fifth Avenue.



This iconic gateway on Huntington Drive welcomes visitors to Arcadia's Downtown.

A hierarchy of gateway treatments will be developed that respond to the significance of the entry point. There are two types of gateways:

- **Primary Gateways.** These gateways are the main entryways into the City. These gateways can be found on major corridors.
- **Secondary Gateways.** The gateway treatments for each of these entries will differ in response to their context, but will

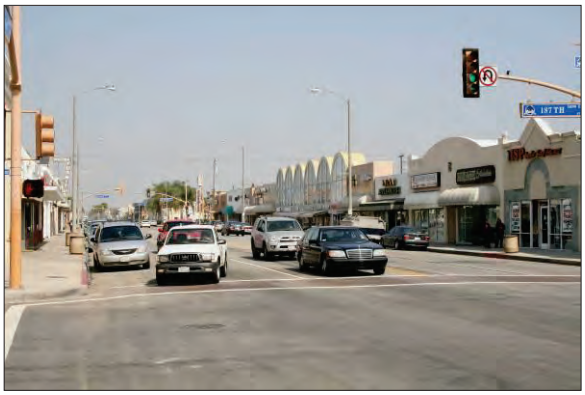
generally be smaller in scale and lower in profile than the primary gateways.

A particularly strong statement of arrival includes vertical design elements. Where the City owns right-of-way to provide such components, it can. However, private development can also contribute to community gateway statements with strong corner massing, tower elements, or other architectural features that create a distinct profile. Additional approaches include using a combination of special paving, lighting, and/or landscape treatment to augment the appearance and visual impact at gateways.

Street Trees

Arcadia's trees are a significant aesthetic and ecological resource. They are one of the City's real treasures and a key part of what distinguishes Arcadia. There remain, however, many areas of the City with minimal or nonexistent street tree coverage. The City has recognized the importance of a major species of tree with the adoption of the Oak Tree Preservation Ordinance, as well as tree maintenance with the Comprehensive Tree Management Program. The implementation of the Urban Forest Master Plan will complement the positive effects of this ordinance by starting to fill in the areas of the City that could still benefit from street trees. Street trees should be shade trees wherever possible.

The Parks, Recreation, and Community Resources Element discusses street trees and tree preservation in





Trees can make commercial areas much more inviting to pedestrians. Contrast the two photos.

Public Signage

A coordinated program of public signage helps identify and make a place distinct. Public signage should emphasize local history and identity, and be placed with regard to its surroundings. Distinctive signage should be used to identify unique districts, neighborhoods, and locations in the City. Public signs should also be organized, have a uniform appearance, and enhance the visual environment.

Public Art

Public art can range from the unobtrusive to the monumental. When well executed and appropriately sited, public art distinguishes a community and can celebrate different cultures. Large pieces can mark a focal point of a neighborhood or serve as a landmark for navigation. Small, out-of-the-way pieces can impart a sense of wonder and

discovery. Public art can also lead to economic benefits, as it can be an attractor to a business area.









Public art can be decorative and whimsical, and can celebrate culture and heritage.

Improving the Private Realm

The private realm consists of privately owned areas that are generally visible to the public and that contribute to streetscape conditions. While properties are privately owned, the City can define its expectations through zoning regulations and design guidelines. Enhancing these areas with design treatments works to coordinate private improvements with public realm investment, thereby creating more aesthetic and attractive commercial districts and neighborhoods.

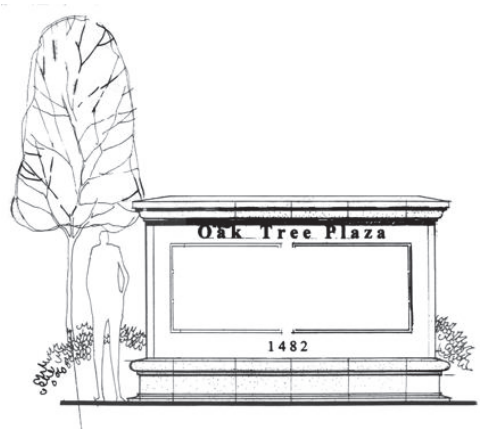
Compatibility

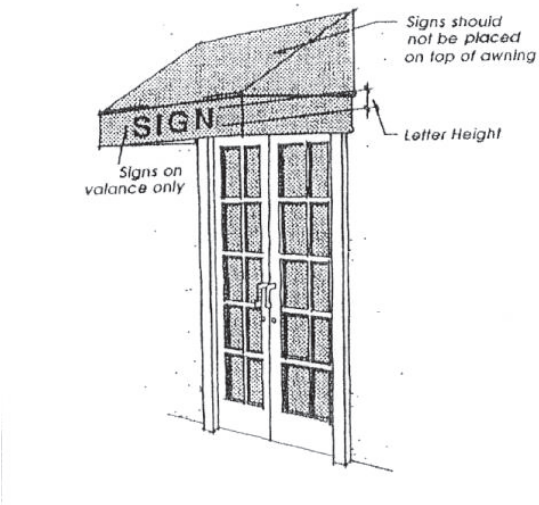
No development exists in isolation. Every act of construction affects and is affected by its surroundings. Every development, therefore, should be evaluated for its compatibility in terms of use, scale, and aesthetics with the neighborhood or district in which it is located. For small projects, this area of influence may be considered to be as small as to only include the buildings directly next door. For large projects, one must consider entire blocks or corridors. Where land use or other incompatibilities exist today, the City can take action to encourage the transition over time to a more cohesive urban form.

Commercial Signage

Commercial signs have a significant influence on the overall aesthetic impact of a given street. If signs have enough uniformity and are well proportioned and appropriate to their context, they can collectively function much the same way as public art in providing a sense of place and unique identity. If, on the other hand, signs are ill proportioned, cheap looking, and an odd mix of styles (monument versus pylon versus wall signs), they create visual "noise" and clutter that make it difficult to see the positive qualities of the street and to locate businesses.

Signage within the City's commercial corridors, with Baldwin Avenue being a particular example, has tended toward the latter rather than the former. To address sign clutter, the City developed sign guidelines which are integrated into the architectural guidelines for commercial and industrial properties. These guidelines lay out recommendations for everything from typefaces to materials to sign placement. If followed citywide, these guidelines will dramatically improve the character of Arcadia's commercial corridors over time.





Illustrations from Arcadia's Architectural Design Guidelines for commercial and industrial signage

Citywide Goals and Policies

Goal LU-1: **A balance of land uses that preserves Arcadia's status as a Community of Homes and a community of opportunity**

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

Policy LU-1.2: Promote new uses of land that provide diverse economic, social, and cultural opportunities, and that reinforce the characteristics that make Arcadia a desirable place to live.

Policy LU-1.3: Encourage community involvement in the development review process.

Policy LU-1.4: Encourage the gradual redevelopment of incompatible, ineffective, and/or undesirable land uses.

Policy LU-1.5: Require that effective buffer areas be created between land uses that are of significantly different character or that have operating characteristics which could create nuisances along a common boundary.

Policy LU-1.6: Establish consistency between the Land Use Plan and the ~~Zoning~~ Development Code.

Policy LU-1.7: Encourage developments to be placed in areas that reduce or better distribute travel demand.

Policy LU-1.8: Encourage development types that support transit and other alternative forms of transportation, including bicycling and walking.

Policy LU-1.9: Establish incentives and development standards to encourage development of land uses that provide public amenities and/or desirable facilities or features, as well as private open space and recreation areas.

Policy LU-1.10: Require that new development projects provide their full fair share of the improvements necessary to mitigate project generated impacts on the circulation and infrastructure systems.

Policy LU-1.11: Encourage the development of a range of childcare facilities, including infant care, preschool care, and after-school care, to serve the needs of Arcadia families and workers. Encourage the development of childcare facilities near transit-oriented development. In accordance with the strategic plan adopted by the Los Angeles Child Care Planning Committee, reduce barriers to childcare services due to zoning regulations and expensive permit requirements.

Goal LU-2:

A City with a distinctive and attractive public realm, with pedestrian-friendly amenities in commercial and mixed-use districts and single-family neighborhoods that continue to maintain Arcadia's standard of architectural and aesthetic quality

Policy LU-2.1: Ensure that trees planed in the public right-of-way continue to be well maintained where they exist, are planted in areas where they are currently lacking, and encourage replacement of undesirable tree species in public right-of-ways.

Policy LU-2.2: Emphasize the use of public spaces and design that are oriented toward the pedestrian and use of transit throughout the community.

Policy LU-2.3: Develop a public art program that encourages and guides the creation, promotion, implementation, and maintenance of public art throughout the City. Emphasize art that draws upon the local history and is placed at locations accessible to the public.

Policy LU-2.4: Establish administrative support and community participation systems for the implementation of a public art program. Develop a dedicated funding source for

public art to be paid for as a part of large private and public development projects.

Policy LU-2.5: Develop a hierarchy of gateways to mark entrances into the City, as illustrated by Figure LU-6.

Policy LU-2.6: Ensure the aesthetic quality and pedestrian orientation of the City's commercial corridors by implementing the recommendations of this Community Design section, as well as the Architectural Design Guidelines for commercial and industrial properties.

Policy LU-2.7: Through a combination of incentives to business owners and enforcement measures, attain compliance with signage standards and guidelines throughout the City, with a priority placed on high-traffic commercial corridors and gateway areas.

Single-Family Residential Development

Arcadia's long-established, single-family residential neighborhoods are at the core of the City's identity. These stable neighborhoods, many of which boast block after block of mature trees planted in the public right-of-way, are what the City means when it refers to itself as a "Community of Homes." Protection of these most prized assets of the City is a primary objective of this General Plan.

In 2006, largely as a response to community concerns over "mansionization" and tree destruction on single-family properties, the City adopted Single-Family Residential Design Guidelines. The core issues that these guidelines address are:

Mass and scale: Building mass and scale are required to relate to established homes in the neighborhood and natural site features. Design approaches, particularly for two- and three-story structures, should consist of articulated building planes, roof and façade offsets, and other techniques that break up building masses.

Front entry: Building entries and entry features should not dominate the front façade. Architectural enhancements must blend with the overall home style and not use monumental or large vertical components.

Garages: As street-facing garages tend to be uninviting and have the potential to dominate the front elevation of a house, the guidelines encourage garages to be set back from the front façade or tucked in the back yard.

Architectural style and design: As many new homes built during the 1980s and 1990s lacked a coherent architectural style, attempted to combine too many different styles, or had a style clearly incompatible with surrounding homes, the guidelines establish preferred styles and stress the importance of maintaining a consistent style in a single structure or group of structures.

Additions and accessory buildings: Additions, as opposed to new homes, have their own set of design challenges. The City requires additions to blend with the original structure as outlined in the guidelines.

Colors and materials: Regulating color is tricky, but the City recognizes that the use of bright or strong paint colors and/or unnatural building materials can result in a house that looks out of place in a more traditional neighborhood setting.

Landform and tree preservation: Careless removal of mature trees and severe grading of hillside properties show little regard for a site's natural attributes. The guidelines emphasize working with environmental conditions on a site rather than against them.

In addition to application of the City's guidelines, five homeowners associations in Arcadia enforce private, neighborhood-specific design standards through adopted covenants, conditions, and restrictions (CC&Rs). These associations have played an important role in preserving the character of the residential neighborhoods in the northern portion of the City.

Arcadia's five homeowners associations are (as of 2010):

- Highland Homeowners Association
- Rancho Santa Anita Property Owner's Association
- Santa Anita Oaks Association
- Rancho Santa Anita Residents Association
- Santa Anita Village Association

Goal LU-3: **Preservation and enhancement of Arcadia's single-family neighborhoods, which are an essential part of the City's core identity**

Policy LU-3.1: Protect the character of single-family residential neighborhoods through the preservation and improvement of their character-defining features. Such features include but are not limited to tree-lined streets, building orientation, sidewalks, and architectural scale and quality.

Policy LU-3.2: Implement design guidelines to keep new homes and home additions consistent in scale, massing, and architectural quality with prevailing conditions in a neighborhood.

Policy LU-3.3: Encourage a variety of architectural styles for new and renovated structures that reflect local architectural characteristics.

Policy LU-3.4: Strengthen neighborhood identity with new development that is compatible with surrounding structures through scale, massing, and preferred architectural style.

Policy LU-3.5: Require that new construction, additions, renovations, and infill developments be sensitive to neighborhood context, building forms, scale, and colors.

Policy LU-3.6: Encourage preservation of the natural topography of a site and existing mature trees.

Policy LU-3.7: Ensure that the design and scale of new and remodeled single-family residential buildings are appropriate to their context.

Multifamily Residential Development

The City has a goal of improving the quality of the community's multifamily developments. Multifamily residential developments should exhibit quality in architectural design, the use of quality building and landscape materials, and balance the relationship of buildings to their environmental setting and their neighborhood. Multifamily residential developments need to respect the scale and character of adjacent residential neighborhoods through attention to views, building scale and orientation, proximity to adjacent uses, location of driveways, noise and lighting mitigation, and landscape buffering.

Policies specific to housing issues can be found in the Housing Element.

Goal LU-4: **High-quality and attractive multifamily residential neighborhoods that provide ownership and rental opportunities for people in all stages of life**

Policy LU-4.1: Require that new multifamily residential development be visually and functionally integrated and consistent in scale, mass, and

character with structures in the surrounding neighborhood.

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

Policy LU-4.3: Require the provision of adequate private and common open space for residential units. Require sufficient on-site recreational facilities to meet the daily needs of residents, if possible, commensurate with the size of the development.

Policy LU-4.4: Strictly enforce City codes, including building and safety, zoning and land use regulations, and property maintenance codes, to maintain safe, high-quality residential neighborhoods.

Policy LU-4.5: Provide amenities that make a multifamily development a fully functional residential community.

Policy LU-4.6: Encourage multifamily projects built with quality materials that will physically endure and provide a positive long-term living environment for residents.

Policy LU-4.7: Arrange multifamily buildings on a site to meet the following criteria:

- Provide interest to the "street scene" within the development and give as open a feel as possible to the site.
- Create a sense of place by relating buildings to each other and to adjacent open space.
- Provide a variety of open spaces of different sizes and shapes that perform different functions on the site, including contiguous areas large enough to be used for both active and passive recreation.
- Separate balconies and patios on adjacent buildings from one another to increase the privacy of these spaces.

Hillside Development

Hillside areas in Arcadia offer reduced densities, a more rural character, significant views of valleys and hills, proximity to large natural open space areas, and privacy. However, if hillside development is improperly planned, the very amenities that people seek as precious attributes of foothill living can be destroyed. In addition, the cumulative effect of improper hillside development can result in significant destruction of sensitive biological habitats and habitat linkages, erosion and degradation of water quality, increased downstream runoff and flooding problems, slope failure, fire hazards, high utility costs, and inadequate access for emergency vehicles.

Arcadia's approach to hillside management is to require preservation of the natural character of hillside areas, and to require full mitigation against hazards from wildland fires, landslides, earthquake faults, and other environmental conditions.

Goal LU-5:

Hillside management approaches that balance desires for unique neighborhoods and home sites with the need to protect residents from environmental hazards and to respect wildlife habitat and viewsheds

Policy LU-5.1: Maintain the visual character of hillsides, recognizing both the importance of the exposure of hillside development from off-site public views and the importance of providing panoramic public views from and of hillsides.

Policy LU-5.2: Minimize the alteration of existing landforms and maintain the natural topographic characteristics of hillside areas, allowing only minimal disruption.

Policy LU-5.3: Protect the natural character of hillside areas by means of contour grading to blend graded slopes and terraces with the natural topography.

Policy LU-5.4: Avoid mass graded pads within hillside areas. Smaller steps or grade changes should be used over single, large, slope banks to the greatest extent feasible.

Policy LU-5.5: Ensure that any change in hillside land use is accompanied by appropriate safety measures and that the environmental constraints are

adequately addressed especially with respect to runoff and erosion

Policy LU-5.6: Require hillside development to incorporate architecture, scale, massing, building form, building color, roof materials, and landscaping to reflect the natural hillside setting.

Commercial Corridors and Districts

With the exception of the regional mall, most commercial development in Arcadia occurs along the major streets and corridors. These corridors represent the "face" of the City to the many visitors who come to shop, work, or do business. The corridors support businesses that provide local jobs and services to Arcadia residents, and are a significant source of tax revenue. Revenues from commercial businesses support the maintenance of infrastructure, fire and police services, community services, and public facilities. Given the uncertainty surrounding future revenue from Santa Anita Park, Arcadia's long-term fiscal stability is closely tied to the continued stable financial performance of its commercial areas.

The Las Tunas Corridor, Live Oak Corridor, First Avenue (south of Huntington Drive to Duarte Road), and most of the Commercial Districts in the City offer opportunities for the incorporation of high density residential uses along with commercial activity. Such mixed-use development (or stand-alone residential development if affordable housing units are provided) will allow the City to diversify its housing base while enhancing the aesthetic quality of these corridors. Mixed use will also help enliven the commercial market in these areas by providing a ready customer base within walking distance. New mixed-use developments ~~will require~~ may have a commercial component to ensure that new retail or office space is provided to the area.

Goal LU-6:

Attractive and vibrant commercial corridors that provide for the retail, commercial, and office needs of Arcadia with expanded opportunities for mixed-use development

Policies specific to economic development within the commercial districts are in the Economic Development Element.

Policy LU-6.1: Encourage all new commercial development, through the use of entitlement incentives and/or requirements, to provide public gathering spaces and pedestrian facilities and connections.

Policy LU-6.2: Use code enforcement to address maintenance issues and to improve the

overall appearance of the City's commercial corridors.

Policy LU-6.3: Establish parking districts in key commercial areas to make use of shared parking, public parking lots, and other creative approaches to parking. The aim of such an approach should be twofold: to reduce problems associated with parking and to create incentives for development.

Policy LU-6.4: Encourage design approaches that create a cohesive, vibrant look and that minimize the appearance of expansive parking lots on major commercial corridors for new or redeveloped uses.

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

Policy LU-6.6: Develop landscaping that is compatible with the City's water efficient landscape ordinance and façade standards for commercial properties, and require all new development to adhere to them. Encourage the improvement of rundown buildings by offering entitlement incentives.

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

Policy LU-6.8: Encourage the intensification of commercial uses on underutilized commercial properties and the transitioning of non-commercial uses on commercial properties in accordance with the Land Use Policy Map and all applicable regulations.

Policy LU-6.9: Pursue public/private partnerships aimed at creating an investment strategy for the City's commercial corridors.

Policy LU-6.10: Identify and provide appropriate monumentation and signage for major City gateways where commercial corridors enter Arcadia from neighboring cities.

Policy LU-6.11: Provide mature street trees, continuous landscaping (that includes drought-tolerant

plants), and pedestrian amenities along corridors and within districts to create a more visually pleasing and cohesive streetscape.

Policy LU-6.12: Create pedestrian connections along corridors and districts that link surrounding neighborhoods and provide a more pedestrian-friendly atmosphere.

Policy LU-6.13: Redesign focal intersections and public areas to create outdoor amenities and improve the pedestrian experience.

Policy LU-6.14: Provide opportunities for high density residential development providing affordable housing units in a commercial zone that will serve as a catalyst for other types of development in the surrounding area.

Industrial Districts

Industrial businesses play an important part in job creation and revenue generation. Arcadia has no heavy industrial uses and only a few areas where light industrial uses, such as manufacturing and warehousing, occur: north of the Downtown, along portions of Live Oak Avenue, and in the southeastern limits of the City around Goldring Road, Clark Street, and Lower Azusa Road.

Arcadia has done well attracting light manufacturing businesses to its industrial areas. In fact, while this City is known for its homes and regional mall, one of its largest revenue producers is a manufacturer of fire safety equipment. The City can become even more attractive to such businesses, as well as those in the technology incubator sector of the market, through a focus on infrastructure improvements.

Particularly in regards to the development of the Lower Azusa Road Reclamation Area, roadway and other infrastructure improvements will help ensure that Arcadia remains able to take best advantage of its location in the San Gabriel Valley, a significant regional center for manufacturing with more than a proportional share of Los Angeles County manufacturing businesses. According to a report[3] from the Los Angeles County Economic Development Corporation, the San Gabriel Valley claims 17.9 percent of Los Angeles County manufacturing establishments although it only has 10.4 percent of all County establishments.

Goal LU-7: **Industrial areas that encourage local, well-paying employment while providing for**

[3] *San Gabriel Valley Economic Partnership: Economic Outlook*, Los Angeles County Economic Development Corporation. November 2008.

the other industrial service needs of the Arcadia community

Policy LU-7.1: Require the use of buffers and transition in industrial developments to minimize impacts on surrounding residential neighborhoods.

Policy LU-7.2: Encourage industrial uses that provide employment and revenue benefits to the City.

Policy LU-7.3: Require quality industrial development that includes visually appealing architectural design, site design, scale and massing, and landscaping design features consistent with the City's ordinance

Policy LU-7.4: Require aggregate mining facilities to adequately buffer operations and facilities with appropriate landscaping and grading techniques.

Policy LU-7.5: Provide opportunities for high density residential development providing affordable housing units in an industrial zone that will serve as a catalyst for other types of development in the surrounding area, or help revitalize the downtown district.

Public/Institutional Uses

Public and institutional uses include those dedicated to government purposes, such as the Civic Center and public schools. Quasi-public and private uses that provide an essential community function similar to government, such as private utilities and hospitals, are also included in this category.

In response to changing demographics over time, the City will re-evaluate the public services and facilities it provides to best serve the community. For example, an increase in senior-aged residents will necessitate community facilities that can serve the health, education, and cultural enrichment needs of older residents.

The City's foremost Public/Institutional area is the Civic Center campus on Huntington Drive, which includes City Hall, the Council Chambers, and Arcadia's police department headquarters building. The current site is the fourth location of City Hall in Arcadia's history. When the City incorporated in 1903, Arcadia's population was approximately 400 people. City Hall moved from the Hotel Oakwood on the southeast corner of First Avenue and Santa Clara Street to the McCoy Building at First Avenue and La Porte Street, which housed a general store at the street level and offices on a second floor, the first new City Hall building was constructed on the corner of First Avenue and Huntington Drive in

1918. City Hall moved to its current location in 1949. The City plans to rebuild City Hall at its existing location.

In addition to the Police Department building, which was completed in 2003, the City constructed a Fire Department headquarters station in 2008 and extensively remodeled the main library in 1996.

Founded in 1903 in Los Angeles and moved to Arcadia in 1957, the ~~Methodist~~ USC Arcadia Hospital, located on Huntington Drive just south of City Hall, is a long-time Arcadia institution that serves as a not-for-profit hospital. This important regional facility provides a full complement of medical services, and is a major provider of quality jobs in the community. With the growth of the healthcare industry, the City looks to accommodate medical office spaces and facilities that supplement the services that ~~Methodist~~ USC Arcadia Hospital provides. The *Downtown Overlay* applied to properties designated *Commercial* offers an FAR of 1.0 as an incentive to development of such complementary uses near the hospital.

Goal LU-8: **Public and institutional uses that provide community-wide benefits and meet the needs of Arcadia residents and businesses**

Policy LU-8.1: Protect and maintain properties for public and institutional services which benefit the City as a whole.

Policy LU-8.2: Accommodate the provision of public and institutional uses that meet the needs of a changing demographic, such as those aimed at senior populations and day-care facilities to meet the needs of Arcadia families and workers.

Policy LU-8.3: Pursue the policies in the Parks, Recreation, and Community Resources Element regarding park lands and public school facilities.

Policy LU-8.4: Permit the orderly expansion and establishment of medical facilities to meet the growing demand for hospital and medical services.

Policy LU-8.5: Coordinate with the Arcadia Unified School District for the use of school facilities during off hours for City-sanctioned recreational and civic activities.

Policy LU-8.6: Continue to pursue the funding necessary to complete the planned construction of a new City Hall.

Policy LU-8.7: Incorporate outdoor public spaces designed for public use into civic and public institutions.

Policy LU-8.8: Minimize the visual impacts of parking, and locate primary entrances of public buildings to face the street, not a parking lot.

Policy LU-8.9: Incorporate design strategies to achieve compatibility between public and institutional uses and residential neighborhoods.

Open Space

Open Space uses such as public parks are located in many neighborhoods, providing places for recreation, relaxing with friends and family, and enjoying nature. The largest open space areas are located in the center of the City (Arcadia County Park and Santa Anita Golf Course) and on the north and south ends of the City (Arcadia Wilderness Park and Peck Road Conservation Park).

For more policies addressing open space, see the Parks and Recreation, and Community Resources Element.

Goal LU-9: **Preservation of the City's existing natural and recreation-oriented open space areas**

Policy LU-9.1: Ensure that new development does not infringe upon open space areas.

Policy LU-9.2: Maintain open spaces consistent with the Parks, Recreation, and Community Resources Element and the Resource Sustainability Element.

Policy LU-9.3: Consider creative open space uses such as native landscaping, community gardens, or creation of wildlife habitat along right-of-ways or other public spaces.

Land Use Focus Areas

As embodied by the City's motto, one of Arcadia's most treasured resources is its single-family residential neighborhoods. As such, a primary goal of this General Plan is to provide the necessary opportunities for the City to grow and thrive economically while preserving the quality and character of the single-family residential neighborhoods. Recognizing the stability of the City, this Plan focuses on very specific areas where change is desired to diversify housing and businesses, and to take advantage of benefits the ~~Gold Line~~ Metro station at Santa Clara Street and First Avenue will bring. Figure LU-7 identifies the following focus areas:

- Downtown Arcadia
- First Avenue and Duarte Road
- Live Oak Avenue
- Lower Azusa Road Reclamation Area
- Baldwin Avenue and Duarte Road
- Santa Anita Park

Identification of these focus areas arose from extensive analysis and discussion conducted with the General Plan Advisory Committee during the summer of 2008, and subsequently later confirmed by the City Council and Planning Commission. For the focus areas, the General Plan Advisory Committee, City leaders, City staff, and the community developed strategies to:

- Achieve more efficient or productive use of land resources.
- Encourage uses that would benefit the City through increased revenue, employment, and/or housing opportunities.
- Incentivize innovative mixed-use projects.
- Enhance select commercial corridors.
- Establish a vision for future land uses on properties that will experience significant transition, such as reclamation area.

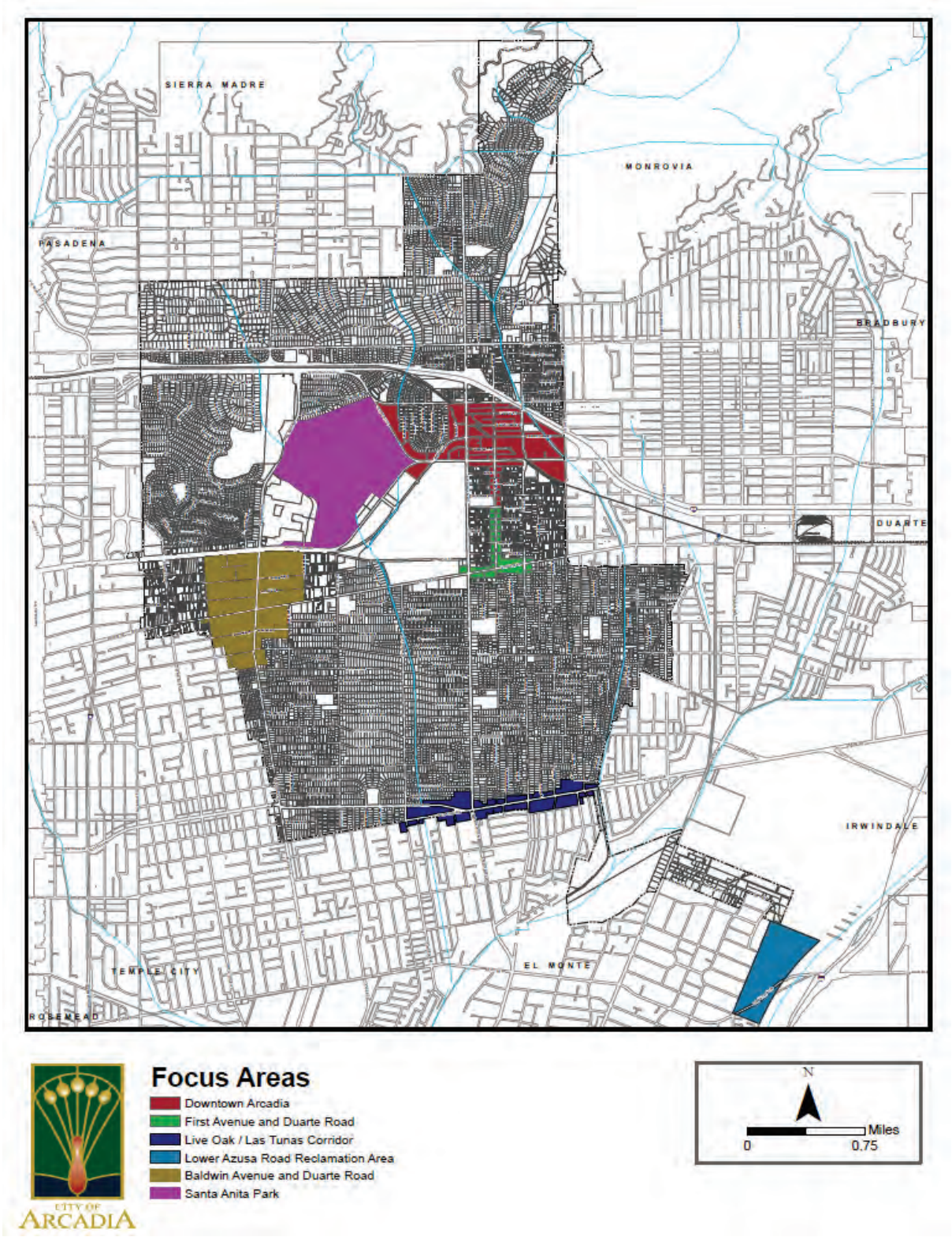


Figure LU-7: Land Use Focus Areas

Downtown Arcadia

The traditional core of Downtown has long been centered at Huntington Drive and First Avenue, before City Hall was established at its current location between East and West Huntington Drive. This core extends along Huntington Drive for one block in either direction and three blocks south along First Avenue. These blocks have buildings of a scale and street orientation that create a wonderful walking environment, and the City has made extensive efforts to create a pleasant pedestrian experience and attractive business fronts. However, the area has struggled commercially and has never really found the right mix of businesses to allow the corridor to thrive. The proximity of the regional mall, with its many national retailers and restaurants, creates competition for smaller, independent businesses. Just behind the Huntington Drive frontage, several properties are underutilized or have uses, such as inventory warehousing, that do not foster a thriving pedestrian commercial neighborhood. Parking is not convenient despite the presence of City-owned lots.

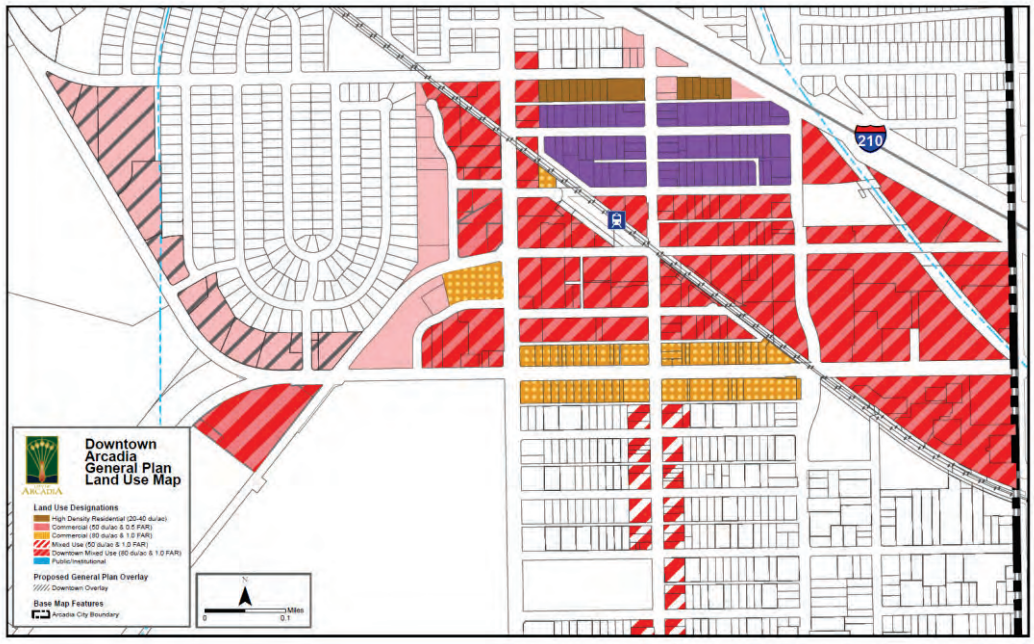


Figure lu-8:
Downtown Arcadia

The most important and anticipated development in Downtown is the Metro ~~Gold~~ Line extension and Arcadia station. The Metro ~~Gold~~ Line light rail system runs from Union Station in downtown Los Angeles to Pasadena, with the extension planned to add more than 24 miles to the system, with a terminus in Montclair and possibly beyond to the Ontario Airport via either bus or rail. The Arcadia station platform at the northwest corner of First Avenue and East Santa Clara Avenue will access a planned parking structure adjacent to a public transit plaza. The City envisions the Downtown Arcadia station as a destination for visitors and a catalyst for transit-oriented development in the surrounding district. For visitors, clearly marked travel ways will direct them to shops and attractions in Downtown, as well as to Santa Anita Park and the regional mall.

To revitalize Downtown and move forward with this vision, broad-based land use changes are required, together with a comprehensive parking strategy and coordinated public signage improvements, as well as possibly economic development incentives (see the Economic Development section of this Element). The *Downtown Mixed Use* land use designation allows retail and service commercial, office, entertainment, and residential uses at development intensities and densities—up to a 1.0 FAR and 80 units per acre—that are higher than previously permitted. Along the Huntington Drive frontage, which is designated *Commercial*, land use policy allows a higher FAR than in other commercial areas.



The land use plan for Downtown revolves around the ~~Gold Line~~ Metro station and the tremendous opportunity it presents for Downtown enhancement. Supported by appropriate land uses, the station will attract both commuters to shop or dine and residents who want to live within walking distance of commercial amenities and be able to ride the train to work.

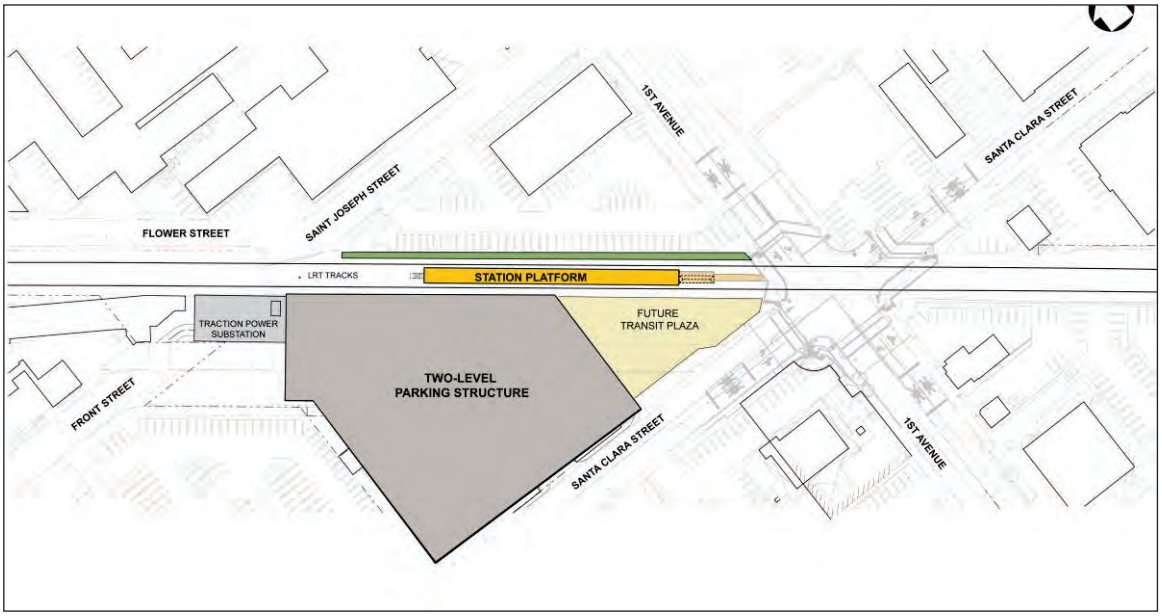


Figure LU-9: ~~Gold Line~~ Metro station Planned Configuration

The first step to realizing the full potential of transit-oriented development in Downtown is to create capacity for more people in the area on a 24-hour basis. The *Downtown Mixed Use* land use designation focuses the most intense mixed-use development potential around the station. The 1.0 FAR accommodates sufficient development

intensity for projects with ground-floor commercial and up to three additional stories of residential use. Alternatively, individual projects may consist of combined retail/office or stand-alone office. In *Downtown Mixed Use* areas, residential uses are permitted above ground floor commercial or adjacent to a commercial use; however, stand-alone residential uses are not permitted.

Properties along First Avenue (south of Huntington Drive to Diamond Street) are designated *Mixed Use,* which allows mixed uses (residential and commercial) and stand-alone commercial uses. Developments consisting solely of residential uses are not allowed, as the intent is to create pedestrian activity between the ground-floor, street-fronting commercial uses. Shared parking lots are encouraged to allow new development to take maximum advantage of the shallow lots.

North of La Porte Street, between Saint Joseph and Santa Clara Streets, properties are designated *Commercial.* The mix of light industrial and residential uses historically comprising this sub-area are envisioned to transition to small-scale office and neighborhood-serving commercial uses that support the surrounding established neighborhoods and new residential development in Downtown. The long-established uses will be permitted to remain consistent with zoning regulations. A Downtown Mixed Use Overlay zone will be added to this area to facilitate high density residential projects, without compromising the ability of the existing land uses to remain compliant and thriving.

The extension of the Downtown focus area north and west along Santa Anita Avenue, Huntington Drive and Colorado Place are designated either *Commercial* with an FAR overlay of 1.0 to allow a modest increase in development intensity or will be re-zoned for Downtown Mixed Use. The increase in intensity should encourage owners of older buildings to pursue private redevelopment efforts that will provide additional residential units as well as hospitality uses and office space—and medical office space in particular on Santa Anita Avenue—to enhance the function and appearance of these corridors.

Downtown Community Design

As described in the Land Use Focus Areas discussion above, the single-most important factor necessary for the creation of a thriving commercial district is people, and people walking is even better. The ~~Gold Line~~ Metro station represents the key opportunity to generate pedestrian activity Downtown, combined with creation of a distinct, fun, safe, and multi-functional outdoor public gathering place. The station and land use policy that allows for higher-density residential development in Downtown will generate the critical mass of people that small-scale retail businesses, cafes, and restaurants require.

Good community design alone will not revitalize Downtown, but it can complement the transit accessibility and mix of uses that will make Arcadia a destination stop on the ~~Gold~~ Metro Line, rather than merely a pass-through or place where commuters from surrounding cities park their cars to travel into Los Angeles. Good community design will make

it more likely that the new residents of Downtown will spend their leisure hours walking around (and spending money in) their neighborhood, rather than going somewhere else with more appeal.

The following are the key elements of a successful community design for Downtown.

Public Spaces

Public spaces include publicly accessible plazas, courtyards, and similar outdoor spaces that form a vital component of a community's public life. Such spaces attract people. As well-defined outdoor rooms, they may accommodate public gatherings and celebrations, or serve as retreats from urban activity. Shade trees and other means of escaping the sun should be integral to all public spaces. Fountains and water follies, especially ones which children can play in, can be a major draw for families on hot days.





Quality public spaces attract people.

Signage

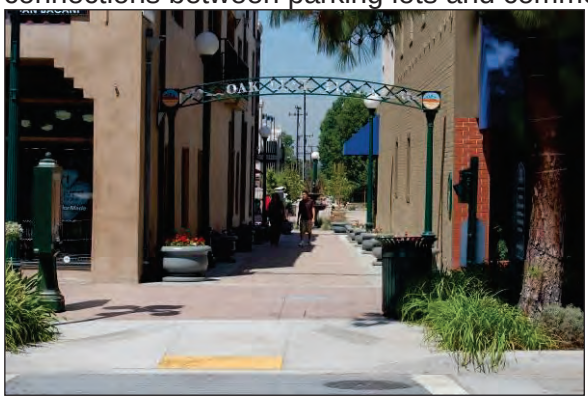
In addition to the primary use of providing direction, a program of public signage helps to mark and make a location distinct. Key locations in Downtown, in particular the ~~Gold~~ ~~Line~~ Metro Station and the Huntington Drive and First Avenue shopping districts, should be well marked. Signs used should be attractive and coordinated with the overall aesthetic of the area.



Pedestrian Connectivity

Successful places include safe and convenient connections from parking areas to shops and restaurants, and among the shops and restaurants themselves. Generally, people's walking tolerance to their destination is about one-quarter mile, but they can be encouraged to continue walking if the paths are clear and they can find excitement along the way. Public plazas, courtyards, and pocket parks in Downtown need to be connected via sidewalks and paseos to create a network of pedestrian spaces. Particular attention will be paid to the

connections between parking lots and commercial areas.





Paseos work especially well to connect parking lots with commercial areas.

Parking

The goal for Downtown is to have visitors park once and be able to walk to any destination in the district, such as people do at a shopping mall. One method for achieving this is shared parking, whereby a business's parking requirement could be fulfilled offsite at a common lot shared with the other businesses in the neighborhood. In addition to ensuring that customers do not have to drive and re-park to patronize more than one establishment, shared parking also makes it possible for businesses to use commercial space that they would not be able to if they had to provide parking onsite. This helps to remove a major obstacle to commercial vitality while continuing to ensure that sufficient parking is available to serve the district as a whole.

Where parking structures are used, they should be fronted by active uses, such as storefronts along pedestrian walkways so as not to disrupt the pedestrian experience.





Parking structures should be fronted by active uses such as storefronts

For mixed-use buildings, subterranean or interior parking courts should be used to minimize the visual impact of parking. The location and design of parking should not prohibit the desired street-oriented development pattern nor inhibit the provision of comfortable and functional outdoor spaces.

Building Orientation

Buildings should be oriented to the pedestrian and the street. Buildings act to define the boundaries of the public "room" of the street. They should therefore be designed to function as a part of that room, enhancing the public space. They should not turn their backs to the street, but should offer the pedestrian something to interact with. Rather than having an uninterrupted blank wall, the windows or landscaping of projects should face the street.

Architecture

Rather than have rigid architectural guidelines or standards for Downtown that would create almost a theme park appearance, the City will allow for individual expression. Constants will be:

- The use of quality, lasting building materials
- Building scale that relates to the almost intimate nature of Downtown and the generally narrower street widths
- Avoidance of "kitsch" or other design elements that will not easily stand the test of time
- Unified themes within a development, including ensuring that window treatments and detailing comport with the overall building style

Downtown Conceptual Community Design Study

Figures LU-10, LU-11, and LU-12 present a conceptual plan for Downtown Arcadia. This is not a prescriptive plan for the area; it is meant to illustrate the types of design elements desired. The plan emphasizes pedestrian access and open space and integrating the ~~Gold Line~~ Metro station with high-density residential, mixed-use, and commercial areas via a system of pedestrian alleyways and plazas. These diagrams identify models to guide development decisions for the area; the City may adopt a more definitive specific plan document, or associated zoning standards, for Downtown.

Figure LU-10 is an overall conceptual plan depicting the central Downtown area between East Colorado Boulevard and Huntington Drive and Santa Anita Avenue and Second Avenue. The focal point is the ~~Gold Line~~ Metro station, which the study envisions as being surrounded by large plazas on both sides of the tracks. The central features are pedestrian alleys and breezeways that radiate from the station plazas to the south, connecting the plazas to mixed-use and commercial areas south of the station and along Huntington Drive.

Figure LU-11 illustrates the types and scale of land uses envisioned for each area of Downtown. A well-designed ~~Gold Line~~ Metro station surrounded by areas of public open space is a crucial component of the plan. Photographs of potential examples for this kind of station are presented in the lower right hand corner of the figure. Just above this on the right-hand side are examples of features that could enhance the pedestrian alleys, including fountains, benches, trees, and other landscaping.

Figure LU-12 is a study of edge conditions—or the interfaces between land uses—between the street and the buildings facing it, for example. Section A illustrates the proposed pedestrian alley walk, which should be a minimum of 20 feet wide. Key features of the alley walk include street furniture and planters attached to the face of the future parking structure; this adds aesthetic value for pedestrians. Another feature is the use of trees and groundcover to provide shade and visual variety.

Section B depicts a cross-section of a pedestrian breezeway. This feature allows for pedestrian access/connection from parking lots or alley walks in the rear of retail stores to the street. Street furniture and landscaping are used to "soften" the experience of walking between buildings.

Section C shows the relationship of building to street, with awnings and street trees providing shelter for pedestrians. The trees and street parking also form a physical buffer between automobile traffic and people on the sidewalk. Adjacent to the building, an amenity zone provides room for street furniture such as planters and benches.

Section D depicts the interface between a parking lot and the street. The key feature is a bioswale that catches surface runoff from the parking lot, preventing polluted water from running directly into the storm drain system and eventually, into the ocean. Hedges and trees screen the parking lot from the street.

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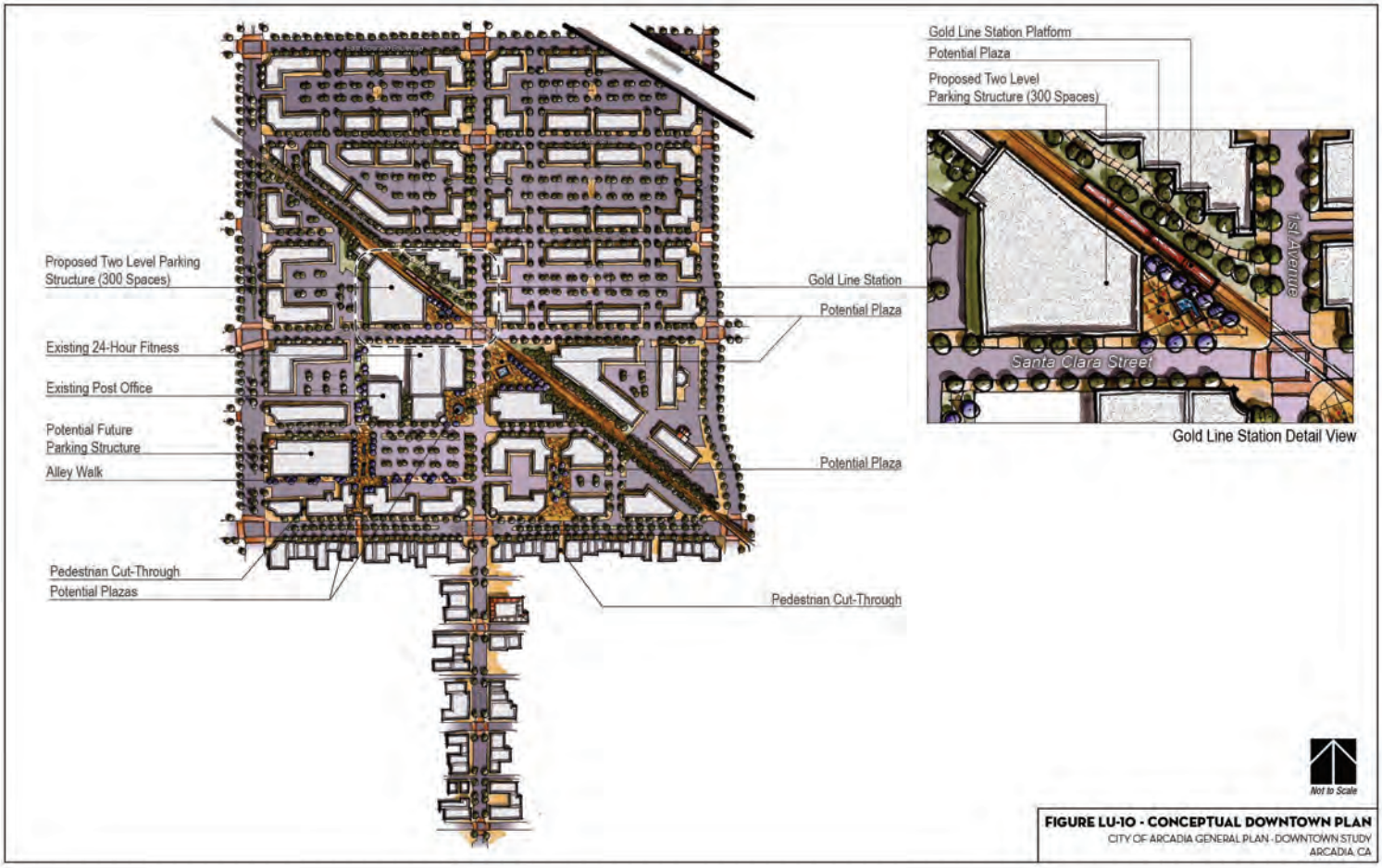


FIGURE LU-10 - CONCEPTUAL DOWNTOWN PLAN
CITY OF ARCADIA GENERAL PLAN - DOWNTOWN STUDY
ARCADIA, CA

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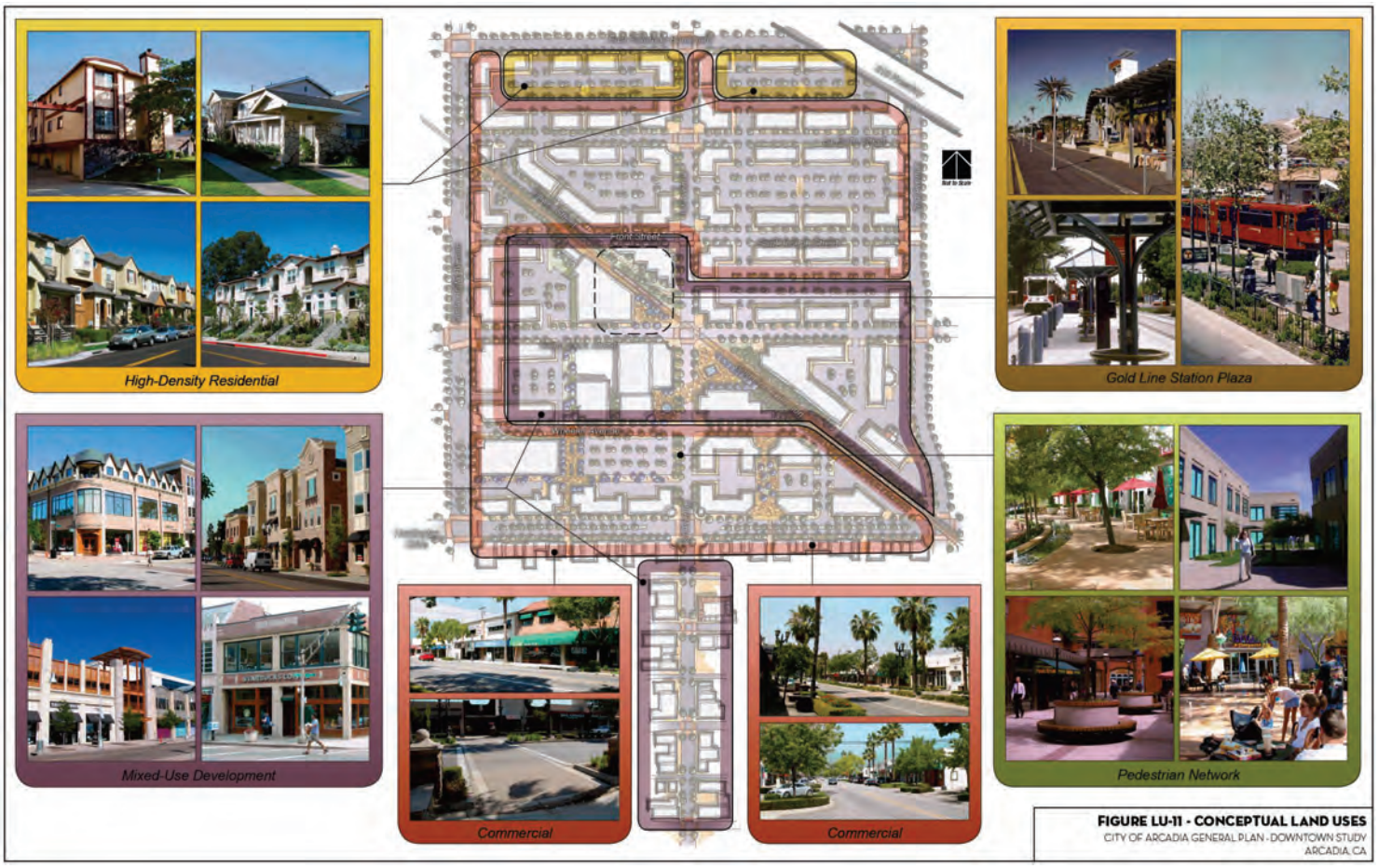
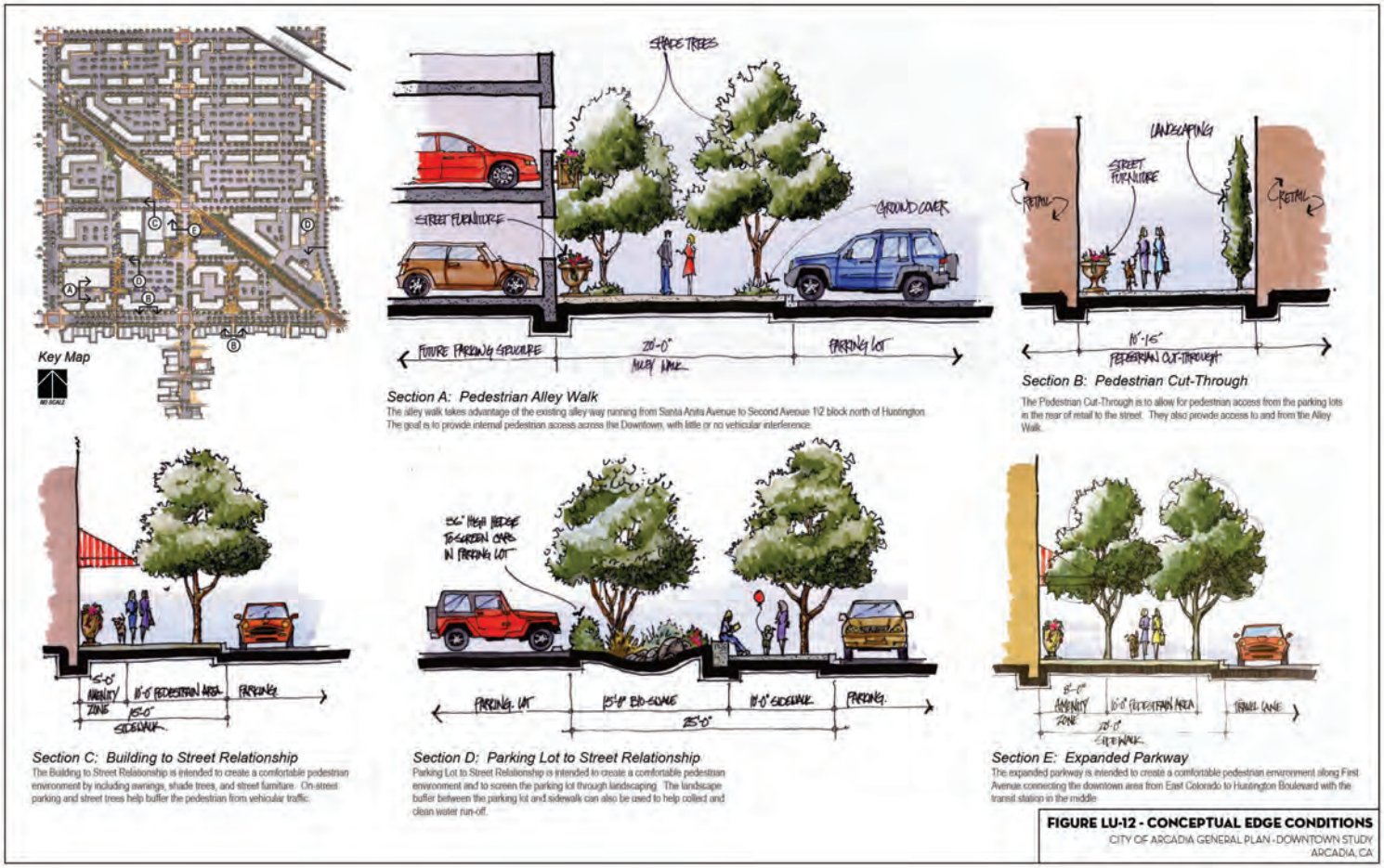


FIGURE LU-11 - CONCEPTUAL LAND USES
CITY OF ARCADIA GENERAL PLAN - DOWNTOWN STUDY
ARCADIA, CA

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Section A: Pedestrian Alley Walk

The alley walk takes advantage of the existing alley way running from Santa Anita Avenue to Second Avenue 1/2 block north of Huntington. The goal is to provide internal pedestrian access across the Downtown, with little or no vehicular interference.

Section B: Pedestrian Cut-Through

The Pedestrian Cut-Through is to allow for pedestrian access from the parking lots in the rear of retail to the street. They also provide access to and from the Alley Walk.

Section C: Building to Street Relationship

The Building to Street Relationship is intended to create a comfortable pedestrian environment by including awnings, shade trees, and street furniture. On-street parking and street trees help buffer the pedestrian from vehicular traffic.

Section D: Parking Lot to Street Relationship

Parking Lot to Street Relationship is intended to create a comfortable pedestrian environment and to screen the parking lot through landscaping. The landscape buffer between the parking lot and sidewalk can also be used to help collect and clean water run-off.

Section E: Expanded Parkway

The expanded parkway is intended to create a comfortable pedestrian environment along First Avenue connecting the downtown area from East Colorado to Huntington Boulevard with the transit station in the middle.

FIGURE LU-12 - CONCEPTUAL EDGE CONDITIONS
CITY OF ARCADIA GENERAL PLAN - DOWNTOWN STUDY
ARCADIA, CA

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Goal LU-10: **A thriving Downtown, with healthy commercial areas supported by high-quality, residential uses and supportive of the Metro ~~Gold Line transit~~ station**

Policy LU-10.1: Provide diverse housing, employment, and cultural opportunities in Downtown, with an emphasis on compact, mixed-use, transit- and pedestrian-oriented development patterns that are appropriate to the core of the City.

Policy LU-10.2: Promote the Metro ~~Gold Line Extension~~ station ~~and establishment of a transit station~~ in Downtown Arcadia, and take full advantage of the opportunities the Metro ~~Gold Line~~ station will bring to Downtown and the City as a whole.

Policy LU-10.3: Work toward the establishment of public gathering areas in Downtown to bring public activities and civic events into Downtown.

Policy LU-10.4: Establish commercial uses that complement the vision of the Downtown core with opportunities for more intense, quality development at key intersections that are unique from the regional offerings at the regional mall.

Policy LU-10.5: Encourage the transformation of Santa Anita Avenue into a premier office and residential corridor by offering incentives for development while at the same time requiring the high-quality amenities that will attract the kinds of businesses the City would like to see.

Policy LU-10.6: Encourage high standards for property maintenance, renovation and redevelopment.

Policy LU-10.7: Provide accessible plazas and public spaces throughout Downtown that provide both intimate, outdoor rooms and larger spaces that could accommodate public gatherings and celebrations.

Policy LU-10.8: Establish an attractive and coordinated wayfinding sign program in Downtown with an overall consistent design theme.

Policy LU-10.9: Connect various activity areas and plazas via sidewalks, paseos, and pedestrian alleys to create a comprehensive pedestrian network.

Policy LU-10.10: Establish a "park once" system in Downtown with a collection of shared surface and parking structures.

Policy LU-10.11: Buildings should be oriented to the pedestrian and the street.

Policy LU-10.12: Encourage architecture that uses quality, lasting building materials; provides building scale that relates to intimate nature of Downtown; and applies a unified theme.

Policy LU-10.13: Recognize that well-designed public open spaces are vital to the success of Downtown. Work with private developers and landowners to facilitate the construction of such spaces.

Policy LU-10.14: Create a high-quality pedestrian experience in Downtown through the use of street trees, public art, street furniture, and public gathering spaces. Using signage, art, and unique uses, entice and encourage people to walk and explore the commercial core of Downtown.

First Avenue and Duarte Road

The First Avenue and Duarte Road corridors provide local commercial services and retail uses that support the surrounding residential neighborhoods. First Avenue is envisioned as a mixed-use street that complements the surrounding residential properties. Duarte Road is envisioned as a neighborhood-serving commercial node with uses that require additional traffic presence.

First Avenue between Huntington Drive and Duarte Road represents the proving ground for mixed-use development in Arcadia, with the first projects constructed in the early 2000s. Residential development is required to have a ground-floor commercial component, unless affordable housing units are provided. The streetscape improvements north of California Street, completed also in the early 2000s, have created a very pleasant pedestrian environment, with shops, cafes, and services within easy walking distance from neighborhoods on either side of First Avenue. However, visitors who drive to the district have trouble with the angled parking. The concern is that exiting from such spaces into traffic can be daunting. The City will examine options to mitigate this problem, as well as public or shared lots. In addition, the City will look into extending the streetscape improvements south to Duarte Road.

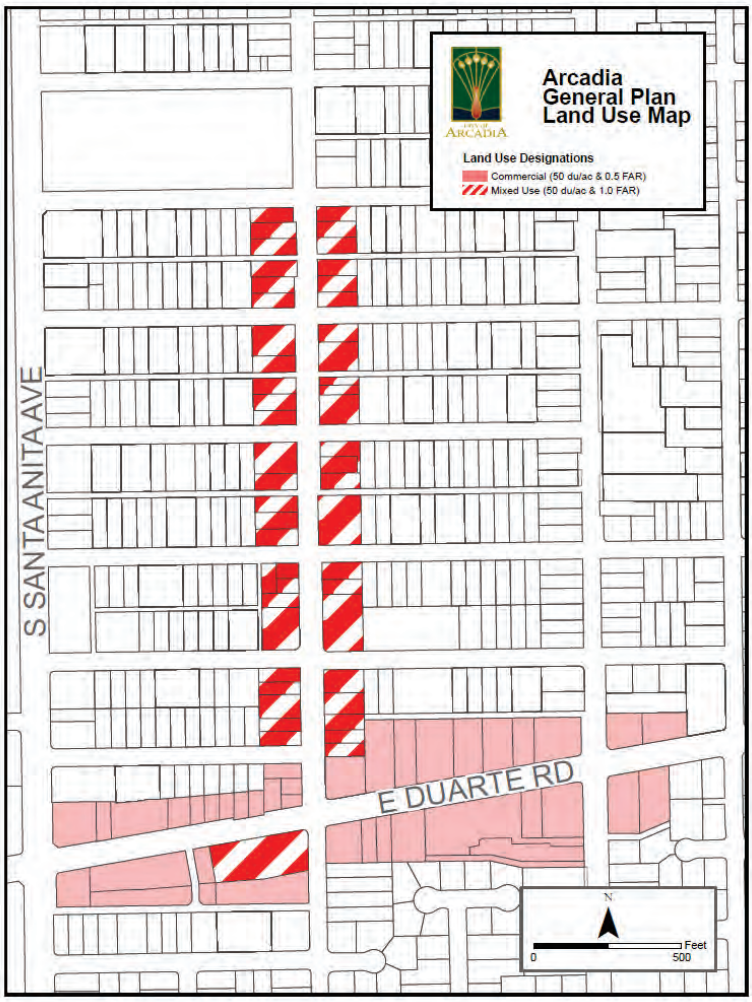


Figure LU-13:
First Avenue
And Duarte Road

Goal LU-11: **An economically vibrant neighborhood with a mix of residential and commercial uses along First Avenue**

Policy LU-11.1: Work to improve the pedestrian experience along First Avenue between California Street and Duarte Road by looking for funding to extend the streetscape improvements already in place north of California Street.

Policy LU –11.2: Examine alternative parking options such as public/shared parking lots along First Avenue to help improve safety and traffic flow.

Las Tunas and Live Oak Avenue

Las Tunas and Live Oak ~~Avenue~~ Corridors have ~~has~~ supported a mix of low-intensity businesses for many years, although a new residential and retail center at Santa Anita Avenue and Las Tunas/Live Oak corridors has established site design and architectural cues that should inspire new development along the corridor. Along the approximately one-mile stretch that Live Oak Avenue runs along the southern edge of the City, one can find everything from light-industrial manufacturing and auto repair to medical offices and apartments. Live Oak Avenue is also a major commuter thoroughfare that provides direct access to the I-605 freeway. The Las Tunas Avenue corridor is west of Santa Anita Avenue and consists of commercial, mixed-use, and light-industrial manufacturing.



Figure LU-14: Las Tunas Drive/Live Oak Avenue

The City has completed landscaping, median, and other streetscape improvements to enhance the public realm, but the pedestrian experience is less than optimal due to a narrow sidewalk, an absence of shade trees, and a lack of interesting places to walk to. The area serves residents of neighborhoods north and south of Live Oak Avenue (with neighborhoods to the south in Los Angeles County but also in Arcadia's sphere of influence). In particular, the avenue's two supermarkets are major local shopping destinations. There remains, however, a significant opportunity to improve the other shopping and service options for the people who live nearby.

In 2002, the City attempted to establish a redevelopment area along the Live Oak corridor as a means of financing improvements there. This move, however, was blocked by the County of Los Angeles.

The vision for a reinvented Live Oak Avenue corridor provides for a livelier, more diverse mix of retail and service commercial uses that

better serve local residents, together with new residential uses in select locations along the corridor in mixed-use or stand-alone developments. Enhancements to accommodate and promote pedestrian activity will be balanced with recognition of the roadway as a major east-west connector.

The *Mixed Use* designation applies only to those properties that have sufficient depth to accommodate a combination of uses; stand-alone residential is not permitted unless affordable units are provided, but can be integrated either vertically or horizontally into a comprehensive development scheme, with relationships to the adjoining lower-scale development clearly recognized and respected for any new development.

The Land Use Plan acknowledges and retains compatible business park uses between Santa Anita and El Monte Avenues, as well as established multifamily housing and low-scale office buildings along the north side of Live Oak Avenue. Where the *Commercial* designation applies, the City supports and encourages the private redevelopment of commercial centers. Complementary policy direction is included in the Commercial Corridors section. Applicable policies and programs include:

- Use code enforcement activities to address maintenance issues.
- Pursue public/private partnerships aimed at creating an investment strategy for the corridor.
- Transition non-commercial uses on commercial properties.
- Encourage the improvement or replacement of older buildings by offering entitlement incentives.
- Encourage landscaping and facade improvements.
- Require appropriate and coordinated landscape and design standards.

Live Oak Avenue is the boundary between the Arcadia Unified School District and El Monte K-8 and high school districts. Arcadia residents have expressed their desire to have City boundaries and school district boundaries coincide. While the City of Arcadia has no jurisdiction to effectuate such an adjustment, the City recognizes the value that the Arcadia Unified School District brings.

Live Oak Avenue is major cross-town thoroughfare, yet the mix of uses that has evolved along the corridor suggests that sections can be more pedestrian focused and neighborhood serving, as discussed above. Also, a unifying streetscape the length of Live Oak Avenue, and along Las Tunas Drive from El Monte Avenue east to Santa Anita Avenue, would enhance the driving and pedestrian experiences, and would create a better visual image of this section of Arcadia. This will include coordinated landscaping within parkways and medians, quality street lighting and street furniture, and well-marked pedestrian crossings.

Pedestrian District

Between Santa Anita Avenue and Fifth Avenue, the plans for mixed-use development will emphasize more of a pedestrian environment, with buildings fronting the street. As with Downtown and Baldwin Avenue, pedestrian connectivity, especially between established and new residential uses and commercial uses along the corridor, should be the main focus of community design efforts. The provision of awnings should be encouraged, which in combination with a street tree plan for the avenue, will provide areas where pedestrians can shelter from the sun. Benches and other places where people can rest will also work to encourage walking.

For those sections along the corridor where development is more oriented toward auto traffic, all development should have visually interesting street frontage as well (for example, windows, variation of design, artistic elements), with no blank walls. All development shall feature quality building materials and attractive, well-designed landscapes.

Goal LU-12: **An attractive and economically thriving Live Oak Avenue and Las Tunas Drive corridor**

Policy LU-12.1: Encourage mixed-use and/or residential development on lots that have the size to support a higher intensity of development. Encourage lot consolidation to facilitate such development.

Policy LU-12.2: Encourage and support the private redevelopment of commercial properties in areas not designated appropriate for mixed-use.

Policy LU-12.3: Encourage the improvement of the pedestrian environment between Santa Anita Avenue and Fifth Avenue by requiring new developments to be designed with an emphasis on pedestrian connectivity with neighboring uses.

Policy LU-12.4: Develop a streetscape improvement plan for Live Oak Avenue. Such a plan should address street trees, street furniture such as benches and planters, and pedestrian-friendly amenities such as awnings.

Policy LU-12.5: Encourage the creation of public driveways to shared parking behind businesses between Santa Anita and El Capitan Avenue on the south-side of Live Oak Avenue.

Policy LU-12.6: **Provide opportunities for high density residential development providing affordable housing units along the Live Oak/Las Tunas corridors that will serve as a catalyst for other types of development in the surrounding area.**

Lower Azusa Road Reclamation Area

The southern portion of this former quarry, the 10 acres south of Lower Azusa Road has already been developed with light industrial uses. The approximate 80-acre northern portion will continue to be filled in with inert materials (concrete, asphalt and dirt) as part of a reclamation plan that will create a sizable development site.



Figure lu-15: Lower Azusa Road Reclamation Area

With immediate visibility and access from I-605, the site offers the opportunity for several uses. Any new uses in this location, however, will have to ensure adequate buffering for the surrounding residential neighborhoods of the City of El Monte.

Though this site was historically designated for industrial and extractive uses, the *Commercial/Light Industrial* designation expands the potential for light industrial business activity while allowing supportive and regional-serving commercial uses. The designation recognizes the importance that small-scale industrial and quasi-industrial businesses have in the community in terms of jobs provision, access to needed goods and services, and revenue from point-of-sales operations. Industrial uses are expected to be in high demand due to the increasing conversion of industrial lands throughout the San Gabriel Valley. The designation also allows for large-scale, regional-serving retail at this location, providing options for reuse that will further the City's economic development objectives.

Complementary policy direction is established in the goals and policies for Industrial Districts below. Key considerations for reuse of the site include:

- Buffering and providing appropriate transition from any new industrial use to minimize impacts on surrounding residential neighborhoods
- Encouraging uses that provide employment and revenue benefits to the City
- Improvement of roadway access to the site, in particular upgrading the connection to the freeway
- Requiring high-quality site and architectural design, combined with substantial landscaping, to create showpiece development

Goal LU-13: **A developed Lower Azusa Road Reclamation Area that maximizes revenue to the City while minimizing negative impacts on surrounding neighborhoods**

Policy LU-13.1: Require that developers of properties within the Lower Azusa Road Reclamation Area provide infrastructure at the time of development that meets requirements specific to the uses planned, including road pavement that may be needed to support truck traffic for industrial uses.

Policy LU-13.2: Improve access to the Lower Azusa Road Reclamation Area through the upgrade of the roadway connection to the I-605 Freeway.

Baldwin Avenue/Duarte Road

Baldwin Avenue between Huntington Drive and Camino Real Avenue is a very economically successful commercial district. This stretch functions as a restaurant row, with numerous examples of thriving establishments. The restaurants may primarily serve Arcadia's booming Asian population, but they also draw many patrons from all over the San Gabriel Valley.

Immediately behind the commercial corridors are well-established multifamily neighborhoods. Townhomes and two- and three-story apartment buildings, many dating from the 1960s and 1970s, are built on most of the properties. A large percentage of these older properties were built at densities at or near 30 dwelling units per acre. In recognition of this condition and to give property owners the opportunity to recycle some of the most dilapidated of these structures, the maximum density for the *High Density Residential* category has been increased from ~~24 to 30~~ 20 to 40 dwelling units per acre. Even with this improved incentive to rebuild, it is unlikely to result in much redevelopment of apartment buildings, except for in the most extreme cases. If over the life of this General Plan the City faces a problem in this or other neighborhoods with apartment buildings that have become run down, but for which there is not adequate incentive to spur wholesale redevelopment, the City may look at other options, such as the allowance of smaller unit sizes. As always, guiding this process will be the desire to balance the aesthetic and economic benefits of new development with the potential negative consequences of increased densities.

This section of Baldwin Avenue has evolved into a vigorous, busy commercial corridor, driven to a large degree by the influx of Chinese and other immigrant-owned businesses, and by a volume of ethnic restaurants that attract people from throughout the San Gabriel Valley. From the perspective of community design, however, Baldwin Avenue leaves much to be desired. Development is primarily auto-centered,

with many buildings oriented away from the street. Adjacent buildings do not relate to each other. Several developments have occurred as mini-malls that are internally focused, turning their backs on neighbors and sometimes presenting long, blank street walls. Few pedestrian or auto connections exist between developments. Once a customer has arrived, he or she is actively discouraged by the built environment to walk to adjacent stores. It is easier to drive back onto Baldwin Avenue and drive to the next destination, even if it is a short distance away.

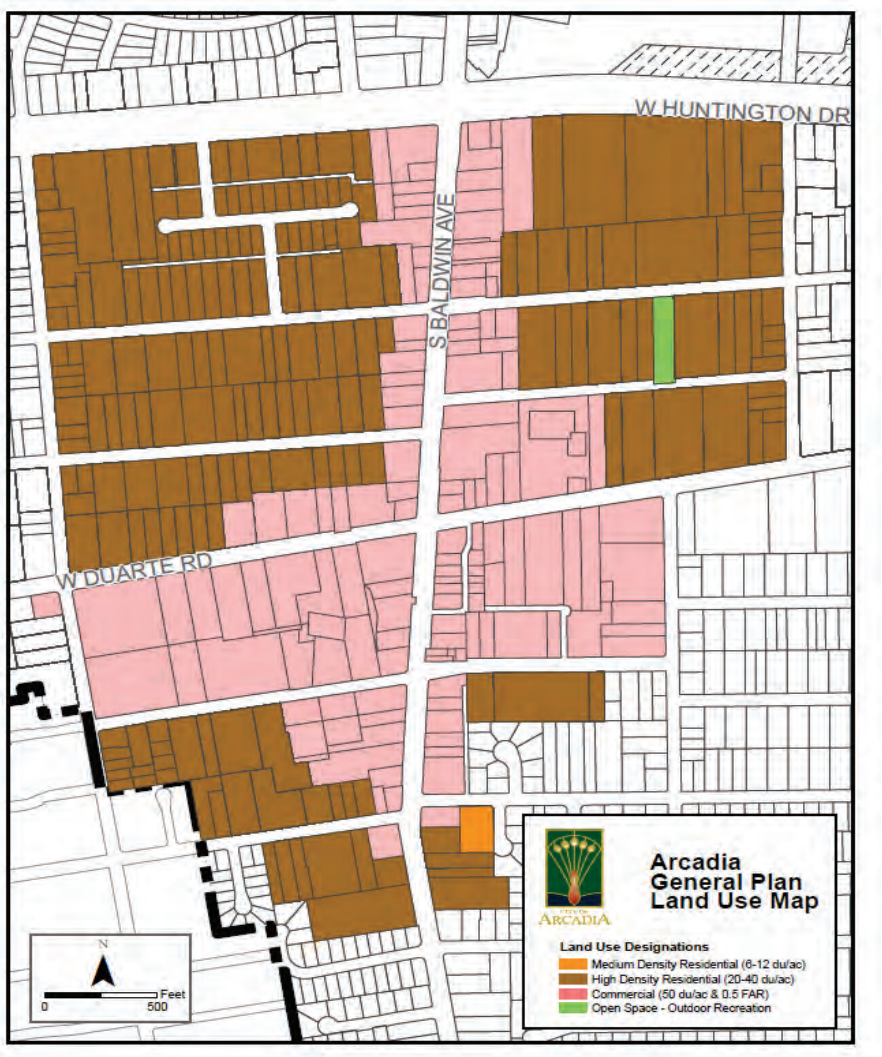


Figure LU-16: Baldwin Avenue/ Duarte road

Along the commercial corridors, the *Commercial* designation supports continued economic vitality of the diverse businesses and residential uses with affordable housing units. Increased focus is needed, however, on orienting new developments toward Baldwin Avenue and Duarte Road, enhancing the streetscape for pedestrians, and creating better physical relationships and ties among developments, including reciprocal access between adjacent parking lots and even establishing shared or public parking lots. Reciprocal and shared parking approaches will help reduce circulating auto traffic as people look for parking spaces.

The improvement of pedestrian connections between the residential neighborhoods and the commercial businesses along Baldwin Avenue is another important community design goal for this area. The strengthening of pedestrian connectivity through directional signage, street trees, benches, distinctively marked intersections, and other streetscape improvements, will have positive effects in terms of economic development and traffic mitigation, as local people are encouraged to walk to nearby restaurants and businesses.

Clearly, improvements to the urban design quality of Baldwin Avenue will be incremental over a period of many years. Nevertheless, the following development approaches, when applied to new projects and the rehabilitation of existing development, will make gradual improvements.

Shared Parking

As with Downtown, Baldwin Avenue businesses could benefit from shared parking. A single parking structure or lot that could serve the businesses on an entire block would allow an escape from the mini-mall-surrounding-a-parking-lot paradigm that dominates.

Pedestrian Connectivity

Pedestrian connections between developments should be encouraged. Buildings should be oriented toward the sidewalk, and businesses should not be permitted to impede or eliminate sidewalk ingress and egress. Walls or other barriers that disrupt pedestrian connectivity should not segregate parking lots from one another.

Goal LU-14: **Maintaining the economic success of Baldwin Avenue while enhancing design**

Policy LU-14.1: Encourage new developments to incorporate public gathering spaces as part of their design.

Policy LU-14.2: Use code enforcement to address maintenance issues.

Policy LU-14.3: Facilitate landscaping and facade improvements through a combination of incentives and code enforcement.

Policy LU-14.4: Require traffic mitigation and landscape and design standards. Encourage design approaches that minimize expansive parking lots fronting Baldwin Avenue.

Policy LU-14.5: Require new developments on Baldwin to place entries on Baldwin Avenue to encourage increased pedestrian use of Baldwin Avenue.

Policy LU-14.6: Establish a marketing and branding strategy to unify Baldwin Avenue as a key shopping and dining destination

Policy LU-14.7: Provide opportunities for high density residential development providing affordable housing units along in the Commercial areas in the Baldwin/Duarte area that will serve as a catalyst for other types of development in the surrounding area.

Santa Anita Park

The Santa Anita race track is a key community feature and an important component of Arcadia's character. The retention of live horse racing at this facility and the ongoing economic vitality of the race track are part of Arcadia's plan for a strong economic base. Since the advent of off-track wagering facilities and a long-term downturn in the racing industry, attendance at the Santa Anita race track has declined. As a result, it is no longer necessary to reserve both of the race track's large open parking areas exclusively for race track event parking. The combination of lower attendance and the potential availability of a portion of the race track's parking areas for other uses have given rise to much community discussion regarding the positives and negatives of permitting new uses within the race track's parking areas.

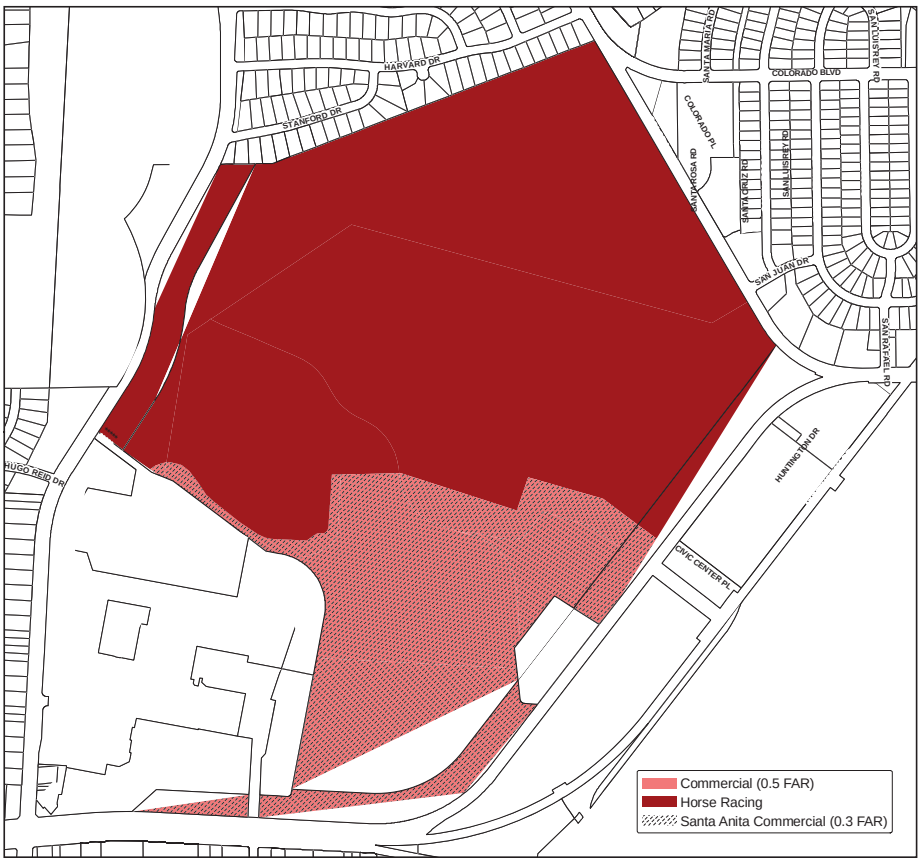


Figure lu-17: Santa Anita Park

Arcadia's long-term vision is to retain live horse racing at the Santa Anita race track, and to preserve the existing grandstand structure. The opportunity also exists to create a development of urban intensity on the race track's southerly parking lot which responds to the unique attributes of the race track to the north and the shopping mall to the west, and to cultivate this unique combination of regional attractions into a cohesive center. The City's goal is to ensure that new commercial development within the southerly race track parking area is respectful of Arcadia's existing community character, one of well-

preserved, peaceful, and safe residential neighborhoods. Because future development within the southerly race track parking lot has the potential for impacting the community, future development must address the following needs:

- Achieving land use compatibility with, and a logical physical relationship to the adjacent mall and residential uses
- Retaining the ability of area roadways to maintain Level of Service D (Level of Service C on local residential streets), as outlined in the Circulation and Infrastructure Element
- Providing sufficient on-site parking so as not to exacerbate existing problems of race track patrons parking offsite
- Maintaining architectural compatibility with the existing race track grandstands
- Preserving important community views of the existing race track grandstands such that the race track grandstands remain recognizable from locations along Huntington Drive
- Providing sufficient on-site security so as not to impact the services of the Arcadia Police Department

The purpose of designating the area south of the race track grandstands *Commercial* is to assist in facilitating free market forces to introduce new, compatible uses with complementary market segments to the existing mall, Downtown, and other commercial areas within the City. Overall, the *Commercial* designation of the southerly race track parking lot is intended to assist in achieving the City's mission and the related economic development and public infrastructure goals that are included in the Mission Statement. By reinforcing the need to establish linkages between new uses and existing ones, and between the race track and mall, the General Plan also seeks to create a synergistic economic relationship between the mall, race track, and new commercial uses in the race track's southerly parking area.

New development within the portion of the race track designated *Commercial* is to be implemented through a specific plan pursuant to the California Government Code or an equivalent master planning process adopted by the City, and is to be consistent with the following provisions.

Community Context

Santa Anita Park is a vital component of the community's identity, its cultural heritage, and its economic well-being. Further, it is a bonafide regional destination, drawing visitors from throughout Southern California. The race track is one of three major live horse racing venues in Southern California, and possesses a distinct cultural heritage and recreational identity. It consists of the grandstands, track, paddock area, stables, other ancillary buildings, and two large surface parking areas, one to the north and one to the south of the track itself. The southerly surface parking area provides a unique physical opportunity for master planned infill development which builds upon the site's regional identity and central location. Development within the site's southerly parking area needs to be carefully planned so as to avoid or

minimize adverse impacts to existing and established neighborhoods and commercial areas within Arcadia.

Located immediately southwest of the race track, the regional shopping mall is Arcadia's primary retail sales tax generator; it consists of approximately 1.4 million square feet with three major anchors. It serves Arcadia residents, as well as residents from surrounding communities. Although the race track and mall are contiguous to each other, each has a large common boundary, and shares a common set of access roadways, there are no common activities or functional linkages between these two uses. A chain link fence topped with barbed wire currently separates the southerly parking lot of the race track from the easterly mall parking area.

Large arterial roadways separate the race track/mall complex from adjacent uses. These roadways, Baldwin Avenue and Huntington Drive, are wide with landscaped medians, and represent the public/private edge for the race track and mall. Both the race track and mall are set far back from Huntington Drive and Baldwin Avenue, minimizing visual impacts. The location of the race track parking areas to the north and south of the race track and grandstands has increased the visibility of these features. The unique architecture of the southerly grandstand facade has become an important community landmark. Views of this facade are an important attribute of the site that needs to be protected in planning for development of the southerly parking area, such that the grandstands remain a recognizable community feature.

The architectural design of commercial buildings that are introduced to the southerly race track parking area needs to be compatible with existing race track architectural design, and functionally build upon the race track's attributes. The mall has a significant setback with a fairly dense landscaped buffer at the roadways' edge, limiting visibility of the mall, particularly from Baldwin Avenue. Of utmost concern to the City is the continued success of the mall and race track.

Proposed Commercial Uses

The approximate 85-acre development area within the southerly portion of the Santa Anita race track is strategically located between an established commercial use (race track) and commercial retail use (mall). The mix of uses within this development area should add to and enhance the range of existing retail in the City, and provide uses which can draw from and contribute to existing patronage at the mall and race track. The mix of uses and the design of new commercial development should work together to create a place where people can and will want to come for shopping and enjoyment. A wide range of compatible land uses is desired that will increase the area's retail sales potential by bringing more activity and buyers to the area. Thus, the retail component of new development within the southerly portion of the race track should provide a unique shopping experience, emphasizing a mix of general retailing and specialty goods.

Attracting a wide variety of sit-down restaurants and other types of eating establishments is important to the success of establishing a

functional link between the mall's commercial uses and the race track's entertainment identity. A variety of entertainment experiences are desired to support the dominant commercial use of the site, and to increase patronage of the area's retail sector without creating a "theme park" or "amusement park." Desirable entertainment uses include both ticketed and non-ticketed venues. Office uses should, at most, be a minor portion of new development, and be supportive of the overall commercial character of the site. It is understood that, although market forces will bring an array of new and unique uses to the area, other uses will invariably compete with existing commercial areas in the City. Emphasis should be placed upon new uses and uses either having complementary market segments or a different scale and character than those currently existing within the City of Arcadia.

Community Design

There are several strong existing attributes that influence the potential new Commercial area's design. At this time, the mall and race track are two separate entities with no physical or commercial linkage. Development of new commercial uses in the southerly portion of the race track property represents a potential third major entity in the center of Arcadia. In order to benefit from the locale of the two existing regional attractions, and to maximize potential economic benefits, new commercial uses should be designed to establish linkages with the two existing major attractions (mall and race track), rather than simply create a third entity in the same area. The intent of such linkages is to facilitate each attraction's ability to draw patronage from, as well as contribute patronage to the other attractions, thereby increasing the success of the mall, race track, and new commercial development.

New commercial buildings and structures in the southerly portion of the race track property need to respect the architectural and cultural heritage represented by existing race track buildings. Because any proposed development would be located closer to Huntington Drive than the existing race track structures, potential visual impacts of new development must be carefully analyzed. An appropriate building setback buffer and/or public edge landscape treatment needs to be provided to minimize potential visual impacts along Huntington Drive, and new development needs to protect public views of the race track grandstands. While it is not possible for new development south of the grandstands to preserve unobstructed views of the entire grandstand structure, it is important that the grandstands remain recognizable from key locations along the perimeter of the race track. Key views which merit preservation include the first views travelers get of the grandstands from Huntington Drive/Colorado Place, directly east of the track (Gate 5) and views of the unique architecture of the southerly grandstand facade, particularly those of architectural details toward the center and easterly portion of the grandstands. Views of these key architectural details from locations along Huntington Drive should be preserved.

Exposed elevations of new commercial buildings to Huntington Drive, the race track, and the mall should avoid long, uninterrupted planes, using articulated components such as staggered setbacks for different

building levels, recessed windows, projecting balconies, arcades, etc. The design of the rear of buildings and loading or service areas should be cognizant and respectful of adjacent uses, and the need for establishing viable linkages with the mall and race track. The size and design of exterior building and project signage exposed to public roadways for new development within the southerly portion of the race track needs to be compatible with the immediately adjacent architecture. Thus, while signage is important to assist visitors to the site, signs should not be the dominant visual feature of the built environment. Landscaping for new commercial development should establish a project identity along the public edge and at the entries, and identify the vehicular roadways, pedestrian walkways, building entries, and plazas. Development of this site should also provide the opportunity to construct an integrated and consistent landscape treatment along Huntington Drive. The General Plan acknowledges that new commercial development south of the race track grandstands will introduce a new and potentially substantial source of nighttime lighting. Lighting needs to be integrated into project design, and not appear to be tacked on as an "afterthought." Lighting structures need to be in scale with the surrounding buildings. Also, while on-site lighting needs to be bright enough to promote the general safety of new uses, great care must be taken to prevent "spillage" of lighting and glare into nearby residential neighborhoods.

Circulation and Parking

Given the potential intensity of new development south of the race track grandstands, new commercial uses could generate a substantial amount of traffic. Because of the key location of the commercial development area, and its proximity to two major traffic generators (race track and mall), if not properly managed, traffic from new commercial development could result in traffic congestion.

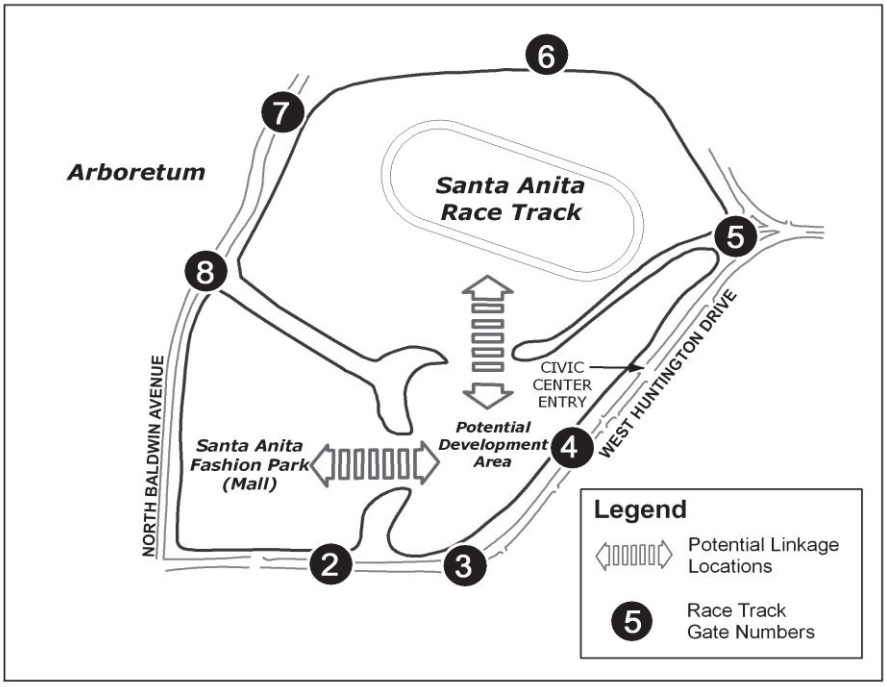


Figure lu-18: Santa Anita Park Linkages

Traffic resulting from new commercial development needs to be analyzed and mitigated from both a roadway capacity perspective (both average daily traffic and peak-hour traffic), and from a land use compatibility perspective. Thus, new commercial development must not exceed the roadway performance capacity thresholds identified in the Circulation and Infrastructure Element. In addition emergency response vehicle access, and to the maximum possible extent, commercial traffic needs to be accommodated on existing roadways serving commercial uses. Existing residential neighborhoods and the hospital should not be adversely affected by new commercial traffic. These neighborhoods and their established character need to be protected from adverse traffic impacts generated by potential commercial development. Because access points are well established and appropriately spaced, the internal circulation system for new development south of the race track grandstands should be connected to existing points of ingress/egress. Because commercial uses are often characterized by significant pedestrian traffic, the internal circulation system of any new commercial project (or increment thereof) needs to assign a high priority to pedestrian movement in terms of ease, safety, and legibility.

As the result of new development, on-site merging of race track related traffic with traffic from new commercial uses and the mall will occur. It is the intent of the General Plan that patrons of the race track, mall, and new commercial development be able to walk between these uses, and that automobile traffic between these uses not be forced to use the external public roadway system as the only means of access between them.

The General Plan recognizes that, by encouraging development within an 85-acre area south of the race track grandstands, a substantial amount of race track parking will be diverted from the track's southerly parking area to its northerly parking area on a daily basis. Because of the proximity of residential neighborhoods north of the race track, race track-related traffic increases onto Colorado Place need to be limited. Thus, access to the race track parking area needs to continue to be provided from Huntington Drive and Baldwin Avenue. At the same time, it is important that the internal circulation system south of the race track efficiently move traffic from parking entries along Baldwin Avenue and Huntington Drive through or around new commercial development into race track parking areas, and that traffic queuing up to enter race track parking areas not block entries into the commercial area parking or uses. It is also important that an efficient system of pedestrian access routes connecting mall and commercial parking and uses be provided, and that safe crossings of vehicular access routes are provided.

All requisite parking for new commercial uses must be accommodated on site. The net effect of the physical arrangement of commercial, race track, and mall parking must not exacerbate the problem of race track patrons parking off site.

A number of race track patrons use public transit. This mode of transportation needs to be preserved and enhanced through the provision of safe and adequate staging areas for buses as determined

by the Foothill Transit District and the Metropolitan Transportation Authority, and through the provision of safe and convenient pedestrian access from these staging areas to the race track and commercial uses.

Public Safety

An important objective and benefit of new commercial development is municipal revenue generation. However, there are often significant public safety demands and costs associated with these types of projects. Large commercial venues have the potential to generate large numbers of people within a relatively small area. While this may be an objective of the new commercial development, the maintenance of a high level of public safety within the commercial area and surrounding lands is imperative. New commercial development south of the race track grandstands will be required to maintain an adequate level of security and fire protection as determined by the City of Arcadia Police and Fire departments.

Phasing and Intensity

The commercially designated portion of the race track's southerly parking lot is large (85 acres) and potentially able to accommodate significant new development. It is thus likely that new development will occur in a number of increments. Individual development increments need to yield a cohesive, viable mix of uses, and should not be predicated upon the construction of a subsequent increment. Thus, with the completion of any individual development increment, the whole of the commercial area needs to appear to be "complete." Simultaneously, each development increment needs to represent a rational step that provides linkages to previous commercial development within the race track, as well as to subsequent development increments, the mall, and to the race track itself. In addition, this guideline will minimize visual impacts on the public roadways.

In order to ensure that new commercial development is respectful of Arcadia's existing community character, and is compatible with the community's well preserved, peaceful, and safe residential neighborhoods, new commercial uses south of the race track grandstands are to be concentrated away from existing residential uses along Huntington Drive, although small freestanding pads may be located along the Huntington Drive frontage. As development approaches exterior portions of the site nearest to existing residential uses, the intensity of new commercial uses needs to be significantly reduced.

Future of the Race Track

Arcadia remains firmly committed to the continuation of a thriving horse-racing enterprise at Santa Anita Race Track. Given the long-term trends in the sport, which has seen many venerable courses closed in recent decades, it is prudent to address the possibility that horse racing will cease to be viable at Santa Anita at some point over the life of this plan.

The site offers tremendous potential due to its size, access, and central location in the San Gabriel Valley; because of this, any use in the Horse Racing designated portion of the property must meet the following performance criteria:

- The appropriate uses will be determined through an extensive process of citywide community engagement.
- The uses will be a major and continual revenue source for the City, comparable to the race track in its heyday.
- The uses will be world class in scope and appeal, with a regional draw, appropriate to the scale and unique nature of the site
- The uses will be compatible with the character of the Arcadia community, which is made up of safe and attractive residential neighborhoods.
- The uses will complement existing major activity centers throughout the City.
- The existing grandstand will be preserved to the maximum extent feasible.
- Design will put a priority on creating public gathering spaces, especially ones that are designed to be used by Arcadia residents.
- Planning will incorporate educational and civic uses (e.g. museums and school facilities).
- The uses will not place an additional burden on the City's water supply.
- Development will preserve views of the mountains and views of the grandstand from surrounding streets and from within the site.
- Site design and uses will accommodate alternative modes of transportation, and will be linked with transit and the ~~Gold Line~~ Metro station.

Goal LU-15: **Maintenance of the many benefits—cultural, fiscal—that live horse racing at Santa Anita Park brings to Arcadia**

Policy LU-15.1: Promote continued economic viability of the Santa Anita Park race track by providing opportunities for compatible commercial uses.

Policy LU-15.2: Recognize that Santa Anita Park and live horse racing are historically and commercially important to the community, and that the race track facility—and the grandstand in particular—is a significant community feature worthy of preservation.

Policy LU-15.3: In the event that horse racing is no longer a viable option at Santa Anita Park, any future alternative use of the site will meet the

performance criteria set forth above in this Element for reuse of the site.

Regional Coordination and Cooperation

The City's policies regarding land use, mobility, and resource use and preservation recognize that Arcadia is part of a large metropolitan region, and that by working with its neighbors and regional agencies, the City can effectively address issues that affect all.

Of particular significance to the City is the increasing role of State mandates (or potential mandates) to address housing availability and global warming. The most important of these State-legislature directed efforts are the following:

Regional Housing Needs Allocation

The Regional Housing Needs Allocation, or RHNA, developed through a process directed by the Southern California Association of Governments (SCAG), represents the number of housing units—divided into various household income categories—that have been calculated to represent every jurisdiction's "fair share" of the regional housing need during a Housing Element planning period. By law, the City is required to show in the Housing Element that adequate sites are available in Arcadia to accommodate the construction of new housing units consistent with the RHNA. Recognizing that development is often constrained by the market and environmental and other factors, the law makes no mandate that these units actually be built. Rather, housing law merely requires that the City do its part to facilitate housing construction by designating and zoning land for residential use at appropriate densities, and by eliminating impediments to housing development.

Refer to the Housing Element for discussion of Arcadia's Regional Housing Needs Allocation.

The RHNA is based on population and housing needs projections made by the State and assigned to the regional Councils of Government (COGs) throughout California. The regional COGs, in turn, allocate housing absorption to its member jurisdictions. SCAG fulfills this role for the six-county region that includes Arcadia.

AB 32

Assembly Bill 32, the Global Warming Solutions Act (passed in 2006), sets the target of reducing emissions of greenhouse gases statewide to 1990 levels by 2020. The bill assigned the task of coming up with a scoping plan for this reduction to the California Air Resources Board (CARB). This plan, which CARB's board approved in December 2008, has a range of greenhouse gas (GHG) reduction actions which include direct regulations, alternative compliance mechanisms, monetary and non-monetary incentives, voluntary actions, market-based mechanisms such as a cap-and-trade system, and an AB 32 cost of implementation fee regulation to fund the program.

SB 375

Senate Bill 375 (2008) takes aim at reducing the single largest source of greenhouse gases in California—emissions from passenger vehicles—by working to reduce vehicle miles traveled. The law prompts California regions to work together to lower these emissions, and requires the integration of planning processes for transportation, land use, and housing. SB 375 requires CARB to develop regional reduction targets for automobiles and light trucks GHG emissions. The regions, in turn, are tasked with creating "sustainable communities strategies," which combine transportation and land use elements to achieve the emissions reduction target, if feasible. Arcadia is cooperating with these efforts.

Goal LU-16: **Regional coordination and cooperation that represent Arcadia's interests at regional and statewide levels**

Policy LU-16.1: Work with lawmakers to provide the City the opportunity to contribute to legislation affecting the City.

Policy LU-16.2: Work with Los Angeles County, Caltrans, Metro, the South Coast Air Quality Management District, and other public agencies to ensure that actions taken by these agencies do not adversely affect Arcadia's quality of life or are inconsistent with policies contained in the General Plan.

Policy LU-16.3: Identify opportunities for joint programs to further common interests in a cost-efficient manner.

Policy LU-16.4: Assist agencies providing services within the City of Arcadia, as well as agencies involved in land use, transportation, and the provision of public services and facilities within the City, to understand the importance of the physical components of Arcadia's character, as well as the potential impacts of their actions on Arcadia.

Policy LU-16.5: Foster systems of inter-jurisdictional communications and development review, and provide that such review respects the values of adjacent municipalities and equitably distributes both the benefits and impacts associated with a given project.

Implications of Land Use Policy

Over time, as properties transition from one use to another or property owners choose to rebuild, land uses and intensities will gradually shift to align with the intent of this element. Given the built-out character of Arcadia, significant development activities may not occur over the life of this General Plan and certainly, not all properties will be developed to the maximum permitted intensities and densities. Table LU-1 summarizes the land use distribution, expected level of development anticipated within each designation, and the resulting residential and nonresidential outcomes that can be expected through approximately 2035.

When completed in 2010, implementation of the General Plan Land Use Plan, with the assumptions described below, was projected to potentially result in 3,624 additional dwelling units, 9,916 new residents, and 3.5 million additional square feet of non-residential development in the City of Arcadia, relative to 2008 conditions. Over a 25-year period, this averages about 145 units and 140,000 square feet of non-residential development per year. Although most new development will be channeled toward the focus areas, scattered private redevelopment actions will create new units and new business opportunities citywide.

Since the adoption of the 2010 General Plan, the City has updated its Housing Element twice in compliance with State law, in 2013 and again in 2021. Statewide housing policy was vastly different in 2021 than it was in 2010, including much more focus on affordable housing. Additionally, the City was given a housing allocation of 3,214 units in the 2021-2029 housing cycle, more than triple the allocation of the previous housing cycle. As a result, projections for future housing units is much higher than was anticipated in the 2010 document. Each of the Housing Element Updates included a detailed future conditions projection as well as population projections. For the most recent projections, please see the Technical Background Appendix to the 6th Cycle Housing Element Update.

The analysis provided in 2010 has been retained below for context.

Projected Future Conditions (2010)

To define a realistic build-out scenario, assumptions about density and intensity levels were made. Factors used to establish potential future conditions include policies in this element, established land use patterns, and past development trends.

Within single-family residential neighborhoods, the expected density largely reflects established conditions, as most single-family neighborhoods in Arcadia have lotting patterns and sizes that do not lend themselves to new land divisions. For the multiple family residential neighborhoods, expected density assumes 80 percent of maximum allowable density for all multifamily land use designations. While some private redevelopment activity may occur, particularly in areas that allow up to 30 units per acre, physical conditions and zoning requirements for on-site improvements will limit the ability of some properties to achieve the maximum densities.

With regard to the non-residential designations, an assumption of 80 percent of maximum allowed intensities has been made, recognizing the well-developed character of several business districts and the fact that land use policy does not change long-applied FAR limits.

Table LU-1 indicates the projected future number of residential units, people, and square footage on non-residential uses based on the assumptions described above. Projected dwelling units have been calculated by multiplying the acres of residential land by the expected density for each designation. For the mixed-use designations, the assumed ratio of residential to non-residential development was 40 to 60 percent. This assumption reflects the requirement for a commercial component for all mixed-use developments and the fact that stand-alone residential development is not permitted.

For non-residential uses (commercial, industrial, and institutional uses), the projection represents a factor of the land use, in acres, for each designation and the expected FAR.

The projected population figure takes into account the average number of persons per household (2.872 in 2008) and the occupancy rate (95.9% in 2008). The number of persons per household and the occupancy rate will change year to year, but for projection purposes, the City has used estimates available from the California Department of Finance, Demographic Unit at the time of General Plan adoption.

Table LU-2 compares buildout for the 2010 General Plan with that of the 1996 General Plan.

Table LU-1: Buildout by Land Use Designation

Land Use Designations	Acres			Dwelling Units			Population[1]			Non-Residential Building Square Feet[3]		
	City	SOI[2]	Total	City	SOI	Total	City	SOI	Total	City	SOI	Total
Residential												
Residential Estates	545.21	--	545.21	709	--	709	1,950	--	1,950	--	--	--
Very Low Density	1038.13	--	1038.13	2,907	--	2,907	7,997	--	7,997	--	--	--
Low Density	1927.6	550.37	2477.97	7,132	2,036	9,168	19,621	5,602	25,223	--	--	--
Medium Density	63.32	--	63.32	608	--	608	1,672	--	1,672	--	--	--
High Density	431.86	--	431.86	10,365	--	10,365	28,514	--	28,514	--	--	--
Commercial												
Commercial	396.41	49.3	445.71	--	--	--	--	--	--	7,233,186	859,003	8,092,189
Regional Commercial	79.11	--	79.11	--	--	--	--	--	--	1,378,238	0	1,378,238
Mixed-Use												
Mixed-Use	45.08	--	45.08	433	--	433	1,191	--	1,191	859,400	--	859,400
Downtown Mixed Use	23.85	--	23.85	382	--	382	1,050	--	1,050	478,655	--	478,655
Industrial												
Commercial/Light Industrial	97.02	--	97.02	--	--	--	--	--	--	1,690,476	--	1,690,476
Industrial	104.44	--	104.44	--	--	--	--	--	--	1,819,763	--	1,819,763
Public/Institutional												
Public/Institutional	185.82	--	185.82	--	--	--	--	--	--	--	--	--
Open Space												
Open Space - Outdoor Recreation	511.4	--	511.4	--	--	--	--	--	--	--	--	--
Open Space - Resources Protection	160.79	3.63	164.42	--	--	--	--	--	--	--	--	--
Other												
Horse Racing	219	--	219	--	--	--	--	--	--	--	--	--
Rights-of-way, wash, etc.	24.25	1.87	26.12	--	--	--	--	--	--	--	--	--

Notes: 1. Based on 2.869 persons per household and an occupancy rate of 0.9589 (California Department of Finance, 2008)

2. The General Plan addresses issues within a "Planning Area" that includes areas outside the official City limits known as the Sphere of Influence. The City's sphere of influence includes an area to the west bounded by Foothill Boulevard, Rosemead Boulevard, Michillinda Avenue, and Duarte Road, and an area located on the southeastern end of the City, around Live Oak Avenue and divided by a small strip of land in Arcadia that connects the majority of the City with the industrial/quarry areas in the south. Figure LU-4 shows the sphere of influence area on the Land Use Map. For purposes of the General Plan Housing Element, only land within City limits applies.

3. The figures presented in the table are derived from the 80% buildout factor that has been applied to all commercial development. These figures do not take into

account precise entitled square footage for individual development projects. Such projects—such as the regional shopping mall—are permitted to develop consistent with entitlements granted.

Table LU-2: Current and Prior Buildout Projections

	Area	1996 General Plan			2010 General Plan			Increase/Decrease		
		Dwelling Units	Non-Res. Square Feet	Population	Dwelling Units	Non-Res. Square Feet[1]	Population	Dwelling Units	Non-Res. Square Feet	Population
1	Santa Anita Park[2]		888,624			888,624				
2	Downtown Arcadia	206	1,672,732	567	525	3,044,800	1,445	319	1,372,068	878
3	Duarte Rd./First Ave.	125	280,645	343	93	356,739	256	(31)	76,094	(87)
4	Baldwin Ave./Duarte Rd.	2,039	1,338,163	5,615	2,816	1,311,853	7,748	778	(26,310)	2,133
5	Live Oak Ave.	80	971,994	222	461	1,071,924	1,269	381	99,930	1,047
6	Lower Azusa Rd. Reclamation Area		1,449,137			1,610,152			161,015	
7	City (outside focus areas)[2]	17,531	4,685,707	48,279	18,639	5,175,625	51,277	1,108	489,918	2,997
8	Sphere of Influence	2,147	859,003	5,914	2,036	859,003	5,602	(111)		(312)
City Limits Total		**19,981**	**11,287,002**	**55,026**	**22,535**	**13,459,717**	**61,994**	**2,554**	**2,172,715**	**6,968**
Sphere of Influence Total[3]		2,147	859,003	5,914	2,036	859,003	5,602	(111)		(312)
	Planning Area Total	22,128	12,146,005	60,940	24,571	14,318,720	67,597	2,443	2,172,715	6,656

Notes:

1. The figures presented in the table are derived from the 80% buildout factor that has been applied to all commercial development. The figures do not take into account precise entitled square footage for individual development projects. Such projects—such as the regional shopping mall—are permitted to develop consistent with entitlements granted.
2. Development assumptions for the Santa Anita Park Area
   - No land use changes are proposed for this area.
   - 0.3 FAR allowed for the Commercial portion of Santa Anita Park.
   - FAR not applicable for the Horse Racing portion of Santa Anita Park and existing structures related to Santa Anita Park have not been included in the square-footage calculation .
   - Regional Shopping Mall not included in this focus area.
3. Within the Sphere of Influence, the projected decrease in dwelling units and population reflects a difference in methodologies used to make the projections and to report the number of actual number of units within the Sphere. The City does not anticipate any actions to remove units.

SCAG Population Projection	
SCAG 2035	*64,845*
SCAG Household Projection	
SCAG 2035	*22,566*

2012 RTP Forecasts

General Plan and Zoning Consistency

The zoning regulations within the Arcadia Municipal Code serve as the primary implementation tool for the General Plan. Whereas the General Plan is a policy document and sets forth direction for development decisions, the Arcadia Municipal Code is a regulatory document that establishes specific standards for the use and development of all properties in the City. The Code regulates development intensity using a variety of methods, such as setting limits on building setbacks, yard landscaping standards, and building heights. The Code also indicates which land uses are permitted in the various zones.

The City of Arcadia is a charter city and is governed on the basis of a charter that establishes its powers and authorities, as contrasted with a general law city, which enjoys only those powers specifically granted to it by the State. While general law cities are required by Section 65860 of the California Government Code to have zoning ordinances that are consistent with a city's general plan, zoning ordinances in charter cities like Arcadia are not required to be consistent with the General Plan. Nonetheless, the City of Arcadia strives to have a zoning ordinance that is compatible with the goals and policies in the General Plan, as the Municipal Code provides the primary means for implementing land use goals. The City will work to ensure General Plan and zoning consistency by prohibiting zoning of properties in a manner which is inconsistent or incompatible with surrounding zoning or land uses, and reviewing development proposals for consistency with all applicable land use regulations.

Table LU-3 identifies the correlation between Arcadia's zoning districts and the General Plan land use designations.

Table LU-3: General Plan and Zoning Ordinance Consistency

General Plan Land Use Designations		Corresponding Zone Districts	
RE	Residential Estates	R-M R-O. 30,000 R-O. 22,000	Residential Mountainous Single Family First One Family 30,000 First One Family 22,000
VLDR	Very Low Density Residential	R-O. 22,000 R-O. 15,000 R-O. 12,500 R-1. 15,000 R-1. 12,500 R-1. 10,000 R-1. 7,500	First One Family 22,000 First One Family 15,000 First One Family 12,500 Second One Family 15,000 Second One Family 12,500 Second One Family 10,000 Second One Family 7,500
LDR	Low Density Residential	R-O. 12,500 R-O. 15,000 R-1. 12,500 R-1. 10,000 R-1. 7,500	First One Family 12,500 Second One Family 15,000 Second One Family 12,500 Second One Family 10,000 Second One Family 7,500
MDR	Medium Density Residential	R-2	Medium Density Multiple Family
HDR	High Density Residential	R-3	Multiple Family
C	Commercial	C-O CG	Professional Office General Commercial
C	Commercial (Santa Anita Av, Huntington Dr. Colorado Pl. 1.0 FAR)	C-M CG CBD	Commercial Manufacturing General Commercial Central Business District New Overlay Zone Required
RC	Regional Commercial	C-2	Regional Commercial
HR	Horse Racing	S-1 R-1	Special Use Zone Low Density Residential
MU	Mixed Use	MU DMU	Mixed Use Downtown Mixed Use
DMU	Downtown Mixed Use		
C/LI	Commercial/Light Industrial	C-M	Commercial Manufacturing
I	Industrial	M-1	Planned Industrial District
P/I	Public/Institutional	PF	Public Facilities
OS-OR	Open Space - Outdoor Recreation	OS	Open Space
OS-RP	Open Space - Resources Protection	OS	Open Space

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Attachment No. 2

Ordinance No. 2399 with Final Zoning Map

ORDINANCE NO. 2399

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ARCADIA, CALIFORNIA, RELATED TO ZONE CHANGE NO. ZC 23-03 AMENDING THE ZONING DESIGNATIONS AND ZONING MAP FOR PROPERTIES CITYWIDE TO IMPLEMENT THE REZONING STRATEGIES WITHIN THE ADOPTED HOUSING ELEMENT FOR THE 2021-2029 HOUSING CYCLE ALONG WITH AN ADDENDUM TO THE ADOPTED NEGATIVE DECLARATION FOR THE HOUSING ELEMENT UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT ("CEQA")

WHEREAS, the City Council is authorized by the Arcadia Municipal Code Section 9108.03 to review and approve amendments to the City's Zoning Map and zoning designations; and

WHEREAS, the Arcadia Municipal Code, Section 9108.03 provides that the amendment of a zoning designation and/or the Zoning Map shall be accomplished by ordinance; and

WHEREAS, California State Housing Element Law establishes the requirements for Housing Elements, and California Government Code Section 65588 requires that local governments review and revise the Housing Element of their comprehensive General Plans not less than once every eight years, and currently the State is in the "6th Cycle" of Housing Element Updates, covering the time period of 2021-2029; and

WHEREAS, the California State Legislature identifies overall housing policies for the State with the goal of ensuring every resident has access to housing and suitable living environments, and additionally establishes a Regional Housing Needs Assessment ("RHNA") which establishes projected allocations of housing units through local Councils of Governments that are attributed to each jurisdiction in the State; and

WHEREAS, the updated Housing Element must be adopted by City Council and determined to be substantially compliant by the California State Department of Housing

and Community Development (“HCD”) in concert with statewide housing policies and in compliance with the established RHNA; and

WHEREAS, the subject rezoning efforts (a General Plan Amendment, Zone Change, and Text Amendment -- the “Rezoning Project”) were identified by HCD as being necessary prior to certification of the Housing Element, and the Rezoning Project implements the strategies identified in the updated Housing Element to address the established RHNA; and

WHEREAS, the Rezoning Project amends the Zoning Map and establishes new zoning designations to reflect changes in density and residential allowances to support the rezoning strategies within the updated Housing Element; and

WHEREAS, the Rezoning Project will meet the requirements of Government Code Section 65583.2 (h) and (i) related to the accommodation of affordable housing; specifically in that developments in which at least 20 percent of the units are affordable to lower income households shall be allowed by-right; and

WHEREAS, pursuant to the California Environmental Quality Act (“CEQA”), an Addendum to the Adopted Initial Study/Negative Declaration (“IS/ND”) was prepared for the Rezoning Project in compliance with CEQA and the local environmental review guidelines, and a Notice of Intent to Adopt a Negative Declaration for the Rezoning Project was posted with the Los Angeles County Clerk’s Office on December 21, 2023; and

WHEREAS, on January 23, 2024, a duly noticed public hearing was held before the Planning Commission on the Rezoning Project, at which time all interested persons were given full opportunity to be heard and to present evidence, and the Planning

Commission subsequently voted 5-0 to recommend approval of the Rezoning Project to the City Council; and

WHEREAS, on February 6, 2024, a duly noticed public hearing was held before the City Council on the Rezoning Project, and the associated Addendum to the Adopted Initial Study/Negative Declaration, at which time this Ordinance was introduced and all interested persons were given full opportunity to be heard and to present evidence and all public comments on the environmental document were reviewed; and

WHEREAS, all other legal prerequisites to the adoption of this Ordinance have been fulfilled.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF ARCADIA, CALIFORNIA, DOES ORDAIN AS FOLLOWS:

SECTION 1. That the factual data submitted by the Development Services Department in the Staff Report dated February 6, 2024, are true and correct.

SECTION 2. That the City Council finds that based upon the entire record, including all written and oral evidence presented, pursuant to the Arcadia Development Code, all of the following findings can be made.

1. The proposed amendment is in conformance with the goals, policies, and objectives of the General Plan.

Facts to Support This Finding: The proposed Zone Changes are in conformance with the General Plan. The Zone Changes proposed are to implement the City's approved Housing Element, which is an integral part of the General Plan. There are five (5) separate zone change actions being proposed: Expansion of the Downtown Mixed-Use zone, establishment of a Downtown Mixed-Use Overlay, Increasing density in the Mixed Use

zone, Establishment of a Residential Flex Overlay Zone, and Increasing density example, will allow residential development in an urban, mixed-use format, in furtherance of the goals and polices found in the Land Use & Community Design Element, the Economic Development Element, the Circulation and Infrastructure Element and, most importantly, the Housing Element of the General Plan. The upzoning of both of the Mixed-Use Zone and the Multi-Family Residential Zones will enable more dense projects to be built and encourage the development of affordable housing, in furtherance of the goals and polices of the Housing Element and The Land Use & Community Design Element. The City's Housing Element requires that the City meet the State-mandated Regional Housing Needs Allocation. Mixed-use development in what was formerly commercial areas is the most effective and beneficial way to do so. The addition of the Residential Flex Overlay Zone also achieves this purpose. For all of these reasons, the proposed project is consistent with the General Plan.

2. The site is physically suitable (including absence of physical constraints, access, compatibility with adjoining land uses, and provision of utilities) for the requested/anticipated land uses/developments.

Facts to Support This Finding: The Rezoning Project does not, in and of itself, propose any specific development project. Where applicable, the rezones have been accompanied by text amendments that provide development standards appropriate for each respective zone. Additionally, the proposed rezones for the most part follow existing zoning patterns and simply increase density options or introduce residential development into new areas. The Addendum to the Adopted Initial Study/Negative Declaration submitted along with the Project reviewed all of the rezones proposed and

found them to be consistent with the adopted Housing Element Update and previous environmental review. Of course, any new project that is proposed on a site that has been rezoned will be subject to its own site review to determine compatibility with adjoining land uses and the provision of utilities. In addition, all projects submitted on a rezoned site will be subject to its own CEQA review as well.

3. The proposed amendment will not be detrimental to the public interest, health, safety, convenience, or general welfare of the City.

Facts to Support This Finding: The Housing Element Update reflects the input of residents, decision makers, and other stakeholders in the community. The proposed action is to implement the adopted Housing Element rezoning strategies to enable additional residential units (and especially affordable housing units) to be built throughout the City. This is a direct benefit to the public interest in that housing affordability is a regional crisis and all cities need to do their part to accommodate regional housing needs. The rezones proposed do not compromise public health, convenience, or welfare; rather, they provide additional opportunities for new housing of all types to be built in the City of Arcadia.

The Addendum to the Adopted Initial Study/Negative Declaration for the Housing Element Update analyzed all the significant environmental impacts of all candidate housing sites associated with the proposed 6th Cycle Housing Element Update, and it was determined that all the potential impacts would be less than significant. Additionally, the Addendum also documented the fact that the total number of housing units anticipated by the rezoning effort is less than the number anticipated through the original approval of

the Housing Element Update. Therefore, the proposed zone changes would not be detrimental to the public health and welfare.

SECTION 3. The Rezoning Project has been assessed in accordance with the authority and criteria contained in the California Environmental Quality Act ("CEQA") and CEQA Guidelines. An Addendum to the Adopted Initial Study/Negative Declaration ("IS/ND") has been prepared for the project for the City, as the lead agency. The Addendum was prepared pursuant with the requirements of CEQA on the basis that there was no substantial evidence that there may be significant environmental impacts on specific environmental areas as a result of the project. Subsequent housing developments proposed will, of course, be subject to compliance with CEQA as they are submitted.

SECTION 4. For the foregoing reasons, the City Council approves Zone Change No. ZC 23-03 to amend the zoning designations and Zoning Map for properties citywide to implement the rezoning strategies of the Housing Element as shown in Exhibit "A." Development Services Staff is authorized to correct typographical errors, spelling, formatting, or codification and to make any minor revisions to improve reader's comprehension of the Development Code provided that any revisions do no alter the regulatory meaning and intent. The Development Services Director or designee is further authorized to make any technical or clerical revisions or clarifications to the Housing Element and/or Development Code as may be required by HCD in order to be in substantial compliance with State law.

SECTION 5. The City Clerk shall certify as to the adoption of this Resolution.

[SIGNATURES ON THE NEXT PAGE]

Passed, approved and adopted this 20th day of February, 2024

_____
Mayor of the City of Arcadia

ATTEST:

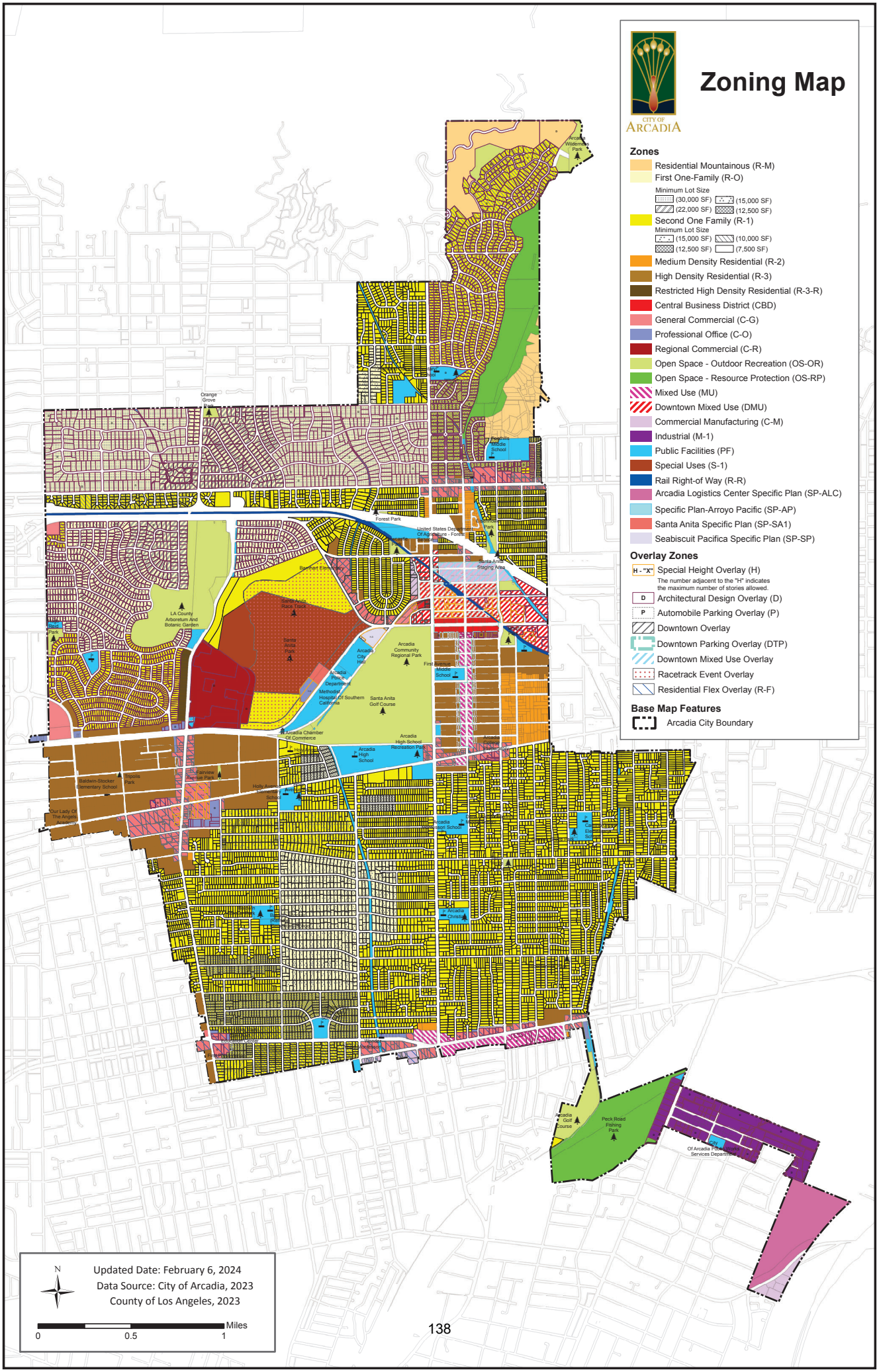
_____
City Clerk

APPROVED AS TO FORM:

_____
Michael J. Maurer
City Attorney

EXHIBIT “A”

Zoning Map/Zoning Designation Change


Zoning Map
CITY OF ARCADIA
Zones
Residential Mountainous (R-M)
First One-Family (R-O)
Minimum Lot Size
(30,000 SF)
(22,000 SF)
(15,000 SF)
(12,500 SF)
Second One Family (R-1)
Minimum Lot Size
(15,000 SF)
(12,500 SF)
(10,000 SF)
(7,500 SF)
Medium Density Residential (R-2)
High Density Residential (R-3)
Restricted High Density Residential (R-3-R)
Central Business District (CBD)
General Commercial (C-G)
Professional Office (C-O)
Regional Commercial (C-R)
Open Space - Outdoor Recreation (OS-OR)
Open Space - Resource Protection (OS-RP)
Mixed Use (MU)
Downtown Mixed Use (DMU)
Commercial Manufacturing (C-M)
Industrial (M-1)
Public Facilities (PF)
Special Uses (S-1)
Rail Right-of Way (R-R)
Arcadia Logistics Center Specific Plan (SP-ALC)
Specific Plan-Arroyo Pacific (SP-AP)
Santa Anita Specific Plan (SP-SA1)
Seabiscuit Pacifica Specific Plan (SP-SP)
Overlay Zones
H - "X"
Special Height Overlay (H)
The number adjacent to the "H" indicates the maximum number of stories allowed.
D
Architectural Design Overlay (D)
P
Automobile Parking Overlay (P)
Downtown Overlay
Downtown Parking Overlay (DTP)
Downtown Mixed Use Overlay
Racetrack Event Overlay
Residential Flex Overlay (R-F)
Base Map Features
Arcadia City Boundary
N
Updated Date: February 6, 2024
Data Source: City of Arcadia, 2023
County of Los Angeles, 2023
Miles
0
0.5
1

Attachment No. 3

Ordinance No. 2400 with Redlined Changes to the Development Code

ORDINANCE NO. 2400

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ARCADIA, CALIFORNIA, RELATED TO TEXT AMENDMENT NO. TA 23-02 AMENDING VARIOUS SECTIONS OF ARTICLE IX, CHAPTER 1, OF THE ARCADIA DEVELOPMENT CODE TO IMPLEMENT REZONING STRATEGIES WITHIN THE ADOPTED HOUSING ELEMENT FOR THE 2021-2029 HOUSING CYCLE ALONG WITH AN ADDENDUM TO THE ADOPTED NEGATIVE DECLARATION FOR THE HOUSING ELEMENT UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT ("CEQA")

WHEREAS, the City Council is authorized by Arcadia Municipal Code Section 9108.03 to review and approve amendments to the City's Development Code; and

WHEREAS, Arcadia Municipal Code Section 9108.03 provides that amendments to the Development Code shall be accomplished by ordinance; and

WHEREAS, California State Housing Element Law establishes the requirements for Housing Elements, and California Government Code Section 65588 requires that local governments review and revise the Housing Element of their comprehensive General Plans not less than once every eight years, and currently the State is in the "6th Cycle" of Housing Element Updates, covering the time period of 2021-2029; and

WHEREAS, the California State Legislature identifies overall housing policies for the State with the goal of ensuring every resident has access to housing and suitable living environments, and additionally establishes a Regional Housing Needs Assessment ("RHNA") which establishes projected allocations of housing units through local Councils of Governments that are attributed to each jurisdiction in the State; and

WHEREAS, the updated Housing Element must be adopted by City Council and found to be in substantial compliance by the California State Department of Housing and Community Development ("HCD") in concert with statewide housing policies and in compliance with the established RHNA; and

WHEREAS, the subject rezoning efforts (a General Plan Amendment, Zone Change, and Text Amendment-- the “Rezoning Project”) were identified by HCD as being necessary prior to its determination that the Housing Element substantially complies with the law, and the Rezoning Project implements the strategies identified in the updated Housing Element to address the established RHNA; and

WHEREAS, the Rezoning Project amends the text of various sections of Article IX, Chapter 1, of the Arcadia Development Code to establish new zoning designations and amend existing regulations to reflect changes in density and residential allowances to support the rezoning strategies within the updated Housing Element; and

WHEREAS, the Rezoning Project will meet the requirements of Government Code Section 65583.2 (h) and (i) related to the accommodation of affordable housing; specifically in that developments in which at least 20 percent of the units are affordable to lower income households shall be allowed by-right; and

WHEREAS, pursuant to the California Environmental Quality Act (“CEQA”), an Addendum to the Adopted Initial Study/Negative Declaration (“IS/ND”) was prepared for the Rezoning Project in compliance with CEQA and the local environmental review guidelines, and a Notice of Intent to Adopt a Negative Declaration for the Rezoning Project was posted with the Los Angeles County Clerk’s Office on December 21, 2023; and

WHEREAS, on January 23, 2024, a duly noticed public hearing was held before the Planning Commission on the Rezoning Project, at which time all interested persons were given full opportunity to be heard and to present evidence, and the Planning Commission subsequently voted 5-0 to recommend approval of the Rezoning Project to the City Council; and

WHEREAS, on February 6, 2024, a duly noticed public hearing was held before the City Council on the Rezoning Project, and the associated Addendum to the Adopted Initial Study/Negative Declaration, at which time this Ordinance was introduced and all interested persons were given full opportunity to be heard and to present evidence and all public comments on the environmental document were reviewed; and

WHEREAS, all other legal prerequisites to the adoption of this Ordinance have been fulfilled.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF ARCADIA, CALIFORNIA, DOES ORDAIN AS FOLLOWS:

SECTION 1. That the factual data submitted by the Development Services Department in the Staff Report dated February 6, 2024, are true and correct.

SECTION 2. That the City Council finds that based upon the entire record, including all written and oral evidence presented, pursuant to the Arcadia Development Code, all of the following findings can be made.

1. The proposed Development Code amendment is consistent with the goals, policies, and objectives of the General Plan; and any applicable specific plan(s).

Facts to Support the Finding: The proposed Text Amendments are in conformance with the General Plan. The Text Amendments proposed effectuate the rezones that implement the City's approved Housing Element, which is an integral part of the General Plan. There are five (5) separate zone change actions being proposed: Expansion of the Downtown Mixed-Use zone, establishment of a Downtown Mixed-Use Overlay, increasing density in the Mixed-Use Zone, Establishment of a Residential Flex Overlay Zone, and Increasing density in the Multi-Family Zone. The Text Amendments provide

new code sections or edits to existing sections that support these rezones so that the Development Code and General Plan are internally consistent.

The changes to the Downtown Mixed-Use zones, for example, will allow residential development in an urban, mixed-use format, in furtherance of the goals and polices found in the Land Use & Community Design Element, the Economic Development Element, the Circulation and Infrastructure Element and, most importantly, the Housing Element of the General Plan. The upzoning of both of the Mixed-Use Zone and the Multi-Family Residential Zones will enable more dense projects to be built and encourage the development of affordable housing, in furtherance of the goals and polices of the Housing Element and The Land Use & Community Design Element. The City's Housing Element requires that the City meet the State-mandated Regional Housing Needs Allocation. Mixed-use development in what was formerly commercial areas is the most effective and beneficial way to do so. The addition of the Residential Flex Overlay Zone achieves this. For all of these reasons, the proposed project is consistent with the General Plan.

2. The proposed amendment is internally consistent with other applicable provisions of this Development Code.

Facts to Support the Finding: The purpose of the proposed Text Amendment is to effectuate the rezones required by the Housing Element Implementation Plan. As such, all Divisions of the Development Code have been evaluated to bring them all into compliance with each other, and with the General Plan. In addition to the rezones, additional text amendments to the Development Code are provided as part of this action to meet State law and standards related to the Government Code. As such, the proposed text amendments have been reviewed to ensure they are consistent with the other

applicable provisions of the Development Code, as well as State law. Finally, the proposed amendments have been reviewed by the City Attorney for internal consistency to ensure that there are no conflicting standards or uncertainties.

SECTION 3. The Rezoning Project has been assessed in accordance with the authority and criteria contained in the California Environmental Quality Act ("CEQA") and CEQA Guidelines. An Addendum to the Adopted Initial Study/Negative Declaration ("IS/ND") has been prepared for the project for the City, as the lead agency. The Addendum was prepared pursuant with the requirements of CEQA on the basis that there was no substantial evidence that there may be significant environmental impacts on specific environmental areas because of the project. Subsequent housing developments proposed will, of course, be subject to compliance with CEQA as they are submitted.

SECTION 4. That for the foregoing reasons, the City Council approves Text Amendment No. TA 23-02 to amend the text of Article IX, Chapter 1 of the Arcadia Development Code to implement the rezoning strategies of the Housing Element as shown in Exhibit "A." Development Services Staff is authorized to correct typographical errors, spelling, formatting, or codification and to make any minor revisions to improve reader's comprehension of the Development Code provided that any revisions do no alter the regulatory meaning and intent. The Development Services Director or designee is further authorized to make any technical or clerical revisions or clarifications to the Housing Element and/or Development Code as may be required by HCD in order to be in substantial compliance with State law.

SECTION 5. The City Clerk shall certify as to the adoption of this Resolution.

Passed, approved and adopted this 20th day of February, 2024

_____
Mayor of the City of Arcadia

ATTEST:

_____
City Clerk

APPROVED AS TO FORM:

_____
Michael J. Maurer
City Attorney

EXHIBIT “A”

Text Amendments to the Development Code

Division 1:
Enactment, Applicability, and Enforcement

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Section 9101.01 – Zones Established

Subsections:

9101.03.010 Purpose and Intent
9101.03.020 Establishment of Zones

9101.01.010 Purpose and Intent

Zones have been established to classify, regulate, and restrict the uses of land and buildings; regulate and restrict the height and bulk of buildings; regulate the area of yards and other open spaces about buildings; and regulate the density of people.

9101.01.020 Establishment of Zones

A. General. The City is divided into zones to allow for orderly, planned development and to implement the General Plan. Table 1-1 (Zones Implementing the General Plan) identifies all zones. All zones shall be listed and appropriately designated on the official Zoning Map.

B. Base Zone. Every parcel shall have a base zone that establishes the primary type and intensity of land use permitted, along with development regulations for that particular type and intensity of land use.

C. Overlay Zone. An overlay zone supplements the base zone for the purpose of establishing special use or development regulations for a particular area in addition to the provisions of the underlying base zone. In the event of conflict between the base zone regulations and the overlay zone regulations, the provisions of the overlay zone shall apply.

Table 1-1
Zones Implementing the General Plan

Zoning Map Symbol	Zone Description	Corresponding General Plan Land Use Designation
Residential Zones		
R-M	Residential Mountainous	Residential Estate
R-0 30,000	Low Density Residential	Residential Estate, Very Low Density Residential, Low Density Residential
R-0 22,000		
R-0 15,000		
R-0 12,500		
R-1 15,000	Low Density Residential	Very Low Density Residential, Low Density Residential
R-1 12,500		
R-1 10,000		
R-1 7,500		Very Low Density Residential, Low Density Residential, Horse Racing, Commercial
R-2	Medium Density Residential	Medium Density Residential
R-3-R	Restricted High Density Residential	High Density Residential
R-3	High Density Residential	High Density Residential
Commercial Zones		
C-O	Professional Office	Commercial
C-G	General Commercial	Commercial

Table 1-1
Zones Implementing the General Plan

Zoning Map Symbol	Zone Description	Corresponding General Plan Land Use Designation
C-M	Commercial Manufacturing	Commercial/Light Industrial
CBD	Commercial Business District	Commercial
C-R	Regional Commercial	Regional Commercial
Mixed Use Zones		
DMU	Downtown Mixed Use	Downtown Mixed Use
MU	Mixed Use	Mixed Use
Industrial Zones		
M-1	Industrial	Industrial
Specific Plans		
SP-SA1	Specific Plan – Santa Anita 1 (Hale Medical Center)	Commercial
SP-SP	Specific Plan – Seabiscuit Pacifica	Commercial
SP-ALC	Specific Plan – Arcadia Logistics Center	Commercial/Light Industrial
SP-AP	Specific Plan – Arroyo Pacific	Downtown Mixed Use
Special Zones		
S-1	Special Use (Santa Anita Racetrack)	Horse Racing, Commercial
PF	Public Facilities	Public/Institutional
OS-OR	Open Space – Outdoor Recreation	Open Space – Outdoor Recreation
OS-RP	Open Space – Resources Protection	Open Space – Resources Protection
RR	Rail Right-of-Way	Rail Right-of-Way
Overlay Zones		
P	Automobile Parking Overlay	
D	Architectural Design Overlay	
DO	Downtown Overlay	Downtown Overlay
DTP	Downtown Parking Overlay	
H	Special Height Overlay	
RTE	Race Track Event Overlay	
R-F	Residential Flex Overlay	
DMU	Downtown Mixed Use Overlay	

Division 2:
Zones, Allowable Uses, and Development Standards

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Section 9102.01 – Residential Zones

Subsections:

9102.01.010 Purpose and Intent
9102.01.020 Land Use Regulations and Allowable Uses
9102.01.030 Development Standards in Single-Family Residential Zones (R-M, R-0, R-1)
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9102.01.010 Purpose and Intent

The purpose of the residential zones is to:

1. Provide for a full range of housing types and densities consistent with the General Plan;

2. Preserve, protect, and enhance the character of Arcadia's residential neighborhoods and the quality of life of City residents;

3. Ensure adequate light, air, privacy, and open space for each dwelling; and

4. Ensure that the scale and design of new development and alterations to existing structures are compatible with surrounding homes and appropriate to the physical characteristics of the site and the area where the project is proposed.

A. R-M Residential Mountainous Zone. The R-M zone is intended to provide areas for detached single-family dwelling units on estate-type lots in the hillside and valley areas of the City and accessory uses compatible with the residential use of the zone. This zone implements the General Plan Residential Estates designation.

B. R-0 Very Low Density Residential Zone. The R-0 zone is intended to provide areas for detached single-family dwelling units on large lots and accessory uses compatible with the residential use of the zone. This zone implements the General Plan Residential Estates, Very Low Density Residential, and Low Density Residential designations.

C. R-1 Low Density Residential Zone. The R-1 zone is intended to provide areas for detached single-family dwelling units and accessory uses compatible with the residential use of the zone. This zone implements the General Plan Very Low Density Residential and Low Density Residential designations.

D. R-2 Medium Density Residential Zone. The R-2 zone is intended to provide areas for a variety of dwelling types and accessory uses compatible with the residential use of the zone. Types of dwelling units include attached or detached single- unit and multi-unit homes and duplexes at a density of six to 12 dwelling units per acre. This zone implements is the General Plan Medium Density Residential designation.

E. R-3 High Density Residential Zone. The R-3 zone is intended to provide areas for a variety of medium- to high-density residential development and accessory uses compatible with the residential use of the zone. Types of dwelling units include single-unit attached, townhomes, condominiums, and apartment structures at a density of ~~12~~ 20 to ~~30~~ 40 units per acre. This zone implements the General Plan High Density Residential designation.

F. R-3-R Restricted High Density Residential Zone. The R-3-R zone is intended to provide areas for medium to high-density residential development at a density of 12 to 30 units per acre but restricted to one story in height. Accessory uses compatible with the residential use of the zone are also permitted. This zone implements the General Plan High Density Residential designation.

9102.01.020 Land Use Regulations and Allowable Uses
Amended by Ord. No. 2347
Amended by Ord. No. 2348
Amended by Ord. No. 2363
Amended by Ord. No. 2369 & 2370

A. Allowed Uses. Table 2-1 (Allowed Uses and Permit Requirements for Residential Zones) indicates the uses allowed within each residential zone and any permits required to establish the use, pursuant to Division 7 (Permit Processing Procedures). The regulations for each zone are established by letter designations as follows:

"P" represents permitted (allowed) uses.
"A" represents accessory uses.
"M" designates uses that require the approval of a Minor Use Permit subject to requirements of Section 9107.09 (Conditional Use Permit and Minor Use Permit) of this Development Code.
"C" designates uses that require the approval of a Conditional Use Permit subject to requirements of Section 9107.09 (Conditional Use Permit and Minor Use Permit) of this Development Code.
"--" designates uses that are not permitted.

B. Director Determination. Land uses are defined in Division 9 (Definitions). In cases where a specific land use or activity is not defined, the Director shall assign the land use or activity to a classification substantially similar in character. Land uses not listed in the table or not found to be substantially similar to the land uses below are prohibited.

C. Specific Use Regulations. Where the last column in Table 2-1 (Allowed Uses and Permit Requirements for Residential Zones) includes a Section, Subsection, or Division number, the regulations in the referenced Section, Subsection, or Division shall apply to the use.

D. Housing Element Candidate Sites. Pursuant to Government Code Section 65583.2(c), residential uses shall be allowed by-right for housing development in which at least 20% of the units are affordable to lower-income households for sites that:

1. Are non-vacant and identified in the 5th Cycle Housing Element planning period; and

2. Vacant sites included in two or more consecutive Housing Element planning cycle;

3. Eligible sites can be found in the City' s 2021- 2029 Housing Element (6th Cycle). Development shall meet all of the requirements of the respective zone in which such sites are located in unless otherwise permitted by this Division, and shall comply the provisions of applicable environmental documents for such site, if any.

E. Multi-Family Uses Permitted By-Right. Multifamily residential uses are permitted by-right in the following zones when 20% or more affordable units are provided per Gov't Code Section 65583.2 (i): R-2, R-3, R-3-R, MU, DMU, and RF and DMU overlays.

Table 2-1 Allowed Uses and Permit Requirements for Residential Zones	P Permitted A Permitted as an Accessory Use M Minor Use Permit Required C Conditional Use Permit Required -- Not Allowed						
Land Use	R-M	R-0	R-1	R-2	R-3	R-3-R	Specific Use Regulations
Residential Uses							
Boarding House	--	--	--	--	--	--	
Dwellings							
Single-Family Dwelling	P	P	P	P	P	--	See required minimum density (Section 9102.01.090, Table 2-6 and) Subsection 9102.01.100.A (Exceptions to Minimum Density in R-2 and R-3)
Multifamily Dwelling	--	--	--	P	P	P	See Land Use Regulations and Allowable Uses (Section 9102.01.020)
Two-Family Dwelling	--	--	--	P	P	P	

Table 2-1
Allowed Uses and Permit Requirements for Residential Zones

P Permitted
A Permitted as an Accessory Use
M Minor Use Permit Required
C Conditional Use Permit Required
-- Not Allowed

Land Use	R-M	R-0	R-1	R-2	R-3	R-3-R	Specific Use Regulations
Accessory Dwelling Unit	A	A	A	A	A	A	
Short-Term Rental	--	--	--	--	--	--	No Person shall post, publish, circulate, broadcast, or maintain any advertisement of a Short-Term Rental in any zone allowing residential uses. See Section 9104.02.300
Home Sharing	--	--	--	--	--	--	No Person shall post, publish, circulate, broadcast, or maintain any advertisement for Home Sharing in any zone allowing residential uses. See Section 9104.02.300
Agricultural Uses							
Urban Agriculture	A	A	A	A	A	A	See Subsection 9104.02.030 (Agricultural Uses –Urban Agriculture, Small Animal and Fowl, and Horses). See Subsection 9104.02.145 (Employee Housing)
Horse Keeping	A	A	A	--	--	--	
Small Animal and Fowl Keeping	A	A	A	--	--	--	
Education							
Schools, Private	C	C	C	C	C	C	May only be permitted as a Conditional Use, accessory to a Place of Religious Assembly.
Medical-Related and Care Uses							
Day Care, General	--	--	--	--	--	--	See Subsection 9104.02.080 (Day Care, General)
Day Care, Limited - Small Family	A	A	A	A	A	A	See Subsection 9104.02.100 (Day Care, Limited – Small Family)

Table 2-1 Allowed Uses and Permit Requirements for Residential Zones	P A M C --	Permitted Permitted as an Accessory Use Minor Use Permit Required Conditional Use Permit Required Not Allowed					
Land Use	R-M	R-0	R-1	R-2	R-3	R-3-R	Specific Use Regulations
Day Care, Limited - Large Family	A	A	A	A	A	A	See Subsection 9104.02.090 (Day Care, Limited – Large Family)
Employee Housing – Six or fewer persons	P	P	P	P	P	P	See Subsection 9104.02.145 (Employee Housing)
Residential Care Facility – Six or fewer persons	P	P	P	P	P	P	See Subsection 9104.02.260 (Residential Care Facilities)
Residential Care Facility – Seven or more persons	P	P	P	P	P	P	See Subsection 9104.02.260 (Residential Care Facilities)
Supportive Housing – Housing Type	-- P	-- P	-- P	P	P	P	
Supportive Housing – Residential Care Facility Small Type	P	P	P	P	P	P	
Transitional Housing – Housing Type	-- P	-- P	-- P	P	P	P	
Transitional Housing – Residential Care Facility Small Type	P	P	P	P	P	P	
Other Uses							
Antennas and Wireless Communication Facilities - Co-location or Panel	--	--	--	--	P	P	Exception: All facilities are permitted on City-owned properties and public rights-of-way. New standalone facilities are not permitted in Architectural Design (D) overlay zones. See also Subsection 9104.02.050 (Antennas and Wireless Communication Facilities)
Antennas and Wireless Communication Facilities - Standalone Facility	--	--	--	--	--	--	
Places of Religious Assembly	--	C	C	C	C	--	
Sports Courts (Private)	P	P	P	P	P	P	Must comply with Subsection 9104.02.330 (Sports Courts in Residential Zones)
Recharging Stations	A	A	A	A	A	A	
Utility Structures and Service Facilities	C	C	C	C	C	C	

9102.01.090 Development Standards in Multifamily Residential Zones (R-2, R-3, R-3-R)
Amended by Ord. No. 2347

New land uses and structures, and alterations to existing land uses and structures, shall be designed, constructed, and/or established in compliance with the requirements in Tables 2-1 ((Allowed Uses and Permit Requirements for Residential Zones) and 2-6 (Development Standards for Multifamily Residential Zones), and the development standards in Division 3 (Regulations Applicable to All Zones-Site Planning and General Development Standards). Additional regulations are denoted in the right hand column of Table 2-6. Development standards for accessory dwelling units are located in Section 9102.01.080 (Accessory Dwelling Units), garages and other parking areas are located in Section 9103.07 (Off-Street Parking and Loading).

Table 2-6
Development Standards for
Multifamily Residential Zones (R-2, R-3-R, R-3)

Development Feature	R-2	R-3-R	R-3	Additional Requirements
Lot Standards				
Minimum Lot Area (sq ft)	7,500	10,000	10,000	
Minimum Lot Width				
At Front Property Line	75 ft; 44 ft for cul-de-sac lots; 85 ft if reversed corner lot	100 ft	100 ft; 57 ft for cul-de-sac lots; 85 ft if reversed corner lot	
At Front Setback Line	75 ft; 85 ft if reversed corner lot	100 ft; 85 ft if reversed corner lot	100 ft; 85 ft if reversed corner lot	
Minimum Lot Depth	100 ft	100 ft	100 ft	

Structure Form and Location Standards				
Maximum Density	1 unit per 3,750 sf of lot area	1 unit per 1,450 sf of lot area	1 unit per 1,089~~450~~ sf of lot area (40 units/acre)	
Minimum Density	2 units per lot	none	1 unit per 2,200 sf of lot area (20 units/acre)	See Subsection 9102.01.100.A (Exceptions to Minimum Density in R-2 and R-3)
Minimum Setbacks				
Front	25 ft	25 ft	25 ft	For other setback regulations refer to Subsections 9103.01.060 (Setback Measurements and Exceptions), 9102.01.100 (Additional Residential Development Standards in Multifamily Zones), and Subsection
Side *Interior*	10 ft	10 ft	10 ft	
Corner and Reverse Corner (street side)	25 ft	25 ft	25 ft	
Rear	10 ft	10 ft	10 ft	
Maximum Lot Coverage	N/A	N/A	N/A	
Minimum Distance between Structures	6 ft	6 ft	6 ft	
Maximum Height	30 ft	18 ft	30 ft	
Maximum Street-Facing Porch Height	14 ft	14 ft	14 ft	
Minimum Open Space (sq ft per unit)	100	100	100	
Garages and Parking Areas	See Section 9103.07 (Off-Street Parking and			

Section 9102.03 – Commercial and Industrial Zones

Subsections:

9102.03.010 Purpose and Intent
9102.03.020 Land Use Regulations and Allowable Uses
9102.03.030 Development Standards
9102.03.040 Additional Development Standards in All Commercial and Industrial Zones
9102.03.050 Additional Regulations in C-R Zone
9102.03.060 Site Plan and Design Review
9102.03.070 Other Applicable Regulations

9102.03.010 Purpose and Intent

A. Purpose. The purpose of the Commercial and Industrial zones is to:

1. Provide appropriately located areas for a wide range of commercial, office, and industrial uses to ensure the stability of the City's economy; provide a variety of goods and services for residents, employees, and visitors; and increase employment opportunities close to home for current and future residents consistent with the General Plan; and

2. Ensure that new commercial, office, and industrial development is designed to minimize traffic and parking and impacts on surrounding residential neighborhoods, and is appropriate to the physical characteristics of the site and the area where the project is proposed.

B. C-O Professional Office Zone. The C-O zone is intended to provide sites for development as administrative, financial, business, professional, medical and governmental offices. This zone implements the General Plan Commercial designation.

C. C-G General Commercial Zone. The C-G zone is intended to provide areas for retail and service uses, offices, restaurants, public uses, and similar and compatible uses. This zone implements the General Plan Commercial designation.

D. C-R Regional Commercial Zone. The C-R zone is intended to serve a regional market through regional commercial uses, retail uses, entertainment, restaurants and other similar compatible uses within regional shopping malls. This zone implements the General Plan Regional Commercial designation.

E. M-1 Industrial Zone. The M-1 zone is intended to provide areas for an array of warehouse, distribution, light manufacturing, and assembly uses. This zone implements the General Plan Industrial designation.

9102.03.020 Land Use Regulations and Allowable Uses
Amended by Ord. No. 2375

A. Allowed Uses. Table 2-8 (Allowed Uses and Permit Requirements for Commercial and Industrial Zones) indicates the land use regulations for Commercial and Industrial zones and any permits required to establish the use, pursuant to Division 7 (Permit Processing Procedures). The regulations for each zone are established by letter designations as follows:

"P" represents permitted (allowed) uses.

"A" represents accessory uses.

"M" designates uses that require the approval of a Minor Use Permit subject to requirements of Section 9107.09 (Conditional Use Permits and Minor Use Permits) of this Development Code.

"C" designates uses that require the approval of a Conditional Use Permit subject to requirements of Section 9107.09 (Conditional Use Permits and Minor Use Permits) of this Development Code.

"--" designates uses that are not permitted.

B. Director Determination. Land uses are defined in Division 9 (Definitions). In cases where a specific land use or activity is not defined, the Director shall assign the land use or activity to a classification substantially similar in character. Land uses not listed in the table or not found to be substantially similar to the land uses below are prohibited.

C. Specific Use Regulations. Where the last column in Table 2-8 includes a Section, Subsection, or Division number, the regulations in the referenced Section, Subsection, or Division shall apply to the use.

Table 2-8
Allowed Uses and Permit Requirements for Commercial and Industrial Zones

P Permitted by Right (1)
A Permitted as an Accessory Use
M Minor Use Permit
C Conditional Use Permit
-- Not Allowed

Land Use	C-O	C-G	C-R	M-1	Specific Use Regulations
Business, Financial, and Professional					
Automated Teller Machines (ATMs)	P	P	P	--	
Check Cashing and/or Payday Loans	--	--	--	--	
Financial Institutions and Related Services	P	P	P	--	
Government Facilities	P	C	C	C	
Office, Business and Professional	P	P	P	A	In M-1, accessory office uses are limited to 25% of building floor area.
Eating and Drinking Establishments					
Bars, Lounges, Nightclubs, and Taverns	--	C	M	--	See Subsection 9104.02.040 (Alcoholic Beverage Sales)
Outdoor Dining (Incidental and on Public Property) – 12 seats or fewer	--	P	P	--	See Subsection 9104.02.230 (Outdoor Dining Uses on Public Property) and 9104.02.240 (Outdoor Dining-Incidental)
Outdoor Dining (Incidental and on Public Property) – more than 12 seats	M	M	P	--	See Subsection 9104.02.230 (Outdoor Dining Uses on Public Property) and 9104.02.240 (Outdoor Dining-Incidental)
Restaurant – Small (no alcohol)	P	P	P	M	
Restaurant – Large (no alcohol)	M	M	P	M	
Restaurant – Full or Limited Service With late hours – open between midnight and 6:00 AM	--	C	M	--	See Subsection 9104.02.150 (Extended Hours Uses)
Restaurant – Full or Limited Service, Serving Alcohol without late hours	M	M	P	--	See Subsection 9104.02.040 (Alcoholic Beverage Sales)
Restaurant – Full or Limited Service, Serving Alcohol with late hours	C	C	M	--	
Education					
Schools, Private	C	C	C	--	

Table 2-8 Allowed Uses and Permit Requirements for Commercial and Industrial Zones	P Permitted by Right (1) A Permitted as an Accessory Use M Minor Use Permit C Conditional Use Permit -- Not Allowed				
Land Use	C-O	C-G	C-R	M-1	Specific Use Regulations
Trade and Vocational Schools	--	C	M	C	
Tutoring and Education Centers	--	C	M	--	
Industry, Manufacturing and Processing, and Warehousing Uses					
Brewery and Alcohol Production	--	C	A	P	Allowed as an accessory use to a restaurant in C-R zone.
Data Centers	--	--	--	P	
Hazardous Waste Facilities	--	--	--	C	See Subsection 9104.02.160 (Hazardous Waste Facilities)
Food Processing	--	--	--	P	
Fulfillment Centers	--	--	--	P	
Light Industrial	--	--	--	P	
Heavy Industrial (under 40,000 square feet)	--	--	--	M	
Heavy Industrial (40,000 square feet and over)	--	--	--	C	
Recycling facilities					
Heavy processing	--	--	--	C	See Subsection 9104.02.250 (Recycling Facilities)
Large collection	--	--	--	C	
Light processing	--	--	--	M	
Reverse Vending Machine(s)	--	P	--	P	
Small collection	--	P	--	P	
Research and Development	--	P	--	P	
Storage – Accessory	A	A	A	A	
Storage – Outdoor	--	--	--	C	
Storage – Personal	--	--	--	C	
Vehicle Storage	--	--	--	M	
Retail Warehouse (under 40,000 square feet)	--	--	--	P	
Retail Warehouse (40,000 square feet and over)	--	--	--	M	
Wholesaling	--	--	--	P	
Medical-Related and Care Uses					
Day Care, General	A	C	C	--	See Subsection 9104.02.080 (Day Care, General)
Emergency Shelters	--	--	--	P	See Subsection 9104.02.140 (Emergency Shelters)

Table 2-8 Allowed Uses and Permit Requirements for Commercial and Industrial Zones	P = Permitted by Right (1); A = Permitted as an Accessory Use; M = Minor Use Permit; C = Conditional Use Permit; -- = Not Allowed				
Land Use	C-O	C-G	C-R	M-1	Specific Use Regulations
Hospitals	C	--	--	P	
Medical Clinics	M	M	P	P	
Medical and Dental Offices	P	P	P	P	
Residential Care Facilities – Seven or More Persons	~~C~~ P	~~C~~ P	--	--	See Subsection 9104.02.260 (Residential Care Facilities)
Supportive Housing, Residential Care Facility Large Type	C	C	--	--	
Transitional Housing, Residential Care Facility Large Type	C	C	--	--	
Recreation and Entertainment					
Arcade (Electronic Game Center)	--	C	P	--	
Commercial Recreation - Indoors	--	C	P	C	
Commercial Recreation - Outdoors	--	C	C	C	
Karaoke and/or sing-along uses	--	C	M	--	See Subsection 9104.02.190 (Karaoke and/or Sing-Along Uses)
Health/Fitness Facilities, Small	--	M	P	--	
Health/Fitness Facilities, Large	--	C	P	--	
Indoor Entertainment	C	C	P	C	
Studios – Art and Music	--	M	P	--	
Residential Uses					
Multifamily Dwelling	- -	P(1)	--	--	See Subsection 9102.11.050 (Residential Flex Overlay Zone)
Retail Uses					
Alcohol Beverage Sales					
Alcohol Sales, Off -Sale	--	C	M	--	
Alcohol Sales, Off-Sale, Accessory to Eating and Drinking Establishment Only	--	M	M	--	
Alcohol Sales, Off-Sale, Accessory to a Hotel Only	--	M	--	--	
Building Material Sales and Services	--	C	--	P	
Pawn Shop	--	--	--	--	
Pet Stores, inclusive of grooming services	--	P	P	P	No overnight animal keeping
Plant Nursery	--	P	M	P	
Recreational Equipment Rentals	P	P	P	P	
Retail Sales	P	P	P	C	

Retail Carts and Kiosks - Indoor	P	P	P	P	In C-R, indoor kiosks may be informational/unstaffed
Retail Carts and Kiosks - Outdoor	--	M	P	--	See Subsection 9104.02.110 (Displays and Retail Activities – Outdoor)
Secondhand Stores	--	C	P	C	
Swap Meets	--	C	--	C	

Table 2-8 Allowed Uses and Permit Requirements for Commercial and Industrial Zones	P Permitted by Right (1) A Permitted as an Accessory Use M Minor Use Permit C Conditional Use Permit -- Not Allowed				
Land Use	C-O	C-G	C-R	M-1	Specific Use Regulations
Vehicle Rentals	--	--	--	P	
Vehicle Sales – New	--	C	P	C	In C-R zone, may not exceed 10,000 square feet for any individual vehicle sales establishment.
Vehicle Sales – Used	--	C	P	--	In C-R zone, may not exceed 10,000 square feet for any individual vehicle sales establishment.
Service Uses					
Animal Boarding/Kennels	--	--	--	C	See Subsection 9104.02.200 (Kennels; Animal Board and Care)
Animal Grooming	--	P	P	--	
Bail Bond Services	--	--	--	--	
Funeral Homes and Mortuaries	--	C	--	--	
Hotel and Motel	--	C	--	--	
Maintenance and Repair Services, Large Appliance	--	P	--	P	
Maintenance and Repair Services, Small Appliance	--	P	P	P	
Personal Services, General	P	P	P	C	
Personal Services, Restricted	--	C	C	--	
Postal Services	P	P	P	P	
Printing and Duplicating Services	P	P	P	P	
Vehicle Repair and Services					
Service/Fueling Station	C	C	C	C	See Subsection 9104.02.280 (Service/Fueling Stations)
Vehicle Washing/Detailing	--	C	A	C	
Vehicle Repair, Major	--	--	--	P	
Vehicle Repair, Minor	--	M	P	P	
Veterinary Services	--	C	C	C	See Subsection 9104.02.200 (Kennels; Animal Board and Care)

Table 2-8 Allowed Uses and Permit Requirements for Commercial and Industrial Zones	P Permitted by Right (1) A Permitted as an Accessory Use M Minor Use Permit C Conditional Use Permit -- Not Allowed				
Land Use	C-O	C-G	C-R	M-1	Specific Use Regulations
Transportation, Communication, and Infrastructure Uses					
Antennas and Wireless Communication Facilities - Co-Location or Panel	P	P	P	P	Exception: All facilities are permitted on City-owned properties and public rights-of-way. New standalone facilities are not permitted in Architectural Design (D) overlay zones. See also Subsection 9104.02.050 (Antennas and Wireless Communication Facilities)
Antennas and Wireless Communication Facilities - Standalone Facility	--	C	C	C	
Car Sharing	P	P	P	M	Car sharing parking spaces may not occupy any space required for another use.
Off-Street Parking Facilities (not associated with a primary use)	P	P	P	C	Parking garages may front on Huntington Drive only when the ground floor adjacent to the street is constructed to accommodate commercial uses, not parking.
Recharging Stations	P	P	P	P	
Utility Structures and Service Facilities	P	P	P	P	Subject to Site Plan and Design Review pursuant to Section 9107.19 (Site Plan and Design Review).
Other Uses					
Assembly/Meeting Facilities, Public or Private	M	M	--	M	
Donation Box – Outdoor	M	M	--	M	See Subsection 9104.02.120 (Donation Box – Outdoor)
Drive-Through or Drive-Up Facilities	--	C	--	C	See Subsection 9104.02.130 (Drive-through and Drive-up Facilities)
Extended Hours Uses	C	C	M	C	See Subsection 9104.02.150 (Extended Hours Uses)
Places of Religious Assembly	M	M	--	M	
Stable, Public and Private	--	--	--	C	
Reverse Vending Machines – Consumer Goods	P	P	P	P	Allowed indoors only
Vending Machines	P	P	P	P	Allowed indoors only

Note:

1) Residential Uses Only Permitted if affordable units provided per the City's Density Bonus requirements (Section 9103.15).

Section 9102.05 – Downtown Zones

Subsections:

9102.05.010 Purpose and Intent
9102.05.020 Land Use Regulations and Allowable Uses in Downtown Zones
9102.05.030 Development Standards in Downtown Zones
9102.05.040 Additional Development Standards in Downtown Zones
9102.05.050 Mixed-Use Lot Consolidation Incentive Program
9102.05.060 Site Plan and Design Review
9102.05.070 Other Applicable Regulations

9102.05.010 Purpose and Intent
Amended by Ord. No. 2356

The purposes of the Downtown zones are to:

1. Promote mixed use residential, retail, and office development at locations that will support transit use; and

2. Promote commercial and mixed-use development that will foster and enhance surrounding residential neighborhoods by improving access to a greater range of facilities and services.

A. CBD Commercial Business District Zone. The Commercial Business District zone is intended to promote a strong pedestrian-oriented environment and to serve community and regional needs for retail and service uses, professional offices, restaurants, public uses, and other similar and compatible uses. Residential uses are permitted above ground floor commercial or adjacent to a commercial development. Both uses must be located on the same lot or on the same project site. This zone implements the General Plan Commercial designation.

B. MU Mixed Use Zone. The Mixed Use zone is intended to provide opportunities for commercial and residential mixed-use development that takes advantage of easy access to transit and proximity to employment centers, and encourages pedestrian activity. A wide range of integrated commercial and residential uses are appropriate. Residential uses are permitted above ground floor commercial or adjacent to a commercial development, or as standalone projects if affordable housing units are provided. ~~. Both uses must be located on the same lot or on the same project site, and exclusive residential structures are not allowed.~~ This zone implements the General Plan Mixed Use designation.

C. DMU Downtown Mixed Use Zone. The Downtown Mixed Use zone is intended to provide opportunities for complementary service and retail commercial businesses, professional offices, and residential uses located within the City's downtown. A wide range of commercial and residential uses are appropriate, oriented towards pedestrians to encourage shared use of parking, public open space, and interaction of uses within the zone. Residential uses are permitted above ground floor commercial or adjacent to a commercial development, or as standalone projects if affordable housing units are provided. ~~. Both uses must be located on the same lot or on the same project site, and exclusive residential structures are not allowed.~~ This zone implements the General Plan Downtown Mixed Use designation.

D. C-M Commercial Manufacturing Zone. The C-M zone is intended to provide areas for a complementary mix of light manufacturing businesses, minor vehicle service and repairs, and support office and retail uses. A wide range of small-scale industrial and quasi-industrial uses with minimal impact to surrounding uses are appropriate. Retail uses are limited to business services, food service, and convenience goods for those who work in the area. Residential uses are ~~not permitted in this zone~~ limited to various properties north of Downtown as allowed under the Downtown Mixed Use Overlay Zone. ~~–~~ This zone implements the General Plan Commercial/Light Industrial designation.

9102.05.020 Land Use Regulations and Allowable Uses in Downtown Zones
Amended by Ord. No. 2348 & 2356
Amended by Ord. No. 2369 & 2370
Amended by Ord. No. 2375

A. Allowed Uses. Table 2-10 (Allowed Uses and Permit Requirements for Downtown Zones) indicates the land use regulations for the Downtown zones and any permits required to establish the use, pursuant to Division 7

(Permit Processing Procedures). The regulations for each zone are established by letter designations as follows:

"P" represents permitted (allowed) uses.

"A" represents accessory uses.

"M" designates uses that require the approval of a Minor Use Permit subject to requirements of Section 9107.09 (Conditional Use Permits and Minor Use Permits) of this Development Code.

"C" designates uses that require the approval of a Conditional Use Permit subject to requirements of Section 9107.09 09 (Conditional Use Permits and Minor Use Permits) of this Development Code.

"UF" designates uses that are permitted on upper floors only, and are not allowed on the ground floor of a structure.

"--" designates uses that are not permitted.

B. Director Determination. Land uses are defined in Division 9 (Definitions). In cases where a specific land use or activity is not defined, the Director shall assign the land use or activity to a classification substantially similar in character. Land uses not listed in the table or not found to be substantially similar to the land uses below are prohibited.

C. Specific Use Regulations. Where the last column in Table 2-10 (Allowed Uses and Permit Requirements for Downtown Zones) includes a Section, Subsection, or Division number, the regulations in the referenced Section, Subsection, or Division shall apply to the use.

Table 2-10 Allowed Uses and Permit Requirements for Downtown Zones	P A C M -- (UF)	Permitted by Right Permitted as an Accessory Use Conditional Use Permit Minor Use Permit Not Allowed Upper Floor Permitted, Not Allowed on Ground Floor			
Land Use	CBD	MU	DMU	CM	Specific Use Regulations
Business, Financial, and Professional					
Automated Teller Machines (ATMs)	P	P	P	P	
Check Cashing and/or Payday Loans	--	--	--	-	
Financial Institutions and Related Services	M	M	M	-	
Government Facilities	C	C	C	C	
Offices, Business and Professional	P	P	P	P	
Eating and Drinking Establishments					
Accessory Food Service	A	A	A	A	
Alcohol Sales (On-site, Accessory Only)	M	M	M	M	
Bars, Lounges, Nightclubs, and Taverns	C	C	C	C	
Outdoor Dining (Incidental and on Public Property) – 12 seats or fewer	P	P	P	P	See Subsections 9104.02.230 (Outdoor Dining Uses on Public Property) and 9104.02.240 (Outdoor Dining – Incidental)
Outdoor Dining (Incidental and on Public Property) – more than 12 seats	M	M	M	M	See Subsections 9104.02.230 (Outdoor Dining Uses on Public Property) and 9104.02.240 (Outdoor Dining – Incidental)
Restaurant – Small (with no Alcohol Sales)	P	P	P	P	
Restaurant – Large (with no Alcohol Sales)	P	P	P	P	

Table 2-10
Allowed Uses and Permit Requirements for Downtown Zones

P = Permitted by Right
A = Permitted as an Accessory Use
C = Conditional Use Permit
M = Minor Use Permit
-- = Not Allowed
(UF) = Upper Floor Permitted, Not Allowed on Ground Floor

Land Use	CBD	MU	DMU	CM	Specific Use Regulations
Restaurant – Small or Large With late hours – open between midnight and 6:00 A.M.)	M	C	M	C	See Subsection 9104.02.150 (Extended Hours Uses)
Restaurant – Small or Large Serving Alcohol, within 150 ft of residential zone	M	M	M	M	See Subsection 9104.02.040 (Alcoholic Beverage Sales)
Restaurant – Small or Large Serving Alcohol, not within 150 ft of residential zone	P	M	P	M	
Education					
Schools, Public and Private	--	--	--	--	
Trade and Vocational Schools	C (UF)	--	C (UF)	C	
Tutoring and Education Centers	C (UF)	--	--	C (UF)	
Industry, Manufacturing and Processing, and Warehousing Uses					
Brewery and Alcohol Production, with-onsite tasting and associated retail commercial use	M	M	M	M	
Brewery and Alcohol Production	--	--	--	P	
Data Centers	--	--	--	C	
Food Processing	--	--	--	C	
Fulfillment Centers	--	--	--	C	
Light Industrial	--	--	--	P	
Warehouse Retail (under 40,000 square feet)	--	--	--	P	
Warehouse Retail (40,000 square feet and over)	--	--	--	C	
Recycling facilities					
Heavy processing	--	--	--	--	
Large collection	--	--	--	C	
Light processing	--	--	--	--	
Reverse Vending Machine(s)	--	--	--	P	
Small collection	--	--	C	P	
Research and Development	--	M	M	P	
Storage – Accessory	A	A	A	A	
Storage – Personal	--	--	--	M	
Wholesaling	--	--	--	P	
Medical-Related and Care Uses					
Day Care, General	--	--	--	C	
Hospitals and Medical Clinics	--	--	--	C	
Medical and Dental Offices	P	P	P	P	
Recreation and Entertainment					
Arcade (Electronic Game Center)	M	M	M	M	

Table 2-10 Allowed Uses and Permit Requirements for Downtown	P A C M -- (UF)	Permitted by Right Permitted as an Accessory Use Conditional Use Permit Minor Use Permit Not Allowed Upper Floor Permitted, Not Allowed on Ground Floor			
Land Use	CBD	MU	DMU	CM	Specific Use Regulations
Commercial Recreation	C	C	C	C	
Karaoke and/or sing-along uses	M	M	M	M	See Subsection 9104.02.190 (Karaoke and/or Sing-Along Uses)
Health/Fitness Facilities, Small	M	M	M	M	
Health/Fitness Facilities, Large	M (UF)	C	C	C	
Indoor Entertainment	M	M	M	M	
Studios – Art and Music	M	M	M	P	
Residential Uses					
Accessory Dwelling Unit	A	A	A		If the site currently has a single-family dwelling or a multifamily dwelling.
Live/Work Unit	M	M	M	--	See Subsection 9104.02.210 (Live/Work Units)
Multifamily Dwelling (2)	M	M	M	--	Permitted only in conjunction with a commercial use (See Section 9102,050.010) - Standalone rResidential uses are permitted if affordable housing units are provided (see footnote 2 below). ~~above ground floor commercial or adjacent to a commercial development. Both uses must be located on the same lot or on the same project site. See~~ See Map for C-M parcels with DMU overlay permitting residential use.-
Supportive Housing – Housing Type	~~M (UF)~~P	~~M (UF)~~P	~~M (UF)~~P	--	Transitional and supportive housing are permitted as a residential use and only subject to those restrictions that apply to other residential dwellings of the same type in the same zone.
Transitional Housing – Housing Type	~~M (UF)~~P	~~M (UF)~~P	~~M (UF)~~P	--	
Short-Term Rental	--	--	--	--	No Person shall post, publish, circulate, broadcast, or maintain any advertisement of a Short-Term Rental in any zone allowing residential uses. See Section 9104.02.300
Home Sharing	--	--	--	--	No Person shall post, publish, circulate, broadcast, or maintain any advertisement for Home Sharing in any zone allowing residential uses. See Section 9104.02.300
Retail Uses					
Alcohol Beverage Sales					
Alcohol Sales (off-sale)	M	M	M	C	See Subsection 9104.02.040 (Alcoholic Beverage Sales)
Alcohol Sales (off-sale, accessory only)	M	M	M	M	
Building Material Sales and Services	--	--	--	--	

Pawn Shop	--	--	--	--	
Plant Nursery	--	--	--	--	
Pet Stores, with inclusive of grooming services	P	P	P	P	Animal grooming shall be limited to 50% of the business. No overnight animal keeping.
Recreational Equipment Rentals	P	P	P	P	
Retail Sales	P	P	P	P	
Retail Carts and Kiosks – Indoor	P	P	P	P	
Retail Carts and Kiosks – Outdoor	M	M	M	M	See Subsection 9104.02.110 (Displays and Retail Activities – Outdoor)
Secondhand Stores	--	--	--	M	
Swap Meets	--	--	--	--	
Vehicle Rentals	--	--	--	P	
Vehicle Sales – New and/or Used	C	--	--	C	At least 50% of the vehicles sold or leased from the applicable site during each calendar year shall be new automobiles.
Service Uses					
Animal Boarding/Kennels	--	--	--	C	
Animal Grooming	M	M	M	M	
Bail Bond Services	--	--	--	--	
Funeral Homes and Mortuaries	--	--	--	--	
Hotels and Motels	C	C	C	C	
Maintenance and Repair Services, Large Appliance	--	--	--	P	
Maintenance and Repair Services, Small Appliance	P	P	P	P	
Personal Services, General	P	P	P	P	
Personal Services, Restricted	C	C	C	C	
Postal Services	P	P	P	P	
Printing and Duplicating Services	P	P	P	P	
Veterinary Services	--	--	--	C	
Vehicle Repair and Services					
Service/Fueling Station	C	--	--	--	
Vehicle Washing/Detailing	A	--	--	C	
Vehicle Repair, Major	--	--	--	M	
Vehicle Repair, Minor	A	--	--	P	
Transportation, Communication, and Infrastructure Uses					
Antennas and Wireless Communication Facilities - Co-location	P	P	P	P	Exception: All facilities are permitted on City-owned properties and public rights-of-way. New standalone facilities are not permitted in Architectural Design (D) overlay zones. See Subsection 9104.02.050 (Antennas and Wireless Communication Facilities)
Antennas and Wireless Communication Facilities – Panel	P	P	P	P	
Antennas and Wireless Communication Facilities - Standalone Facility	--	--	--	C	
Car Sharing	P	P	P	P	Car sharing parking spaces may not occupy any space required for another use.

Off-Street Parking Facilities (not associated with a primary use)	C	C	C	C	
Recharging Stations	P	P	P	P	

Table 2-10 Allowed Uses and Permit Requirements for Downtown Zones	P A C M -- (UF)	Permitted by Right Permitted as an Accessory Use Conditional Use Permit Minor Use Permit Not Allowed Upper Floor Permitted, Not Allowed on Ground Floor				
Land Use	CBD	MU	DMU	CM	Specific Use Regulations
Utility Structures and Service Facilities	P	P	P	P	Subject to Site Plan and Design Review pursuant to Section 9107.19 (Site Plan and Design Review).
Other Uses					
Assembly/Meeting Facilities, Public or Private	--	--	--	M	
Donation Box – Outdoor	--	--	--	M	
Extended Hours Use	M	C	M	C	See Subsection 9104.02.150 (Extended Hours Uses)
Places of Religious Assembly	--	--	--	M	
Drive-Through or Drive-Up Facilities	--	--	--	C	See Subsection 9104.02.130 (Drive-through and Drive-up Facilities)
Reverse Vending Machines – Consumer Goods	P	P	P	P	Allowed indoors only
Vending Machines	P	P	P	P	Allowed indoors only
Urban Agriculture	A	A	A	A	

(1) Accessory dwelling units are subject to the development standards in Subsection 9102.01.080.

*(2) Residential uses are permitted by right when 20% or more affordable units are provided for lower-income households. By-right development will not require a MUP, planned unit development permit, or other discretionary review or approval except for the **City's** Subdivision requirements and Objective Development Standards.*

9102.05.030 Development Standards in Downtown Zones

Amended by Ord. No. 2356

New land uses and structures, and alterations to existing land uses and structures, shall be designed, constructed, and/or established in compliance with the requirements in Table 2-10 (Allowed Uses and Permit Requirements for Downtown Zones) and Table 2-11 (Development Standards for Downtown Zones) and the development standards in Division 3 (Regulations Applicable to All Zones – Site Planning and General Development Standards). Additional regulations are denoted in the right- hand column of Table 2-11 (Development Standards for Downtown Zones); section and subsection numbers in this column refer to other sections and subsections of this Code.

Table 2-11
Development Standards for Downtown Zones

Development Feature	CBD[1]	MU	DMU[1]	CM	Additional Requirements
Lot Standards					
Minimum Lot Area	5,000 sf	5,000 sf	10,000 sf	5,000 sf	
Structure Form and Location Standards					

Maximum Residential Density	80 units/acre	5030 units/acre	80 units/acre	Residential not allowed except for parcels with a DMU or RF Overlay	See Note (3) below.
Minimum Residential Density		40 units/acre	20 units/acre	N/A20 units/acre	Accommodate a minimum of 16 units per site.
Maximum FAR (2)	1.0	1.0	1.0	0.5	
Minimum Storefront Width	25 ft	N/A	N/A	N/A	
Minimum Setback					

Table 2-11
Development Standards for
Downtown Zones

Development Feature	CBD[1]	MU	DMU[1]	CM	Additional Requirements
Front or adjacent to a street	0 ft (10 ft maximum)	0 ft (10 ft maximum)	0 ft (10 ft maximum)	10 ft	
Side (Interior)					
Abutting nonresidential or mixed-use zone	0 ft	0 ft	0 ft	0 ft	
Abutting residential zone	10 ft	10 ft	10 ft	10 ft	
Side (Street side)	0 ft (10 ft maximum)	0 ft (10 ft maximum)	0 ft (10 ft maximum)	5 ft	
Rear					
Abutting Nonresidential or Downtown zone	0 ft	0 ft	0 ft	0 ft	
Abutting residential zone	20 ft	15 ft	15 ft	10 ft	
Maximum Height	60 ft	6040ft	60 ft	40 ft	
Minimum Open Space for Residential Uses	100 sf per unit	100 sf per unit	100 sf per unit	N/A	See Subsection 9102.05.040.D (Open Space Requirements for Residential Uses in CBD, MU, and DMU Zones)

Notes:
(1) See City Center Design Plan for additional design guidelines.
(2) FAR maximum is applicable only to nonresidential component of a development.
(3) Utilize DMU Zone development standards for a residential project located on a C-M zoned parcel within the DMU Overlay area and use the RF Development standards for a residential project located on a C-M zoned parcel within the RF Overlay area.

9102.05.040 Additional Development Standards in Downtown Zones
Amended by Ord. No. 2356

A. Commercial Uses along Street Frontages. In order to maintain an active pedestrian environment within all Downtown Zones, commercial uses shall be encouraged, but not required along street frontages. Residential may be permitted above ground floor commercial or adjacent to a commercial development, where allowed per Table 2-10 and in compliance with development standards set forth in Table 2-11.

B. Setbacks When Abutting a Residential Zone

1. When abutting a residential zone, no portion of any structure shall encroach through a plane projected from an angle of 45 degrees, as measured at the ground level along the residentially zoned abutting property line.

2. Where a property line abuts a dedicated alley which separates the property from abutting residential zoned property, the setback shall be measured from the centerline of the alley, and no portion of any structure shall encroach through a plane projected from an angle of 45 degrees, as measured at the ground level along the centerline of the alley.

C. No Parking within Front and/or Street Side Setbacks. No parking shall be allowed within required front and/or street side setbacks, or within any landscaped area not designated as a driveway or vehicle parking area.

D. Minimum Ground Floor Height. The minimum ground-floor height for structures with commercial uses on the ground floor

shall be not less than 12 feet, six inches.

E. Open Space Requirements for Residential Uses in CBD, MU and DMU Zones

1. Type. Open space shall be in the form of private or common open space via balconies, courtyards, at-grade patios (rear and side of the units), rooftop gardens, or terraces.

2. Minimum Dimension. Balconies that are 30 inches or less in width or depth shall not be counted as open space.

3. Encroachment. Balconies that project over a public right-of-way shall be subject to approval by the City Engineer.

F. Roof Decks. Roof decks are permitted, subject to Site Plan and Design Review, in the MU and DMU zones provided that roof decks meet the following development standards:

1. Location. Roof decks shall be set back five feet from all building lines of the structure. The building line shall be measured from the roof edge of the story directly below the deck.

2. Height Limits. The guardrail and other objects, whether permanent or temporary, which rest upon the roof deck such as patio furniture, landscaping, swimming pool features, and storage, shall be allowed to exceed the maximum height limit specified in Subsection 9102.05.030 (Development Standards in Downtown Zones) by up to five feet. Exterior stairways and other access features such as stairwells or elevators for access to roof decks shall not exceed the residential zoning district's height limit by more than 10 feet and shall be architecturally integrated into the design of the structure.

3. Screening. The roof deck area shall be appropriately designed so as not to be visible from all sides of the structure or from the grade below. Appropriate screening shall be architecturally compatible with and integrated into the existing structure as determined by the Director. The solid screening may include roofing, solid parapet walls, or other methods architecturally compatible with the design of the structure.

4. Architecturally Compatible. The roof deck shall be architecturally compatible with the existing exterior materials and colors of the existing structure, and appear as an integral part of the roof system.

5. Furniture. All furniture and accessories located on a roof deck shall be secured as necessary to prevent wind damage or dislocation.

9102.05.050 Mixed-Use Lot Consolidation Incentive Program

To encourage the assemblage of smaller lots into larger lots that can be developed more efficiently into a mixed-use project, the following incentives may be provided to a qualifying development at the Director's discretion:

A. Waiver of planning permit application fees.
B. Priority in permit processing.

9102.05.060 Site Plan and Design Review

Structures erected or modified to accommodate the land use activities listed in Division 2 (Zones, Allowable Uses, and Development Standards) shall require the approval of a Site Plan and Design Review subject to the requirements of Section 9107.19 (Site Plan and Design Review) of this Development Code.

9102.05.070 Other Applicable Regulations

In addition to the requirements contained in this Section 9102.05 (Downtown Zones), regulations contained in the following Divisions may apply to development in mixed use zones.

Division 2 – Zones, Allowable Uses, and Development Standards (Section 9102.11 Overlay Zones)
Division 3 – Regulations Applicable to All Zones - Site Panning and General Development Standards
Division 4 – Regulations for Specific Land Uses and Activities

Section 9102.07 – Special Use Zone (Santa Anita Racetrack)

Subsections:

9102.07.010 Purpose and Intent
9102.07.020 Land Use Regulations and Allowable Uses
9102.07.030 Development Regulations Specific to S-1
9102.07.040 Site Plan and Design Review – S-1
9102.07.050 Other Applicable Regulations

9102.07.010 Purpose and Intent

The Special Use (S-1) zone is intended to provide for the continued operation of the Santa Anita Racetrack and to allow for horseracing, related activities, and authorized special events. This zone implements the General Plan Horse Racing designation.

9102.07.020 Land Use Regulations and Allowable Uses
Amended by Ord. No. 2375

A. Allowed Land Uses. Table 2-12 (Allowed Uses and Permit Requirements for Special Purpose Zones) establishes the land use regulations for the Special Use zone and any permits required to establish the use, pursuant to Division 7 (Permit Processing Procedures). The regulations for the zone are established by letter designations as follows:

"P" represents permitted (allowed) uses.

"A" represents accessory uses.

"M" designates uses that require the approval of a Minor Use Permit subject to requirements of Section 9107.09 (Conditional Use Permits and Minor Use Permits) of this Development Code.

"C" designates uses that require the approval of a Conditional Use Permit subject to requirements of Section 9107.09 (Conditional Use Permits and Minor Use Permits) of this Development Code.

"--" designates uses that are not permitted.

For Temporary Uses, see Subsection 9102.07.020.D (Permitted Uses Exception).

B. Director Determination. Land uses are defined in Division 9 (Definitions). In cases where a specific land use or activity is not defined, the Director shall assign the land use or activity to a classification substantially similar in character. Land uses not listed in the table or not found to be substantially similar to the land uses below are prohibited.

C. Specific Use Regulations. Where the last column in Table 2-12 (Allowed Uses and Permit Requirements for Special Purpose Zones) includes a Section, Subsection, or Division number, the regulations in the referenced Section, Subsection, or Division shall apply to the use.

Table 2-12 Allowed Uses and Permit Requirements for Special Purpose Zones	P A M C --	Permitted by Right Permitted as an Accessory Use Minor Use Permit Conditional Use Permit Not Allowed
Land Use	S-1	Specific Use Regulations
Eating and Drinking Establishments		
Bars, Lounges, Nightclubs, and Taverns	P	Shall be located within Grandstand Structure for non-horse racing activities and not open to the public between 1:00 AM and 10:00 AM. See Subsection 9104.02.040 (Alcoholic Beverage Sales)
Restaurant, Large or Small, with or without On-Sale Alcohol	P	Shall be located within Grandstand Structure for non-horse racing activities. Year-round usage of the restaurant is permitted.
Events		
Assembly/Meeting Facilities, Public or Private and Places of Religious Assembly	P	
Food and Beverage Events	P	
Filming Activities	P	
Non-profit and Public/Quasi Public Events	P	
Seasonal Sales	P	
Vehicle Sales, New	P	
Recreation		
Daytime Sports and Athletic Events (live)	P	
Horse Breeding, Training, and Shows	P	
Ride and Drives	P	
Sporting Event Viewing (not live)	P	Subject to performance standards of Subsection 9102.07.020.F (Allowed Special Event/Temporary Uses).
Residential		
~~Caretaker Units~~	~~P~~	~~Permitted when associated with horse-racing activities.~~
Employee Housing	P	See Subsection 9104.02.145 (Employee Housing)
Transportation, Communication, and Infrastructure Uses		
Antennas and Wireless Communication Facilities – Co-location or Panel	P	Exception: All facilities are permitted on City-owned properties and public rights-of-way. New standalone facilities are not permitted in Architectural Design (D) overlay zones. See also Subsection 9104.02.050 (Antennas and Wireless Communication Facilities)
Antennas and Wireless Communication Facilities - Standalone Facility	C	
Car Sharing	P	Car sharing parking spaces may not occupy any space required for another use.
Construction Offices	P	

Table 2-12 Allowed Uses and Permit Requirements for Special Purpose Zones	P A M C --	Permitted by Right Permitted as an Accessory Use Minor Use Permit Conditional Use Permit Not Allowed
Land Use	S-1	Specific Use Regulations
Recharging Stations	P	
Off-Street Parking Facilities (not associated with a primary use)	P	Includes long-term parking and short-term film crew and base camp parking and other short-term private/public parking arrangements.
Other Uses		
Vending Machines	P	Allowed indoors only
Reverse Vending Machines – Consumer Goods	P	Allowed indoors only

D. Permitted Uses Exception. The Director shall review all proposed individual events and activities listed as Permitted Uses in Subsection 9102.07.020.B (Director Determination). Permitted uses listed in Table 2-12 (Allowed Uses and Permit Requirements for Special Purpose Zones) that exceed 10,000 people at any given time and/or that the Director finds to have additional impacts may be subject to a Temporary Use Permit pursuant to Section 9107.23.

E. Allowed Special Event/Temporary Uses

1. Temporary Use Permit Required. Any use not listed as a permitted use in Table 2-12 12 (Allowed Uses and Permit Requirements for Special Purpose Zones) and not held in conjunction with live racing is required to apply for a Temporary Use Permit subject to the requirements of Section 9107.23 (Temporary Use Permits) of this Development Code. A Temporary Use Permit is not required for any temporary uses, individual events, and activities that are held within any of the parking lot, infield area and/or paddock area during a live racing event.

2. Types of Events. Temporary Uses allowed in the S-1 zone and subject to a Temporary Use Permit shall include, but are not limited to the following:

   a. Circuses, carnivals, and fixed-run traveling or seasonal shows;
   b. Concerts and outdoor entertainment;
   c. Cultural, lifestyle, music, and technology festivals;
   d. Sporting events and shows;
   e. Farmers' Markets, antique shows, and craft fairs;
   f. Movie festivals and premiers;
   g. Planned helicopter landings and air shows;
   h. Parades, cycling and running/walking events;
   i. Specialty auto, truck, motorcycle and recreational vehicle shows; and
   j. Trade shows and expos.

3. Location. Temporary uses are not permitted within the parking lots, unless otherwise allowed by Temporary Use Permit.

4. Number of Events. Temporary events on Racetrack properties are limited to two simultaneous events, regardless of whether the event is listed as a Permitted Use in Table 2-12 (Allowed Uses and Permit Requirements for Special Purpose Zones) or as an Allowed Special Event/Temporary Use by Subsection 9102.07.020.F.2 (Types of Events), unless all events are less than 5,000 persons and as otherwise approved by the Director.

5. Conditions of Approval and Referral to Council. The Director may place conditions on any use or event, or may refer any application for such use or event to the City Council for consideration. Conditions of approval may include, but are not limited to the following:

   a. Additional setbacks and buffers;

b. Restrictions on outdoor lighting;
c. Restriction of points of vehicular and/or pedestrian ingress and egress;
d. Regulation of noise, vibration, odors, etc
e. Regulation of the number, height and size of structures, equipment and/or signs;
f. Limitation of the hours and/or days of the proposed use;
g. If special sales are proposed, limitations on the locations where sales may occur, the number of vendors, and the types of goods sold; and
h. If food sales are located outside, a requirement that all appropriate health department permits have been secured and are in good standing.

F. Sporting Event Viewing (not live) Performance Standards. The following performance standards shall be applied to allowable activities using a satellite feed, as identified in Subsection 9102.07.020 (Land Use Regulations and Allowable Uses).

1. Hours and Number of Persons. No persons, other than employees of the race track, shall be allowed in the unenclosed areas of the grandstand and race track between the hours of 6:00 pm and 8:00 am, except that between 6:00 pm and 8:00 am, up to 3,500 patrons of the racetrack may occupy the outside box seat, Club Court, and Turf Club areas existing at the racetrack as of May 2, 2000, in order to watch and listen to individual televisions located at tables therein or to view the big screen monitor in the infield of the racetrack.

2. No Outdoor Sound Amplification. There shall be no outdoor sound amplification or use of outdoor loudspeakers between the hours of 6:00 p.m. and 8:00 a.m., unless approved by a Temporary Use Permit.

3. Closed Windows. Windows in the enclosed restaurant located within the grandstand structure shall be closed between the hours of 6:00 p.m. and 8:00 a.m.

4. Parking Fee. There shall be no parking fee for events taking place after 6:00 p.m. The northerly parking lot shall not be utilized for patron parking.

9102.07.030 Development Regulations Specific to S-1

A. General. New land uses and structures, and alterations to existing land uses and structures, shall be designed, constructed, and/or established in compliance with the requirements in this Section—unless a Master Plan or Specific Plan has been approved—and the development standards in Division 3 (Regulations Applicable to All Zones). Standards for accessory structures are outlined in Subsection 9103.03.050 (Canopy Structures).

B. Development Standards

1. Floor Area Ratio. The maximum permitted floor area ratio (FAR) is 0.3.

2. Height Limit and Lot Size. No height limit or minimum lot size is established for this zone.

C. Additional Setbacks

1. Huntington Drive Setback. Other than service/fueling stations, no building or structure shall be located closer than 150 feet to the outside edge of the Huntington Drive right-of-way.

2. Setback for Stables. No stable or other building or structure for the shelter of horses or other animals shall be located within 250 feet of any public street or highway.

9102.07.040 Site Plan and Design Review – S-1

A. Applicability and Authority. Structures erected or modified to accommodate the land use activities listed in Division 2 (Zones, Allowable Uses, and Development Standards), including issuance of a building permit or sign permit, approval or conditional approval of a conditional use permit, variance or modification with respect to any and all exterior alterations, additions and new construction, installation of exterior lighting for the infield and parking areas, and installation of perimeter

and parking lot landscaping and signing improvements, shall require the approval of a Site Plan and Design Review subject to the requirements of Section 9107.19 (Site Plan and Design Review) of this Development Code and this Section. In the S-1 Zone, the review and approval, conditional approval or disapproval shall be by the Commission and Council, except as noted in Subsection 9102.07.040.C (Administrative Design Review). The provisions of this Section shall not apply to building permits for work which is located entirely within a building and which does not alter the external appearance of the building.

B. Design Review Procedures. The following design review procedures are intended to implement the goals of the City's General Plan and the following purposes:

C. Ensure that the architectural design of any additions, exterior alterations and new structures, and their materials and colors are visually harmonious and compatible with the existing racetrack architectural design and functionally build upon the racetrack's attributes.

D. Ensure that the location and configuration of structures are visually harmonious with their sites and with surrounding sites and structures and do not dominate their surroundings to an extent inappropriate to their use.

1. Ensure that new buildings and structures respect the architectural and cultural heritage represented by the existing racetrack buildings.

2. Ensure that the grandstands remain recognizable from key locations along the perimeter of the racetrack.

3. Ensure that the design and location of signs and their materials and colors are consistent with the character and scale of the buildings to which they are attached or which are located on the same site and ensure that signs are visually harmonious with surrounding development.

E. Administrative Design Review. The Director shall have the authority to review and approve, conditionally approve, or disapprove applications for:

1. Minor exterior alterations not affecting the architectural integrity of the existing grandstand façade
2. Minor modifications to existing housing for racetrack employees
3. Minor improvements directed towards stabling and care of thoroughbreds
4. Minor exterior lighting plans within the infield and parking areas
5. Landscaping improvements
6. Minor sign improvements

9102.07.050 Other Applicable Regulations

In addition to the requirements contained in this Chapter 9102.07 (Special Use Zone), regulations contained in the following Chapters may apply to development in special use zones.

Division 2 – Zones, Allowable Uses, and Development Standards (Section 9102.11 Overlay Zones)
Division 3 – Regulations Applicable to All Zones – Site Panning and General Development Standards
Division 4 – Regulations for Specific Land Uses and Activities

Section 9102.11 – Overlay Zones

Subsections:

9102.11.010 D - Architectural Design Overlay Zone
9102.11.020 DO Downtown I Overlay Zone
9102.11.030 DTP - Downtown Parking Overlay Zone
9102.11.040 H Special Height Overlay Zone
9102.11.050 RF Residential Flex Overlay Zone
9102.11.060 RTE Race Track Event Overlay Zone
9102.11.070 P Vehicle Parking Overlay Zone
9102.11.080 DMU Downtown Mixed Use Overlay Zone

9102.11.050 RF Residential Flex Overlay Zone

A. Purpose and Intent. The Residential-Flex "RF" Overlay Zone is established to provide for greater flexibility in land use planning and to maximize the housing types and styles at a more affordable price range than may be possible under the strict application of other sections of this Division. The RF Overlay Zone provides the option to build a residential project in a commercial zone. Given the state of commercial development throughout the City and region, there are locations that may benefit from this flexibility; also, a residential project may serve as a catalyst for other types of development in the surrounding area. The RF Overlay Zone is intended to maintain compatibility between residential and non-residential uses on adjacent lots through development standards and design guidelines. The standards in this section are applicable to stand-alone residential projects only; all other projects are subject to the requirements of the underlying zoning designation.

B. Allowed Uses. In addition to the land use regulations of the underlying zone, ~~residential uses shall be permitted in the RF Overlay zone with the review and approval of a Conditional Use Permit pursuant to the requirements of Section 9107.09 (Conditional Use Permits and Minor Use Permits) of this Development Code.~~allow residential developments by-right when 20 percent or more of the units are affordable to lower income households on sites identified as part of the Residential Flex Overlay Zone. By-right development will not require a CUP, planned unit development permit, or other discretionary review or approval except for the City's Subdivision requirements and Objective Development Standards. Refer to Section 9103.15.030 of the Code for additional incentives and concessions for affordable housing development.

C. Development Standards. New land uses and structures, and alterations to existing land uses and structures, shall be designed, constructed, and/or established in compliance with the requirements in Table 2-15 (Development Standards for Residential Flex Overlay Zone) and the development standards in Division 3 (Regulations Applicable to All Zones – Site Planning and General Development Standards). Additional regulations are denoted in the right hand column of Table 2-15 (Development Standards for Residential Flex Overlay Zone).

Table 2-15

Development Standards for Residential Flex Overlay Zones

Development Feature	~~R-F~~ Live Oak	Las Tunas	Commercial General (CG)[2]	Additional Requirements
Maximum Height	~~40~~	60 ft		See Subsection 9103.01.050 (Height Measurements and Exceptions)
Residential Density				
Maximum	~~30 units/acre or 1 unit/1,450 sf~~50 units/acre			
Minimum	~~20 units/acre or 1 unit/2,200~~ 30 units/acre			
Minimum Setbacks (1)				
Front or adjacent to a street	10 ft			
Side (interior)	10 ft			
Side (Street side)	10 ft			
Distance between Structures – Minimum	6-ft			Or as may otherwise be required by the Fire Code
Minimum Open Space for Residential Uses	100 sf per unit			See Subsection 9102.11.050.F (Open Space)

Notes:
(1) Refer to Section H for additional setback provisions.
(2) Residential units are permissible if affordable units are provided per the City's Density Bonus requirements (Section 9103.15). Properties within the CG zone with a Residential Flex Overlay may only be developed with residential uses if identified in the available sites list within the 6th Cycle Housing Element Update on file in the Development Services Department.

D. No Parking within Front and/or Street Side Setbacks. No parking shall be allowed within required front and/or street side setbacks, or within any landscaped area not designated as a driveway or vehicle parking area.

~~D.~~E. Parking Requirements. New residential development in the R-F Overlay Zones shall require a minimum of 1 space per studio unit and 1.5 spaces per unit. Unless parking reductions or modifications are allowed in compliance with provisions identified, parking spaces shall be provided in compliance with Table 3-3 (Off-Street Parking Requirements: Residential Uses).

~~E.~~F. Laundry Facilities. If an area for installation of laundry facilities is not provided in every unit, a common laundry area shall be provided with a minimum of one washer and one dryer for each eight units. The common laundry area shall be centrally located to the units served.

~~F.~~G. Open Space

1. Type. Open space shall be in the form of private or common open space via balconies, courtyards, at-grade patios (rear and side of the units), rooftop gardens, or terraces.

2. Minimum Dimension. Balconies that are 30 inches or less in width or depth shall not be counted as open space.

3. Encroachment. Balconies that project over a public right-of-way shall be subject to approval by the City Engineer.

~~G.~~H. Special Setback and Stepback Requirements. The purpose and intent of this section is to provide minimum standards for property line setbacks and building stepbacks in cases where existing residential development is adjacent to new construction within the RF Overlay to protect adjacent residential neighborhood integrity and character. These special requirements apply to residential uses that were in existence at the time of adoption of these special provisions. The following standards shall apply:

1. Adjacent to Existing Residential

a. 10-foot minimum building setback from property line (See "A" in Figure 2-B)

b. 3-foot minimum building stepback for building heights greater than 30-feet (See "B" and "C" In Figure 2-B), when significant adjacent view impacts can be demonstrated.

c. Appropriate planting, trees or other natural materials shall be provided within the view plane of adjacent residential uses.

i. All plantings or other natural materials shall be at full maturity within 1 year of installation and shall be maintained in a manner that preserves its natural state.

ii. Planting materials shall be primarily evergreen and shall limit shedding or loss of leaves during winter months.

iii. Deciduous trees and plantings shall be limited in a manner that does not demonstrably impact the screening from adjacent properties.

2. Exceptions. Special exceptions may be granted to setback, stepback and screening requirements through the processing of a modification application if the following can be demonstrated by the project applicant. All exception requests shall be subject to the provisions of the City's adopted Objective Design Standards.

a. The setback standards preclude the applicant from reaching minimum densities and can be demonstrated conclusively by the applicant
b. The standards preclude the development of affordable housing units and can be demonstrated conclusively by the applicant.
c. Unique site conditions or factors that may preclude the ability to comply with setback standard and/or the installation of landscape screening.

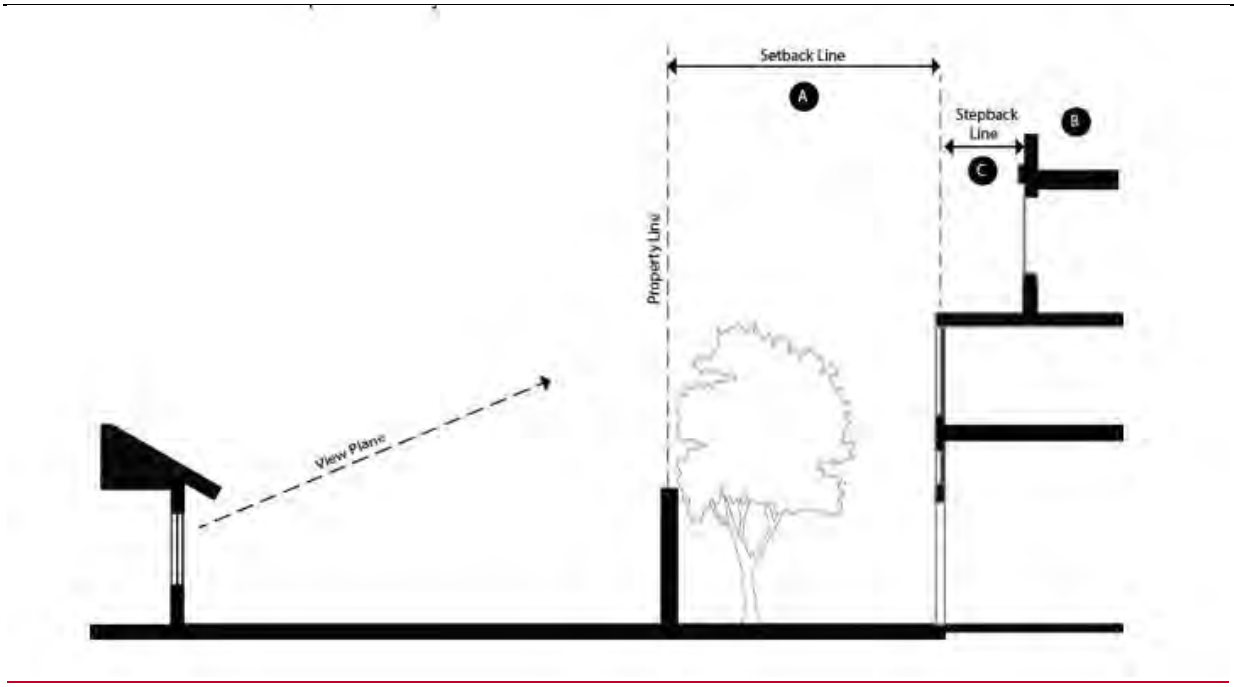


Figure 2-B: Setback and Step Back Provisions

I. Design Review

1. Applicability. Structures erected or modified to accommodate the land uses allowed by this Section shall require the approval of a Site Plan and Design Review subject to the requirements of Section 9107.19 (Site Plan and Design Review) of this Development Code.

~~(H)~~ 2. Design Review Criteria. The project design shall be compatible with the scale and quality of development within the underlying zone and surrounding area. In conducting a review of projects subject to the requirements of this Section, the Review Authority may utilize design guidelines/criteria that have been adopted by the City in order to provide guidance to project proponents on how to best achieve the City's expectations for quality development; implementation of the applicable General Plan goals and policies; and maintenance of the public health, safety, general welfare and property throughout the underlying zone. Existing land uses shall be considered in the review of projects utilizing the Residential Flex Overlay Zone. Neighborhood Serving Retail, such as supermarkets/grocery stores shall be retained and integrated into new projects to the extent feasible to maintain commercial retail and services to serve the needs of the local and surrounding community.

9102.11.080 DMU - Downtown Mixed Use Overlay Zone

Amended by Ord. No. XXXX

A. Purpose and Intent. The Downtown Mixed Use Overlay Zone (DMU) is established as an overlay on commercial manufacturing (C-M) zoned parcels adjacent to the existing Downtown Mixed-Use Zone in the Downtown area. The DMU Overlay Zone provides opportunities for high density residential projects in a commercial zone to revitalize the downtown district. Given the state of commercial development throughout the City and region, there are locations that may benefit from this flexibility; also, a residential project may serve as a catalyst for other types of development in the surrounding area. The Downtown Mixed Use Overlay Zone is intended to provide opportunities for more intense residential uses on commercial parcels that encourages transit-oriented development in proximity to transit centers, employment centers, and commercial uses.

B. Allowed Uses. Any use permitted in the Downtown Mixed Use Overlay zone will conform to the use regulations established within the zone to which the overlay is applied. Residential uses are allowed subject to the development standards mentioned in Section 9102.11.080(C)(1) below.

C. Development Standards. All development regulations in the Downtown Mixed Use Overlay zone will conform to the standards established within the underlying zone where the overlay is applied, with the following exceptions:

1. Utilize development standards for Downtown Mixed Use (DMU) zones if a residential project is developed with units affordable to low- and lower-income households. Refer to Table 2-11 Development Standards for Downtown Zones.

D. Incentives for Affordability Provisions. Allow residential developments by-right when 20 percent or more of the units are affordable to lower income households. By-right development will not require a MUP, planned unit development permit, or other discretionary review or approval except for the City's subdivision requirements and Objective Design Standards. Refer to Section 9103.15.030 of the Code for additional incentives and concessions for affordable housing development.

Section 9102.13 – Specific Plans

Subsections:

9102.13.010 Purpose and Intent
9102.13.020 Effect of Specific Plan Zone
9102.13.030 Required Contents of a Specific Plan
9102.13.040 Land Use and Development Standards
9102.13.050 Establishment of Specific Plan Zones

9102.13.010 Purpose and Intent

The Specific Plan (SP) zone is established to implement Sections 65450 through 65457 of the California Government Code. As provided for in the Government Code, a Specific Plan is designed to provide for flexibility, innovative use of land resources and development, a variety of housing and other development types, and an effective and safe method of pedestrian and vehicular circulation. A Specific Plan may be adopted for any property or group of properties meeting the criteria set forth in this Division and Section 9107.21 (Specific Plans). The Specific Plan zone shall apply to all properties lying within the bounds of a specific plan that has been adopted by resolution or ordinance of the Council.

9102.13.020 Effect of Specific Plan Zone

Once adopted, a specific plan shall govern all use and development of properties within the bounds of that specific plan. Where a specific plan is silent with regard to particular development standards, the provisions of this Code shall govern. The Director shall have the authority to determine which 9103.07 of this Code apply where a specific plan is silent.

9102.13.030 Required Contents of a Specific Plan

The required contents of a specific plan shall be as set forth in Government Code Section 65450 et seq.

9102.13.040 Land Use and Development Standards

Each adopted specific plan establishes the land use regulations and development standards applicable to the properties within the specific plan. To the extent that any development standard is not provided by an individual specific plan, such standard shall be in accordance with the provisions of the zone in this Division that most closely resembles the zone in the specific plan.

9102.13.050 Establishment of Specific Plan Zones

Adopted specific plans in Arcadia are listed below. These specific plans define the development standards and guidelines for each corresponding specific plan zone.

A. SP-SA1 (Hale Medical Center). The Hale Medical Center Specific Plan regulates the development and design of the Hale Medical Center structure and is designated SP-SA1 on the Zoning Map. Regulations and design elements for the SP-SA1 zone, with related implementing actions, are set forth in the Hale Medical Center Specific Plan.

B. SP-SP (Seabiscuit Pacifica). The Seabiscuit Pacifica Specific Plan regulates the development and design of structures within the Seabiscuit Pacifica Specific Plan, designated SP-SP on the Zoning Map. Land use regulations, development standards, and required design elements for the SP-SP zone, with related implementing actions, are set forth in the Seabiscuit Pacifica Specific Plan.

C. SP-ALC (Arcadia Logistic Center). The Arcadia Logistic Center Specific Plan regulates the development and design of structures within the Arcadia Logistic Center Specific Plan, designated SP-ALC on the Zoning Map. Land use regulations, development standards, and required design elements for the SP-ALC zone, with related implementing actions, are set forth in the Arcadia Logistic Center Specific Plan.

D. SP-AP (Arroyo Pacific School). The Arroyo Pacific Specific Plan regulates the development and design of structures within the Arroyo Pacific Specific Plan; designated SP-AP on the Zoning Map. Land use regulations, development standards, and required design elements for the SP-AP zone, with related implementing actions, are set forth in the Arroyo Pacific Specific Plan.

Division 3:
Regulations Applicable to All Zones – Site Planning and General Development Standards

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9103.01.010 Off-Street Parking for Residential Uses
Amended by Ord. No. 2347
Amended by Ord. No. 2375

A. Number Required. Unless off-street parking reductions are allowed in compliance with provisions identified, off-street parking spaces shall be provided in compliance with Table 3-3 (Off-Street Parking Requirements: Residential Uses). These standards shall be considered the minimum required to preserve the public health, safety, and welfare of the community. An increase or decrease in the parking requirements may be determined by the Review Authority in particular circumstances where these requirements are inadequate for a specific project. These cases shall be determined through a parking study as outlined in this Division.

B. Off-Street Parking Requirement Calculations. Table 3-3 (Off-Street Parking Requirements: Residential Uses) establishes the off-street parking requirements for number of spaces. Except as otherwise specifically stated, the following rules apply:

1. "Square feet" or "sf" shall mean "square feet of floor area" and refer to floor area as defined in Division 9 (Definitions), unless otherwise specified.

2. Any fractional parking space greater than or equal to one-half shall be rounded to the next whole number. If the fraction is less than 0.49 of a space, the total number of spaces shall be rounded down to the nearest whole number.

C. Off-Street Residential Parking Requirements for Residential Uses

1. Uses Not Listed. The number of parking spaces required for land uses not specifically listed shall be determined by the Director based on common functional, product, or compatibility characteristics and activities. The determination is considered a formal interpretation of the Development Code and shall be decided and recorded accordingly. The interpretations shall have the same force of law as the provisions of this Section. Any inclusion of land uses in this Section shall be defined and included in Division 9 (Definitions), and shall be included in the land uses in Division 2 (Zones, Allowable Uses, and Development Standards).

Table 3-3
Off-Street Parking Requirements:
Residential Uses

Land Use	Minimum Parking Spaces Required
Single-Family Dwellings (Attached and Detached) and Two-Family Dwellings	• 2 spaces per dwelling unit in a garage for units less than 5,000 square feet in size with up to 4 bedrooms • 3 spaces per dwelling unit in a garage for units 5,001 square feet or more in size and/or with 5 or more bedrooms (1)
Accessory Dwelling Unit	Refer to Section 9102.01.080
Multifamily Dwellings	For the R-2, R-3 and R-3-R Zones: • 2 covered spaces per unit, plus guest parking as follows: • 1 guest parking space for every 2 units For the Residential Flex Overlay Zones: • 1 space per studio unit • 1.5 spaces per unit
Mixed Use Units	• 1 space per studio unit • 1.5 spaces per unit • 1 guest space for every 3 units
Live/Work Units	1 space per unit and 1 space per 1,000 square feet of nonresidential floor area

Senior Housing (when restricted to age 62 and older)	For senior affordable apartment housing: 1 space per unit, and 1 guest space for every 4 units for assisted living facilities: 1.5 spaces per unit For senior market rate housing: 2 spaces per unit

Notes:

(1) A tandem parking space may be allowed to satisfy the third required, or any non-required, parking space, subject to Design Review approval.

(2) Parking standards shall not be imposed on an accessory dwelling unit in any of the following circumstances:
   a. The accessory dwelling unit is located within one-half mile of public transit
   b. The accessory dwelling unit is located within an architecturally and historically significant historic district
   c. The accessory dwelling unit is part of the existing primary residence or an existing accessory structure
   d. When on-street parking permits are required but not offered to the occupant of the accessory dwelling unit
   e. When there is a car sharing vehicle located within one block of the accessory dwelling unit

.

2. Residential Use: When Required Covered or Garage Parking Cannot Be Provided. Apart from the requirements for parking in a garage contained in Table 3-3 (Off-Street Parking Requirements: Residential Uses) for residential uses, wherever required covered or garage parking cannot be provided due to physical limitations on a property, an alternative parking arrangement for the remaining required parking can be arranged by the approval of an Administrative Modification subject to the requirements of Section 9107.05 (Administrative Modifications).

D. Parking Location

1. Parking spaces shall be designed, constructed, and maintained in a manner that does not preclude direct and free access to stairways, walkways, elevators, any pedestrian way, and fire safety equipment.

2. Vehicle parking (and access thereto) shall be provided on a permanently paved surface.

3. When required off-street parking spaces are provided on a separate lot from the building or land use, Subsection 9103.07.090 (Shared/Joint Use and Off-site Parking) shall apply.

9103.01.020 Mixed-Use (Nonresidential and Residential Combined) Parking Standards
Amended by Ord. No. 2375

A. Mixed-Use with Residential. This subsection applies to mixed-use developments as defined in Division 9 (Definitions) and where allowed by Division 2 (Zones, Allowable Uses, and Development Standards).

1. The number of parking stalls provided shall be as outlined in Tables 3-3, 3-5, 3-6, 3-7, and 3-8.

2. No more than 50 percent of the required guest parking spaces for the residential units may be shared with the required commercial parking spaces.

3. The parking for the residential use required to be in a fully enclosed garage in compliance with Table 3-3 may be provided within an underground or aboveground parking structure rather than a garage.

4. With the exception of the guest parking, parking for the residential uses shall be provided and maintained separate and secure from the on-site public parking.

5. A 25 percent reduction may be applied to the project for all commercial uses if the parking area is located within 1,320 feet of a light rail station.

6. If affordable residential units are proposed with mixed-use developments, refer to Section 9103.15.030 of the Arcadia Municipal Code for incentives and concessions to parking standards.

Section 9103.15 – Density Bonuses for Affordable and Senior Housing

Subsections:

9103.15.010 Purpose and Applicability
9103.15.020 Density Bonus
9103.15.030 Incentives and Concessions
9103.15.040 Findings
9103.15.050 Application Requirements
9103.15.060 Location and Type of Designated Uses

9103.15.010 Purpose and Applicability

This Section is intended to implement the housing element of the general plan and the requirements of Government Code Sections 65915 through 65918, offering incentives for the development of affordable housing for low-income, moderate-income, and senior citizen households., as well as housing developments for foster youth, disabled veterans, homeless persons, and college students. Where regulations are not specifically addressed in this Section or where conflicts exist between these provisions and the provisions of Government Code Sections 65915 through 65918, the provisions of the Government Code, as they may be amended over time, shall apply.

9103.15.020 Density Bonus

Density bonus refers to a density increase over the otherwise maximum allowable residential density established by this Development Code and in the Land Use and Community Design Element of the General Plan as of the date of application by the developer, and is in accordance with the affordability levels proposed in the project, consistent with density bonus law provisions contained in Government Code Sections 65915-65918.

In order to be eligible for a density bonus and other incentives as provided by this Section, a proposed housing development shall comply with the eligibility requirements specified in Government Code Sections 65915 through 65918. A density bonus and applicable incentives or concessions shall be granted if an applicant for a housing development seeks and agrees to construct a development that contains low-income, very low-income, moderate-income, and/or senior housing units, and it is consistent with one of the following as the required percentages of which are outlined set forth in Government Code Section 65915(b)(1):

- At least 5% of the for-sale or rental housing units are restricted to very low-income residents.
- At least 10% of the for-sale or rental housing units are restricted to lower income residents.
- At least 10% of the housing units in a for-sale development are restricted to moderate income residents.
- At least 33% of the housing units in a proposed condominium project (from an apartment conversion) are restricted to low or moderate income residents, or at least 15% of the housing units are restricted to lower income residents.
- 100% of the housing units (other than manager's units) are restricted to very low, lower and moderate-income residents (with a maximum of 20% moderate).
- At least 10% of the housing units are for transitional foster youth, disabled veterans or homeless persons, with rents restricted at the very low-income level. The ten percent shall be subject to a recorded affordability restriction of 55 years and shall be provided at the same affordability level as very low income units.
- At least 20% of the housing units are for low-income students in housing dedicated for full-time students at accredited colleges. "Lower -income students" is defined in Government Code Section 65915(o)(4~~3~~).
- The project donates at least one acre of land to the city or county for very low-income units, and the land has the appropriate general plan designation, zoning, permits and approvals, and access to public facilities needed for such housing.
- The project is a senior citizen housing development of at least 35 units (no affordable units required).
- The project is a mobile home park age-restricted to senior citizens (no affordable units required).

Replacement Housing. Developers obtaining a density bonus are required to replace existing units which are occupied by very low- or lower-income households, at the time of the density bonus application. Developers are also required to replace existing units which were occupied by very low- or lower-income households that have been demolished or vacated within a five-year period preceding the density bonus application. The housing development must also meet the applicable affordable housing standards, including the replacement units.

9103.15.030 Incentives and Concessions

A. Determination of Density Bonus. The amount of a density bonus and the extent of other incentives allowed for a proposed housing development shall be determined by the Council in compliance with Government Code Section 65915. If a density bonus or other incentives cannot be accommodated on a site due to strict compliance with the provisions of this Development Code, the Council may modify or waive other development standards as necessary to accommodate all bonus units and other incentives to which the development is entitled.

B. Calculating Density Bonus. The calculation of a density bonus in compliance with this subsection that results in fractional units shall be rounded up to the next whole number, as required by State law. For the purposes of calculating a bonus, the residential units do not have to be based upon individual subdivision maps or lots. A minimum density bonus of 20% and up to 80% above the maximum density will be calculated as follows:

Affordable Unit Percentage	Very Low Income Density Bonus	Low Income Density Bonus	Moderate Income Density Bonus	Land Donation Density Bonus	Senior Housing*	Foster Youth/ Disabled Veterans/ Homeless	College Students
5%	20%	-	-	-	20%	-	-
6%	22.5%	-	-	-	20%	-	-
7%	25%	-	-	-	20%	-	-
8%	27.5%	-	-	-	20%	-	-
9%	30%	-	-	-	20%	-	-
10%	32.5%	20%	5%	15%	20%	20%	-
11%	35%	21.5%	6%	16%	20%	20%	-
12%	38.75%	23%	7%	17%	20%	20%	-
13%	42.5%	24.5%	8%	18%	20%	20%	-
14%	46.25%	26%	9%	19%	20%	20%	-
15%	50%	27.5%	10%	20%	20%	20%	-
16%	50%	29%	11%	21%	20%	20%	-
17%	50%	30.5%	12%	22%	20%	20%	-
18%	50%	32%	13%	23%	20%	20%	-
19%	50%	33.5%	14%	24%	20%	20%	-
20%	50%	35%	15%	25%	20%	20%	35%
21%	50%	38.75%	16%	26%	20%	20%	35%
22%	50%	42.5%	17%	27%	20%	20%	35%
23%	50%	46.25%	18%	28%	20%	20%	35%
24%	50%	50%	19%	29%	20%	20%	35%
25%	50%	50%	20%	30%	20%	20%	35%
26%	50%	50%	21%	31%	20%	20%	35%
27%	50%	50%	22%	32%	20%	20%	35%
28%	50%	50%	23%	33%	20%	20%	35%
29%	50%	50%	24%	34%	20%	20%	35%
30%	50%	50%	25%	35%	20%	20%	35%
31%	50%	50%	26%	35%	20%	20%	35%

32%	50%	50%	27%	35%	20%	20%	35%
33%	50%	50%	28%	35%	20%	20%	35%
34%	50%	50%	29%	35%	20%	20%	35%
35%	50%	50%	30%	35%	20%	20%	35%
36%	50%	50%	31%	35%	20%	20%	35%
37%	50%	50%	32%	35%	20%	20%	35%
38%	50%	50%	33%	35%	20%	20%	35%
39%	50%	50%	34%	35%	20%	20%	35%
40%	50%	50%	35%	35%	20%	20%	35%
41%	50%	50%	38.75%	35%	20%	20%	35%
42%	50%	50%	42.5%	35%	20%	20%	35%
43%	50%	50%	46.25%	35%	20%	20%	35%
44%	50%	50%	50%	35%	20%	20%	35%
100%**	80%	80%	80%	35%	20%	20%	35%

* No affordable units are required for senior units.
** Applies when 100% of the total units (other than manager's units) are restricted to very low, lower and moderate income (maximum 20% moderate).

C. Density Bonus for Childcare

Housing development that provide a child care facility on the premises of, as part of, or adjacent to the project and conforms with Government Code Section 65915(b)(1) are eligible for a separate density bonus equal to the size of the childcare facility. The childcare facility must remain in operation for at least the length of the affordability covenants. A percentage of the childcare spaces shall be made available to low and moderate income families.

D. Density for Condominium Conversion

A condominium conversion is eligible for density bonus of up to 25% over the number of apartment units, where the additional dwellings are within the existing structure or structures, or other incentives of equivalent financial value, if the condominium conversion project provides at least 33% for the total units to low or moderate income households or 15% of the units to lower income households.

E. Other Incentives

1. Applicant-specified Concessions or Incentives. An applicant may submit to the City a request for specific incentives or concessions in compliance with this Section.

2. Required Incentives or Concessions. A qualifying project shall be entitled to one or more "incentives" or "concessions", depending on their proposed levels of affordability, as allowed by Government Code Section 65915, in addition to the density bonus allowed as follows:

Number of incentives or concessions	Extremely Low Income percentage	Very Low Income percentage	Lower Income percentage	Moderate Income percentage	Lower Income Students (Student Housing Development)

1	5%	5%	10%	10%	20%
2	10%	10%	17%	20%	--
3	15%	15%	24%	30%	--
4*	100% Low/Very Low/Mod (20% Moderate allowed)	100% Low/Very Low/Mod (20% Moderate allowed)	100% Low/Very Low/Mod (20% Moderate allowed)	100% Low/Very Low/Mod (20% Moderate allowed)	--

*If the project is located within one-half mile of a major transit stop or is located in a very low vehicle traffic area in a designated county, the applicant shall also receive a height increase of up to three additional stories, or 33 feet.

Note: "Lower income households" includes very low income households, as defined in Government Code Section 50105, and extremely low income households, as defined in Government Code Section 50106.

3. Types of Available Concessions or Incentives. A qualifying project may request available incentives or concessions in addition to the density bonus from the following categories:

   a. Expedited review process for developers applying for Federal and State Tax Credits if a percentage of the units are designated to extremely low income households as shown in the table above; or
   b. Expedited permit processing, fee waivers and deferrals for projects targeted for persons with developmental disabilities; or
   c. Expedited review process, fee waivers and deferrals, or other regulatory incentives or concessions proposed by the developers for the development of senior housing and services at the discretion of the Reviewing Authority; or
   ~~a.~~d. A reduction in the site development standards of this Development Code (e.g., site coverage, off-street parking requirements, reduced lot dimensions, and/or setback requirements); or
   ~~b.~~e. Other regulatory incentives or concessions proposed by the developer or the City that will result in identifiable and actual cost reductions.

4. Additional Concessions or Incentives. The Council shall have the discretion to approve additional concessions or incentives to a qualifying project based on the superior merits of that particular project, as determined by the Council. If a development standard would physically prevent the project from being constructed at the permitted density even with approved concessions and incentives, a developer may propose to have that standard waived or reduced. A proposal for the waiver or reduction of development standards shall neither reduce nor increase the number of incentives or concessions to which the applicant is entitled to per Section 2 above, unless the concession is to the development standards.

5. Required Findings to Reject Concession or Incentive. The Council shall grant the concession or incentive requested by the applicant unless the Council makes a written finding, based upon substantial evidence, of any of the following:

    a. The concession or incentive is not required in order to provide for affordable housing costs, as defined in Health and Safety Code Section 50052.5, or for rents for the targeted units to be set in compliance with Government Code Section 65915(c); or

    b. The concession or incentive would have a specific adverse impact, as defined by Government Code Section 65589.5(d)(2), upon public health and safety, or on any real property listed in the California Register of Historical Resources and for which there is no feasible method to satisfactorily mitigate or avoid the specific adverse impact without rendering the development unaffordable to low- and moderate-income households~~.~~; or

    c. The concession or incentive would be contrary to state or federal law.

F. Effect of Incentive or Concession. The granting of a concession or incentive shall not be interpreted, in and of itself, to require a General Plan amendment, Zoning Map amendment, or other discretionary approval.

G. Maximum Parking Requirements. Affordable housing projects benefit from parking standards that require fewer parking spaces than typical market-rate housing projects. Upon the developer's request, the City shall not require a vehicular parking ratio, inclusive of accessible and guest parking, that exceed the following ratios:

1. Studio to one-bedroom: 1 parking space per unit.
2. Two to three bedrooms: 1.5 parking spaces per unit.
3. Four or more bedrooms: 2.5 parking spaces per unit.

If total parking calculations result in a number other than a whole number, then parking calculations shall be rounded up to the nearest whole number. Requesting these parking standards does not count as an incentive or concession. An applicant may request additional parking incentives beyond those included in this section. A waiver of reduction of certain development fees, or modifications of parking standards may be requested to promote the development of affordable housing. ~~-~~Onsite spaces may be provided through tandem or uncovered parking, but not on-street parking.

1. Other Parking Requirements. Lower parking ratios apply to specified projects (although the City may require higher parking ratios if supported by a specified parking study):

Project Type	Parking Spaces Required
Rental/for sale projects with at least 11% very low income or 20% lower income units within ½ mile of an accessible major transit stop	0.5 spaces per unit
For sale projects with at least 40% moderate income units within ½ mile of an accessible major transit stop	0.5 spaces per bedroom
Rental projects 100% affordable to lower income within ½ mile of an accessible major transit stop	0 spaces per unit
Rental senior projects 100% affordable to lower income households, either with paratransit service or within ½ mile of an accessible bus route (operating at least 8 times per day)	0 spaces per unit
Rental special needs projects 100% affordable to lower income households, either with paratransit service or within ½ mile of an accessible bus route (operating at least 8 times per day)	0 spaces per unit
Rental supportive housing developments100% affordable to lower income households	0 spaces per unit

H. Housing Restrictions

1. Rental Units – Affordable rental units must be restricted by an agreement which sets maximum incomes and rents for that unit. The income and rent restrictions must remain in place for a 55 year term for very low or lower income units.

2. For Sale Units – Affordable units for sale must be sold at an affordable housing cost to a person or family of very low, low or moderate income, as required, and is subject to an equity sharing agreement pursuant to Government Code Section 65915(c)(2).

9103.15.040 Findings

In addition to the findings required for the approval of Site Plan and Design Review and any discretionary permit required for the project, the approval of a density bonus shall require that the Planning Commission makes a recommendation to the City Council. The City Council will make all of the following findings and will decide all Density Bonus applications.

A. The project will be consistent with the General Plan, except as provided by this Section with regard to maximum density, density bonuses, and other incentives and concessions;

B. The approved number of dwellings can be accommodated by existing and planned infrastructure capacities;

C. Adequate evidence exists to indicate that the project will provide affordable housing in a manner consistent with the purpose and intent of this Section;

D. In the event that the City does not grant at least one financial concession or incentive as defined in Government Code Section 65915 in addition to the density bonus, that additional concessions or incentives are not necessary to ensure affordable housing costs as defined in Health and Safety Code Section 50052.5, or for rents for the targeted units to be set as specified in Government Code Section 65915(c); and

E. There are sufficient provisions to guarantee that the units will remain affordable for the required time period.

9103.15.050 Application Requirements

A. Site Plan and Design Review. An application for Site Plan and Design Review pursuant to Section 9107.19 (Site Plan and Design Review) of this Code shall be required for any density bonus request.

B. Continued Availability. The application for the density bonus project shall include the procedures proposed by the developer to maintain the continued affordability of the designated lower-income units as follows. These provisions shall apply to both rental and for-sale ownership units.

1. Development Projects with Public Funding. A project that receives a direct financial contribution or other financial incentives from a public source (including the City, the Department of Housing and Urban Development, or State tax credit program), and a density bonus in compliance with this Section, shall maintain the availability of the designated lower-income units for a minimum of 55 years, as required by Government Code Sections 65915(c).

2. Private Development Projects—Density Bonus Only. Privately financed projects that receive a density bonus from the City shall maintain the availability of the designated lower-income units for a minimum of 55 years. Privately financed projects that receive a density bonus from the City and include for-sale units shall maintain the availability of any lower-income or moderate-income units for a minimum of 45 years.

9103.15.060 Location and Type of Designated Uses

A. Location/Dispersal of Units. The designated units shall be reasonably dispersed throughout the project to the maximum extent feasible, shall contain on average the same number of bedrooms as the non-designated units in the project, and shall be compatible with the design or use of remaining units in terms of appearance, materials, and finished quality.

B. Phasing. If a project is to be phased, the density bonus units shall be phased in the same proportion as the non-density bonus units, or phased in another sequence acceptable to the City.

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Regulations for Specific Land Uses and Activities

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9104.02.140 Emergency Shelters

A. Purpose and Applicability. Consistent with Government Code § 65582, 65583(a) and 65589.5, all California cities are required to identify a zone in which to permit emergency shelters as a matter of right. The purpose of regulating the siting of emergency shelters is to ensure the development of emergency shelters do not adversely impact adjacent parcels or the surrounding neighborhood, and shall be developed in a manner which protects the health, safety, and general welfare of nearby residents and businesses while providing for the housing needs of the homeless. In compliance with Government Code Section 65573 subdivision (a)(4), emergency shelters shall be a permitted use as a matter of right, without the requirement of a conditional use permit or other discretionary permits in applicable zoning classifications that permit residential uses and residential mixed uses, as specified in AMC Division 2: Zones, Allowable Uses, and Development Standards.

Permit processing, development, and management standards applied in this section shall not be deemed to be discretionary acts within the meaning of the California Environmental Quality Act (Division 13 (commencing with Section 21000) of the Public Resources Code).

~~B. Use Standards~~

~~1. No emergency shelter shall contain more than 30 beds and shall serve no more than 30 homeless persons at any one time.~~

~~2. Occupancy by an individual or family may not exceed 180 consecutive days unless the management plan provides for longer residency by those enrolled and regularly participating in a training or rehabilitation program. Services shall be provided to assist residents to obtain permanent shelter, income, and services. No individual or household may be denied emergency shelter because of an inability to pay.~~

~~3. Adequate external lighting shall be provided for security purposes. The lighting shall be stationary and directed away from adjacent properties and public rights-of-way. The intensity shall comply with standard City performance standards for outdoor lighting.~~

~~4. Onsite management of the facility shall be required during all open hours of operation.~~

~~5. The emergency shelter provider/operator shall have a written management plan including, as applicable, provisions for staff training, neighborhood outreach, transportation issues, security, screening to ensure compatibility with services provided at the facility, and for training, counseling, and treatment programs for resident.~~

~~6. The emergency shelter facility shall demonstrate that it is in and maintains in good standing with County and/or State licenses, if required by these agencies for the owner(s), operator(s), and/or staff on the proposed facility.~~

B. Development and Use Standards. The development and use standards set forth in Division 3 for the zone in which the emergency shelter is located shall apply, unless otherwise specified here.

Emergency shelters may only be subject to those development standards that apply to residential or commercial development within the same zone except that the City of Arcadia provides the following objective standards for emergency shelters:

1. No emergency shelter shall contain more than 30 beds and shall serve no more than 30 homeless persons at any one time.

2. Longer residency by those enrolled and regularly participating in a training or rehabilitation program. Services shall be provided to assist residents to obtain permanent shelter, income, and services. No individual or household may be denied emergency shelter because of an inability to pay.

3. Adequate external lighting shall be provided for security purposes. The lighting shall be stationary and directed away from adjacent properties and public rights-of-way. The intensity shall comply with standard City performance standards for outdoor lighting.

4. No more than one emergency shelter shall be permitted within a radius of 300 feet of another such facility.

5. Interior on-site waiting and client intake areas must be at least 200 square feet. Outdoor onsite waiting areas may be a maximum of 100 square feet, and must be located within 50 feet of the public right-of-way.

6. Parking and outdoor facilities shall be designed to provide security for residents, visitors, and employees.

7. The development may provide one or more of the following specific common facilities for the exclusive use of the residents:

   a. Central cooking and dining room(s)
   b. Recreation room
   c. Counseling center
   d. Child care facilities
   e. Other support services deemed appropriate by the Director

~~1.~~8. Provide sufficient on-site parking for emergency shelters to accommodate all empolyees in the emergency shelter, Parking standards described in Section 9103.07 (Off-Street Parking and Loading) shall not require more parking for emergency shelters than other residential or commercial uses within the same zone.

~~3. Adequate external lighting shall be provided for security purposes. The lighting shall be stationary and directed away from adjacent properties and public rights-of-way. The intensity shall comply with standard City performance standards for outdoor lighting.~~

~~71. No more than one emergency shelter shall be permitted within a radius of 300 feet of another such facility.~~

~~82. Interior on-site waiting and client intake areas must be at least 200 square feet. Outdoor onsite waiting areas may be a maximum of 100 square feet, and must be located within 50 feet of the public right-of-way.~~

~~39. Parking and outdoor facilities shall be designed to provide security for residents, visitors, and employees.~~

~~104. The development may provide one or more of the following specific common facilities for the exclusive use of the residents:~~

~~a. Central cooking and dining room(s)~~
~~b. Recreation room~~
~~c. Counseling center~~
~~d. Child care facilities~~
~~e. Other support services deemed appropriate by the Director~~

~~115. Provide sOn site parking for emergency shelters shall be provided empolyeesas set forth inParking standards described in Section 9103.07 (Off-Street Parking and Loading)shall .~~

C. Management Standards. Emergency shelters may only be subject to those management standards that apply to residential or commercial development within the same zone except that the City of Arcadia provides the following objective standards for emergency shelters:

1. The emergency shelter provider/operator shall have a written management plan including, as applicable, provisions for staff training, neighborhood outreach, transportation issues, security, screening to ensure compatibility with services provided at the facility, and for training, counseling, and treatment programs for resident.

2. Onsite management of the facility shall be required during all open hours of operation.

3. The emergency shelter facility shall demonstrate that it is in and maintains in good standing with County and/or State licenses, if required by these agencies for the owner(s), operator(s), and/or staff on the proposed facility.

9104.02.145 Employee Housing

A. Purpose and Applicability. Consistent with California Health and Safety Code 17021.5, 17021.6, and 17021.8, the Employee Housing Act requires cities to establish administrative requirements for the construction and maintenance of employee housing, as defined in Section 9109.01.060 of the Municipal Code.

B. Standards. For the zones in which employee housing is permitted in Division 2, the following standards shall apply:

1. Employee housing for six or fewer employees shall be treated as a single-family structure and permitted in the same manner as other dwellings of the same type in the same zone.
2. Employee housing consisting of no more than 12 units or 36 beds will be permitted in the same manner as other agricultural uses in the same zone.

Division 7: Permit Processing Procedures

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Section 9107.03 – Application Processing Procedures

Subsections:

9107.03.010 Purpose and Intent
9107.03.020 Application Submittal
9107.03.030 Eligible Applicants
9107.03.040 Submittal Requirements
9107.03.050 Filing Fees and Requirements
9107.03.060 Initial Application Completeness Review
9107.03.070 Environmental Assessment
9107.03.080 Application Review and Determinations

9107.03.010 Purpose and Intent

Amended by Ord. No. 2347
Amended by Ord. No. 2363
Amended by Ord. No. 2375

A. This Division provides procedures and requirements for the preparation, filing, and initial processing of the land use permit applications required by the City and specified in this Development Code.

B. Table 7-1 (Review Authority), identifies the Review Authority responsible for reviewing and making decisions on each type of application required by this Development Code.

Table 7-1
Review Authority

Type of Action	Applicable Code Section	Role of Review Authority (1)		
		Director	Commission	Council
Legislative Actions				
Development Agreements and Amendments	9107.11	Recommend (1)	Recommend	Decision
Development Code Amendments	9108.03	Recommend (1)	Recommend	Decision
General Plan Amendments	9108.03	Recommend (1)	Recommend	Decision
Specific Plans and Amendments	9107.21	Recommend	Recommend	Decision
Zoning Map Amendments	9108.03	Recommend	Recommend	Decision
Planning Permits and Approvals and Administrative Actions				
Administrative Modifications	9107.05	See Table 7-2 for specified thresholds		
Certificates of Demolition	9107.07	Decision	Appeal	Appeal
Conditional Use Permits	9107.09	Recommend	Decision (2)(4)	Appeal
Home Occupation Permits	9107.13	Decision (3)	Appeal	Appeal
Interpretations	9101.03	Decision (3)	Appeal	Appeal
Minor Use Permits	9107.09	Decision (3)	Appeal	Appeal
Planned Developments	9107.15	Recommend	Decision (4)	Appeal
Reasonable Accommodations	9107.17	Decision ~~(3)~~	Appeal	Appeal
Sign Permits	9103.11	Decision (3)	Appeal	Appeal
Site Plan and Design Review (See Table 7-3 for specified thresholds.)	9107.19	Decision (3)	Decision/ Appeal (4)	Appeal
Site Plan and Design Review: Homeowners Association Areas (See Table 7-4 for specified thresholds.)	9107.20	Decision (6)	Appeal	Appeal
Temporary Use Permits	9107.23	Decision (3)	Appeal	Appeal

Protected Tree Permits				
Removal of Dead, Diseased, and Hazardous Tree	9110.01	Decision	Appeal	Appeal
Tree Encroachment	9110.01	Decision	Appeal	Appeal
Removal of Healthy Tree	9110.01	Decision	Appeal	Appeal
Variances	9107.25	Recommend	Decision (4)	Appeal
Zoning Clearances (ADU)	9107.27	Issue	Appeal(5)	Appeal(5)

Notes:
(1) "Recommend" means that the Review Authority makes a recommendation to a higher decision making body; "Decision" means that the Review Authority makes the final decision on the matter; "Issue" means that the Review Authority grants the Zoning Clearance after confirming compliance with all applicable provisions of this Development Code; and "Appeal" means that the Review Authority may consider and decide upon appeals to the decision of an earlier decision making body, in compliance with Section 9108.07 (Appeals).
(2) The final Review Authority for a Conditional Use Permit granting a Density Bonus, in compliance with Section 9107.03 (Application Processing Procedures) shall be the Council, with the Commission first making a written recommendation to the Council.
(3) The Director may defer action and refer the request to the Commission for consideration and final decision.
(4) The Commission may defer action and provide a recommendation to the Council for consideration and final decision.
(5) A Zoning Clearance (ADU) may only be appealed if a determination pursuant to 9103.070.050.D.4.a or 9107.27.030.D.1 has been made.
(6) For Site Plan and Design Review: Homeowners Association Areas, the Director Review shall include reviews by the Director under the City Review process, reviews by the HOA ARB Chairperson under the Short Review process and reviews by the HOA Architectural Review Board under the Regular Review process

9107.03.020 Application Submittal

A. Concurrent Filing. An applicant for a development project that requires the filing of more than one application (e.g., Conditional Use Permit, Tentative Map, etc.), shall file all related applications concurrently, together with all application fees required by Subsection 9107.03.050 Filing Fees Requirements), below, unless these requirements are waived by the Director.

B. Concurrent Processing. Multiple applications for the same project shall be processed concurrently, and shall be reviewed, and approved or denied by the highest Review Authority designated by this Development Code for any of the applications. For example, a project for which applications for Zoning Map Amendment and a Conditional Use Permit are filed shall have both applications decided by the Council, instead of the Commission being the final decision making authority for the Conditional Use Permit as otherwise required by Table 7-1 (Review Authority), above. In the example cited, the Commission would still hear all of the applications (the Zoning Map Amendment and the Conditional Use Permit) and forward recommendations to the Council.

C. Pre-Application Conference

1. A prospective applicant is strongly encouraged to request a pre-application conference with the Director or designated Department Staff member before completing and filing a permit application required by this Development Code.

2. The purpose of a pre-application conference is to generally:

   a. Inform the applicant of City requirements as they apply to the proposed project;

   b. Discuss the City's review process, possible project alternatives, or modifications; and

   c. Identify information and materials the City will require with the application, including any necessary technical studies and information anticipated for the environmental review of the project.

3. Neither the pre-application review nor the provision of information and/or pertinent policies shall be construed as either a recommendation for approval or denial of the application or project by the City's representative.

4. Failure of the City's representative to identify all required studies or all applicable requirements at the time of pre-application review shall not constitute a waiver of those studies or requirem

Section 9107.17 – Reasonable Accommodation

Subsections:

9107.17.010 Purpose and Intent
9107.17.020 Applicability
9107.17.030 Application Requirements
9107.17.040 Review Authority
9107.17.050 Review Procedures
9107.17.060 Findings and Decision
9107.17.070 Rescission of Approval of Reasonable Accommodation
~~9107.17.080 Post Decision Procedures~~

9107.17.010 Purpose and Intent

It is the policy of the City to provide individuals with disabilities Reasonable Accommodation in rules, policies, practices, and procedures to ensure the equal access to housing and facilitate the development of housing for individuals with disabilities in compliance with the California Fair Employment and Housing Act, the Federal Fair Housing Act, Section 504 of the Rehabilitation Act, and the Americans with Disabilities Act (referred to in this Section as the "Acts"). This Section provides a procedure for making requests for Reasonable Accommodations in land use, zoning and building regulations, policies, practices, and procedures of the City to comply fully with the purpose and intent of the fair housing laws and the Religious Land Use and Institutionalized Persons Act of 2000 (RLUIPA).

9107.17.020 Applicability

A. Eligible Applicants

1. A request for Reasonable Accommodation may be made by any person with a disability, their representative or any entity, when the application of a zoning law or other land use regulation, policy, or practice acts as a barrier to fair housing opportunities.

2. A person with a disability is a person who has a physical or mental impairment that limits or substantially limits one or more major life activities, anyone who is regarded as having this type of impairment, or anyone who has a record of this type of impairment.

3. This Section is intended to apply to those persons who are defined as disabled or handicapped under the Acts.

~~4. The Fair Housing Act affords no protections to individuals with or without disabilities who present a direct threat to the persons or property of others. Determining whether someone poses a direct threat must be made on an individualized basis, however, and cannot be based on general assumptions or speculation about the nature of a disability.~~

B. Eligible Requests

1. A request for Reasonable Accommodation may include a modification or exception to the rules, standards, and practices for the siting, development, and use of housing or housing-related facilities that would eliminate regulatory barriers and provide a person with a disability equal opportunity to housing of their choice.

2. A request for Reasonable Accommodation shall comply with Subsection 9107.17.030 (Application Requirements), below.

C. RLUIPA. Deviations from the requirements and regulations specified in this Development Code may be approved if it is found that consistent with the Religious Land Use and Institutionalized Persons Act of 2000 (RLUIPA), enforcement of a regulation results in a substantial burden on the religious exercise of a person, including a religious assembly or institution, unless it is determined that imposition of the burden on that assembly, institution, or person accomplishes furtherance of a compelling governmental interest where the burden is found to be the least restrictive means of furthering that compelling governmental interest.

9107.17.030 Application Requirements

A. Application. An application for a Reasonable Accommodation shall be filed and processed in compliance with Section 9107.03 (Application Processing Procedures). The application shall include the information and materials specified in the most up-to-date Department handout for Reasonable Accommodation applications. ~~, together with the required fee in compliance with the Fee Schedule.~~ Any information identified by an applicant as confidential shall be retained in a manner to respect the privacy rights of the applicant and shall not be made available for public inspection. It is the responsibility of the applicant to provide evidence in support of the findings required by Subsection 9107.17.060 (Findings and Decision), below. Initial review of the application, including time requirements and requests for information, shall be in compliance with Subsection 9107.03.060 (Initial Application Completeness Review).

B. Filing with Other Land Use Applications. If the project involves both a request for Reasonable Accommodation and some other discretionary approval (e.g., Conditional Use Permit, Site Plan and Design Review, etc.), then the applicant shall file the information required by Subsection A. (Application), above, together with the materials required for the other discretionary permit.

9107.17.040 Review Authority

A. Director. A request for Reasonable Accommodation shall be reviewed, and a determination shall be made, by the Director if no approval is sought other than the request for Reasonable Accommodation.

B. Other Review Authority. A request for Reasonable Accommodation submitted for concurrent review with another discretionary land use application shall be reviewed and determined by the authority reviewing the companion discretionary land use application.

9107.17.050 Review Procedures

A. **Director's R**eview. The Director shall make a written determination within ~~45~~ 30 days following the submittal of a complete application and either approve, approve with modifications, or deny a request for Reasonable Accommodation in compliance with Subsection 9107.17.060 (Findings and Decision), below.

B. Other Review Authority. For requests for reasonable accommodations involving any applications for discretionary approval, the application for reasonable accommodation shall be processed and considered separately from any discretionary elements of the same proposal. The applications for discretionary approval shall be separately considered and shall be subject to the procedures for consideration in compliance with the applicable review procedure for the companion discretionary review, depending on the type of application. The appropriate Review Authority shall act on all discretionary permits, but not the reasonable accommodation request. ~~The written determination on whether to approve or deny the request for Reasonable Accommodation shall be made by the authority responsible for reviewing the companion discretionary land use application(s) in compliance with the applicable review procedure for the companion discretionary review. The written determination to approve or deny the request for Reasonable Accommodation shall be made in compliance with Subsection 9107.17.060 (Findings and Decision), below.~~

C. Stays. If necessary to reach a determination on the request for Reasonable Accommodation, the Review Authority may request additional information from the applicant consistent with fair housing laws, specifying in detail the information that is required. In the event that a request for additional information is made, the ~~45~~30-day period to issue a decision is stayed until the applicant responds to the request.

9107.17.060 Findings and Decision

~~Amended by Ord. No. 2347~~

A. Findings. The written decision to approve or deny a request for Reasonable Accommodation that will be consistent with the Acts shall be based on consideration of all of the following factors:

1. Whether the housing, which is the subject of the request, will be used by an individual defined as disabled under the Acts;

2. Whether the request for Reasonable Accommodation is necessary to make specific housing available to an individual with a disability under the Acts;

3. Whether the requested Reasonable Accommodation would impose an undue financial or administrative burden on the City, as defined in the Fair Housing Laws and interpretive case law;

4. Whether the requested Reasonable Accommodation would require a fundamental alteration in the nature of a City program or law, including but not limited to land use and zoning;

~~5. Whether the requested Reasonable Accommodation would have potential impact on surrounding sites and uses;~~

~~6. Whether the physical attributes of the property and structures are suitable to support the Reasonable Accommodation; and~~

~~7. Other Reasonable Accommodations that may provide an equivalent level of benefit.~~

B. Grant with Modifications. In approving a request for Reasonable Accommodation, the Review Authority may grant the request with modifications deemed reasonable and necessary to ensure that the Reasonable Accommodation will comply with the findings required by Subsection A (Findings), above.

C. Written Decision. The written decision on the request for a Reasonable Accommodation shall include the Review Authority's findings and any other relevant information upon which the decision is based. All written decisions shall give notice of the applicant's right of appeal in compliance with ~~Section 9108.07 (Appeals).~~Subsection E. The notice of decision shall be sent to the applicant.

D. Other Applicable Regulations. While a request for Reasonable Accommodation is pending, all laws and regulations otherwise applicable to the property that is the subject of the request shall remain in full force and effect.

E. Appeal. The written decision of the Review Authority shall be final unless appealed. ~~in compliance with Section 9108.07 (Appeals).~~

1. Within 30 days of the date of the reviewing authority's written decision, an applicant may appeal an adverse decision. Appeals from the adverse decision shall be made in writing.;

2. If an individual needs assistance in filing an appeal on an adverse decision, the jurisdiction will provide assistance to ensure that the appeals process is accessible;

3. All appeals shall contain a statement of the grounds for the appeal. Any information identified by an applicant as confidential shall be retained in a manner so as to respect the privacy rights of the applicant and shall not be made available for public inspection;

4. Nothing in this procedure shall preclude an aggrieved individual from seeking any other state or federal remedy available;

Rescission of Approval of Reasonable Accommodation

F. Rescission. A grant ~~or grant with modifications~~ made in compliance with this Section may be conditioned to provide for its rescission or automatic expiration under appropriate circumstances (e.g., the individual defined as disabled under the Acts vacates the subject site, etc.), unless allowed to remain in compliance with Subsection B (Discontinuance), below.

G. Discontinuance

1. A Reasonable Accommodation shall lapse if the exercise of rights granted by it is deemed ceased or discontinued for at least 180 consecutive days. For purposes of this Subsection, the terms ceased or discontinued shall be defined as an abandonment of the rights, irrespective of the owner's or occupant's intent.

2. If the person(s) initially occupying a residence vacate, the Reasonable Accommodation shall remain in effect only if the Review Authority first determines that:

   a. The modification is physically integrated into the residential structure and cannot easily be removed or altered to comply with this Development Code; or

   b. The accommodation is to be used by another qualifying individual with a disability.

3. The Review Authority may request the applicant or the successor(s)-in-interest to the property to provide documentation that subsequent occupants are qualifying persons with disabilities. Failure to provide the documentation within 10 days following the date of a request by the Review Authority shall constitute grounds for discontinuance by the City of a previously approved Reasonable Accommodation.

~~9107.17.070 Post Decision Procedures~~

~~The procedures and requirements in Section 9108.11 (Permit Implementation, Time Limits, and Extensions), and those related to appeals, public notices and hearings, revocation, and enforcement in Division 8 (Development Code Administration) shall apply following the decision on a Reasonable Accommodation application.~~

Section 9107.19 – Site Plan and Design Review

Subsections:

9107.19.010 Purpose and Intent
9107.19.020 Applicability
9107.19.030 Authority
9107.19.040 Application Filing, Processing, and Review
9107.19.050 Findings and Decision
9107.19.060 Conditions of Approval
9107.19.070 Issuance of Other Required Permits and Approvals
9107.19.080 Minor Changes by Director
9107.19.090 Post Decision Procedures

9107.19.010 Purpose and Intent

A. Purpose. The purpose of this Section is to provide a process for the appropriate review of development projects.

B. Intent. The intent of this Section is to ensure that all approved site and structural development:

1. Respects the physical and environmental characteristics of the site;

2. Ensures safe and convenient access and circulation for pedestrians and vehicles;

3. Exemplifies the best professional high quality design practices;

4. Allows for and encourages individual identity for specific uses and structures;

5. Encourages the maintenance of a distinct neighborhood and/or community identity;

6. Minimizes or eliminates negative or undesirable visual impacts; and

7. Provides for the adequate dedication of land for public purposes and the provision of public infrastructure, associated with the subject development.

9107.19.020 Applicability

A. Site Plan and Design Review Required. No one shall construct any structure, or relocate, rebuild, or significantly enlarge or modify any existing structure or site until a Site Plan and Design Review has been approved in compliance with this Section and Table 7-3 (Review Authority for Site Plan and Design Review), below.

B. Referral to Director. The Building Official shall refer to the Director all applications for Building or Grading Permits subject to the requirements of this Section.

C. **Located within Homeowner's Associations (HOA's).** Single-family residential properties/homes located within the City designated homeowner's association areas are not subject to the City's Site Plan and Design Review process. However, the Associations shall adhere to and apply the Design Guidelines as well as the Association's enabling resolution in their Design Review Process.

D. Compliance with Section Required

1. Building or Grading Permits, Business Licenses, or Certificates of Occupancy shall not be issued until the requirements of this Section are met.

2. Any permit or approval specified in Subparagraph 1., above, issued in violation of this provision shall be deemed void.

E. Definitions. The term "significantly enlarge or modify" shall be defined as follows:

1. Residential Enlargement or Modification. Residential enlargements or modifications larger than 500 square feet or 25 percent of the existing gross floor area before the addition, whichever is less;

2. Nonresidential Enlargement or Modification. Nonresidential enlargement, modification, reconstruction, rehabilitation, or remodel equal to or exceeding 25 percent of the existing gross floor area of the structure before the construction; and

3. Unimproved Nonresidential Property. In the case of improvements to unimproved nonresidential property or improvements to nonresidential property that would not require modification of a structure, all plans shall be reviewed.

F. **Use of the City's Design Guidelines**

1. Established by Council Resolution. General design review criteria and related guidelines for residential and nonresidential projects shall be established by resolution of the Council.

2. Influence Design. The City's Design Guidelines are intended to be used to generally influence the design of single-family, multifamily, commercial, industrial, and mixed use development, and the exterior alterations or re-development of land uses. The Design Guidelines should be used as a starting point for the creative design process and should not be looked upon as the only solution for design.

3. Strive for Creativity and Innovation. Owners of properties should strive to be creative and innovative and look beyond franchise or boilerplate architectural, signage, and landscape architectural design treatment.

9107.19.030 Authority

A. Site Plan and Design Review Required. Structures erected or modified to accommodate the land use activities listed in Division 2 (Zones, Allowable Uses, and Development Standards) shall require the approval of a Site Plan and Design Review.

B. Required Before Issuance of Other Required Permits. Site Plan and Design Review approval shall be required before the issuance of a Building or Grading Permit, Business License, or Certificate of Occupancy for any new structure (not including fences or walls), and existing structures to be reconstructed or remodeled (including facade improvements) that increase the gross floor area by 500 square feet (for residential projects only) or 25 percent of the existing gross floor area of the structure before the construction, whichever is less, or to increase structure height.

C. Applicable Review Authority

1. Applicable Review Authority

a. The applicable Review Authority shall be as specified in Table 7-3 (Review Authority for Site Plan and Design Review), below. The three levels of review specified in Table 7-3 shall be further defined as follows:

(1) Director (Very Minor Review). Review and decision by the Director with no public notice or hearing required.

(2) Director (Minor Review). Review and decision by the Director with public notice required, in compliance with Subparagraph 9107.19.040 E. 2., below, as specified for the review of single-family dwellings.

(3) Commission (Major Review). Review and decision by the Commission with public notice and hearing required, in compliance with Section 9108.13 (Public Notices and Hearings).

b. The applicable Review Authority may instead defer action and refer the application to the Review Authority that would normally consider the matter as if an appeal had been filed in compliance with Table 7-1 (Review Authority) and Table 7-3 (Review Authority for Site Plan and Design Review).

2. Exceptions to Table 7-3. If the Site Plan and Design Review application is filed along with a companion discretionary land use application (e.g., Conditional Use Permit, etc.) the decision to approve or deny the Site Plan and Design Review shall be made by the Review Authority responsible for reviewing the companion discretionary land use application in compliance with the applicable review procedures for the companion discretionary review and Table 7-1 (Review Authority). The decision to approve or deny the Site Plan and Design Review shall be made in compliance with Subsection F. (Required findings), below.

Table 7-3
Review Authority for Site Plan and Design Review

Type of Construction Activity	Role of Review Authority (1) (2) (3)		
	Director (Very Minor Review)	Director (Minor Review)	Commission (Major Review)
Antennas and Wireless Communication Facilities (4)			
Panel – New panel with substantial changes resulting in an increase in dimensions of the existing facilities.	Recommend	Decision	Appeal
Standalone Facility	Recommend	Recommend	Decision
All other Antennas and Wireless Communication Facilities are subject to the issuance of a Zoning Clearance			
Residential New Construction, Additions, and/or Accessory Structures			
New single-family residence	Recommend	Decision	Appeal
Minor first floor single-family residential additions and detached accessory structures.	Decision	Appeal	Appeal
Second story addition to an existing residence.	Recommend	Decision	Appeal
All development located on hillsides having a natural slope gradient of 20 percent or greater	Recommend	Decision	Appeal
Multifamily Residential New Construction, Additions, and/or Modifications			
Multifamily residential construction proposing up to 20 dwelling units, excluding parcel or tract maps.	Recommend	Decision	Appeal
Multifamily residential construction proposing 21 or more dwelling units.	Recommend	Recommend	Decision
Multifamily residential construction proposing 16~~20~~ or more dwelling units in the DMU, CBD, MU, Residential Flex Overlay zones and DMU Overlay Zone (5)	Recommend	Decision	Appeal
Any addition (main building or accessory structures) or change in number of units	Recommend	Decision	Appeal
Other Residential Construction or Improvements			
Covered patios, facade improvements, fences, gates, gazebos, patio enclosures, roofing materials, trellises, walls, window change outs, swimming pools, spa, decks, roofs, landscaping, and other types of exterior alterations, as deemed appropriate by the Director.	Decision	Appeal	Appeal
Nonresidential Construction			
Nonresidential enlargements or modifications, up to a maximum of 1,500 square feet or 25 percent of the existing gross floor area, whichever is less	Decision	Appeal	Appeal
Nonresidential enlargements or modifications, that exceeds 1,501 square feet or 25 percent of the existing gross floor area.	Recommend	Decision	Appeal
Nonresidential construction, up to a maximum of 20,000 square feet of gross floor area.	Decision	Appeal	Appeal

Table 7-3
Review Authority for Site Plan and Design Review

Type of Construction Activity	Role of Review Authority (1) (2) (3)		
	Director (Very Minor Review)	Director (Minor Review)	Commission (Major Review)
Nonresidential construction, 20,001 square feet or more of gross floor area.	Recommend	Decision	Appeal
All development projects in excess of two acres or structures in excess of 40,000 square feet.	Recommend	Recommend	Decision
Other Nonresidential Construction or Improvements			
Cargo Containers	Decision	Appeal	Appeal
Covered patios, facade improvements, fences, gates, gazebos, patio enclosures, roofing materials, trellises, walls, window change outs, awnings, decks, roofs, landscaping, parking, outdoor dining area, and other types of exterior alterations, as deemed appropriate by the Director.	Decision	Appeal	Appeal
Other Review			
Shared/Joint and Off-Site Parking Plans	Recommend	Decision	Appeal
Outdoor Dining	Recommend	Decision	Appeal

Notes:

(1) "Recommend" means that the Review Authority makes a recommendation to a higher decision-making body; "Decision" means that the Review Authority makes the final decision on the matter; "Appeal" means that the Review Authority may consider and decide upon appeals to the decision of an earlier decision-making body, in compliance with Section 9108.07 (Appeals).

(2) The Review Authority may defer action and refer the request to the next higher Review Authority for the final decision.

(3) Any decision of the Commission is appealable to the Council, in compliance with Section 9108.07 (Appeals).

(4) Antennas and Wireless Communication Facilities.

(a) Panel. A wireless communication facility where the antennae are mounted on the roof or top of a building or structure, or the side of a building or structure, other than on a standalone facility.

(b) Standalone Facility. A wireless communication facility where the antennae are mounted to a dedicated ground-based structure in order to elevate the antennae to a useable altitude (ie: monopole, cell tower, etc.).

(5) Multifamily Residential Development. Owner-occupied and rental multifamily uses (including those in a mixed-use format) in which 20 percent or more of units are affordable to lower-income households.

Section 9107.27 – Zoning Clearances

Subsections:

9107.27.010 Purpose
9107.27.020 Applicability
9107.27.030 Review Procedure
9107.27.040 Post Decision Procedures

9107.27.010 Purpose
Amended by Ord. No. 2347

Zoning Clearance is a nondiscretionary administrative verification procedure used by the City to verify that a proposed land use, improvement, or structure complies with the list of activities allowed in the applicable zone and the development standards applicable to the use, improvement, or structure.

9107.27.020 Applicability
Amended by Ord. No. 2347

Where Division 2 (Zones, Allowable Uses, and Development Standards) or another provision of this Development Code requires a Zoning Clearance as a prerequisite to establishing a land use, improvement, or structure, a Zoning Clearance shall be required at the time of the Director's review of any of the following:

A. Initiation of a Land Use. A Zoning Clearance shall be obtained before the initiation or commencement of any use of land not requiring the construction of a structure or improvement.

B. Change of Use

1. Whenever a use is proposed to be changed from a use for which a Zoning Clearance has been issued, whether or not the new use involves a new lessee, operator, or owner, a new Zoning Clearance shall first be obtained.

2. A Zoning Clearance shall also be required even if the lessee, operator, or owner of the previous use did not file for or receive a Zoning Clearance.

C. Business License. A Zoning Clearance shall be obtained before the City issues a new or modified Business License.

D. Change of Tenancy or Ownership. A new Zoning Clearance shall be obtained for a change of lessee, operator, or owner even when the change does not involve a change in the use being conducted on the subject property. The purpose of this provision is to ensure that the new lessee, operator, or owner is made aware of the Development Code requirements applicable to the subject use and any conditions of approval imposed on a discretionary permit authorizing the subject use.

E. New Paving or Impervious Surfaces Not Requiring a Construction Permit. A Zoning Clearance shall be obtained before installing asphalt, concrete, or other paving flatwork on the ground that would affect the impervious surface coverage or structure coverage standards specified in Division 2 (Zones, Allowable Uses, and Development Standards).

F. Other Activities. Any other activities as specified in this Development Code.

G. Accessory Dwelling Units: Unless otherwise exempt, a Zoning Clearance for Accessory Dwelling Units shall be obtained prior to submittal of an application for a building plan check and a permit to construct an accessory dwelling unit.

H. Multifamily Housing Developments. Unless otherwise exempt, a Zoning Clearance for multifamily housing developments on commercial properties in Downtown Area shall be obtained prior to submittal of an application for a building

plan check and a permit to construct multifamily housing developments. A qualifying development includes residential uses in the DMU Overlay focus area and the Residential Overlay in CG Zones where 20% or more affordable units are provided.

Division 9: Definitions

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9109.01.010 **– "E" Definitions**
Amended by Ord. No. 2375

Easement. A grant of one or more of the property rights by the property owner to and/or for the use by the public, a corporation, or another person or entity.

Eating and Drinking Establishments

Bar, Lounges, Nightclubs, Taverns. Any establishment that sells or serves alcoholic beverages for consumption on the premises and is holding or applying for a public premise license from the State Department of Alcoholic Beverages and in which persons under 21 years of age are restricted from the premises. References to the establishment shall include any immediately adjacent area that is owned, leased, or rented, or controlled by the licensee. May include food services as an accessory use.

Outdoor Dining. A dining area with seats and/or tables located outdoors of a sit-down restaurant, fast food, or other food service establishment. Outdoor dining is located entirely outside the walls of the contiguous structure or enclosed on one or two sides by the walls of the structure with or without a solid roof cover.

Restaurant, Large. Establishments where food and beverages may be consumed on the premises, taken out, or delivered, where the total space dedicated to the use is greater than 2,000 square feet. Includes restaurants, gastropubs and other eating and drinking establishments that serve alcoholic beverages for consumption on the premises.

Restaurants, Small. Establishments where food and beverages may be consumed on the premises, taken out, or delivered, where the total space dedicated to the use is 2,000 square feet or less. Includes restaurants, gastropubs and other eating and drinking establishments that serve alcoholic beverages for consumption on the premises.

Eave. The extension of a roof beyond an exterior wall, with no enclosed area underneath it (see Figure 9-9: Eave).

Figure 9-9
Eave



Electronic Cigarettes and Vaping Device. An electronic and/or battery-operated device, the use of which may resemble smoking, which can be used to deliver an inhaled dose of nicotine or other similar product. "Electronic smoking and vaping device" includes any such electronic smoking or vaping device, whether manufactured, distributed, marketed, or sold as an electronic cigarette (e-cigarette), an electronic cigar, an electronic cigarillo, an electronic pipe, an electronic hookah, personal product vaporizer (i.e., liquid, dry herb, oils, wax, etc.), electronic nicotine delivery system, e-hookah, or any other similar system. "Electronic smoking and vaping device" does not include any product specifically approved by the United States Food and Drug Administration for use in the mitigation, treatment, or prevention of disease.

Electronic Submittal. The utilization of one or more of the following: email, the internet, facsimile (fax).

Electronic Game Center. See "Arcade."

Emergency Shelter. Housing with minimal supportive services for homeless persons. Occupancy is limited to a maximum of six months. ~~See definition in Health and Safety Code (Section 50801[e]).~~ No individual or household may be denied emergency shelter because of an inability to pay. Per Government Code section 65583 subdivision (a)(4), "emergency shelter" shall include other interim interventions, including, but not limited to, a navigation center, bridge housing, and respite or recuperative care. This definition is established pursuant to the provisions of California Health and Safety Code (Section 50801[e]), as amended. ~~See definition in Health and Safety Code (Section 50801[e]), as may beas amended.~~

Employee Housing. ~~The term~~ Employee Housing shall mean any portions of any housing accommodations for employees, including farmworker housing (as defined in Section 17008 of the California Health and Safety Code~~Section 17008 of the California Health and Safety Code~~, as ~~may be~~ amended) which has qualified or where the owner intends to qualify for a permit to operate under the Employee Housing Act (Health and Safety Code Section 17000 et seq.).

Employee housing for six or fewer employees shall be treated as single-family dwelling and permitted in the same manner as other dwellings of the same type in the same zone.
Employee housing consisting of no more than 12 units or 36 beds will be permitted in the same manner as other agricultural uses in the same zone.

Enclosed. A building or structure that is surrounded by walls on all sides. "Unenclosed" shall mean a building or structure that is not enclosed.

Environmental Analysis. An analysis conducted in compliance with the provisions of the California Environmental Quality Act (CEQA), California Public Resources Code Section 21000 et seq.

Establishment. See "Business and Business Activity."

Extended Hours Use. Any non-residential use that operates for at least one hour between the hours of 10:00 PM and 5:00 AM. In Downtown Zones (CBD, MU, DM, and C-M Zones), Extended Hours Use is any non-residential use that operates for at least one hour between the hours of midnight and 6:00 AM.

Extended Stay Hotel. See "Long-Term Stay Hotel."

9109.01.020 **– "F" Definitions**
Amended by Ord. No. 2375

Façade. The portion of any exterior elevation of a structure from grade to the top of the roofline and the width of the structure.

Family. A group of persons, whether related or unrelated, who live together in a nontransient and interactive manner, including the joint use of common areas of the premises which they occupy and sharing household activities and responsibilities such as meals, chores, and expenses. Notwithstanding the foregoing, any group of persons required to be considered as a "family" for zoning purposes pursuant to California Health & Safety Code Sections 1267.8, 1566.3, 1568.0831, 1569.85, 11834.23, or any other state law shall be deemed to be a family for purposes of this code.

FAR. See Floor Area Ratio (FAR).

Farmers Market. An outdoor market certified for direct retail sales by farms to the public by the State or County Agricultural Commission under California Code of Regulations Title 3, Chapter 3, Article 6.5. Farmers' Markets can also include limited sales of crafts and goods.

Farmworker Housing. A housing accommodation developed for, or provided to, farmworkers. Farmworker housing may be a farmworker dwelling or a farmworker housing complex. Farmworker Housing shall be permitted in residential and non-residential zones.

Farmworker dwelling unit. A structure which is occupied solely by up to six agricultural (farm) employees or one agricultural (farm) employee and the worker's household.

Farmworker housing complex. A living unit or units for agricultural (farm) employees and their families consisting of up to thirty-six (36) beds in a group quarters or up to twelve (12) farmworker dwelling units or spaces designed for use by a single family or household.

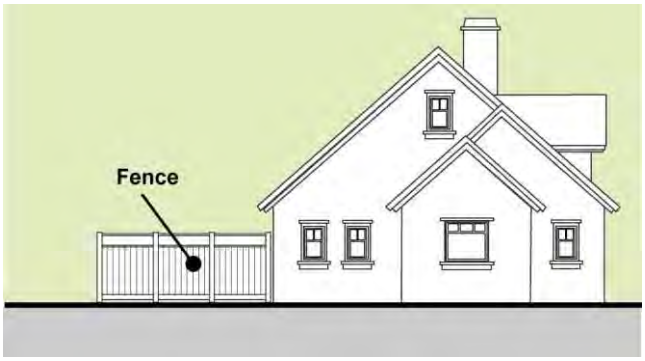
Fence. An artificially constructed barrier of any material or combination of materials erected to enclose or screen areas of land (see Figure 9-10: Fence). Fences may also be walls, hedges, and screen planting. See also "Wall."

Decorative Column on Fence. A vertical supporting member with an aesthetically significant textured surface, including, but not limited to stucco, split face, stone veneer, brick veneer, wood veneer, ledgestone, solid stone, solid brick, and solid wood.

Decorative Fence. A fence that is aesthetically significant in design and construction with a non-detracting color, and a compatible finish that is consistent with the structure(s) on the property and adjacent properties.

Fence Cap. A horizontal surface atop a column.

Figure 9-10
Fence



Filming Activities. All uses, structures and activities related to the production of motion pictures, television programming music and corporate videos, advertisements, and commercial still photography. Said activities include, but are not limited to, preparation, filming, and strike time, and the ancillary functions accessory thereto.

Final Map. A map showing a subdivision of lots prepared in compliance with the provisions of this Division and the Act (Government Code Sections 66410 et seq.) and in a manner to be filed in the office of the County Recorder. The map may be a final map, final parcel map, final vesting map, or final vesting parcel map.

Financial Institutions and Related Services. A bank, savings and loan, credit union, or other financial institution that provides retail banking services to individuals and businesses. These uses include only those institutions engaged in the on-site circulation of cash money. This does not include Check Cashing Shops/Payday Loans.

Fireplace. An assembly consisting of a hearth and fire chamber of noncombustible material and provided with a chimney, for use with solid or gaseous fuels.

Fire Escape. A form of egress for emergency purpose, typically a set of stairs located on the exterior of a building.

Flood hazard. A potential danger to life, land, or improvements due to inundation or stormwater runoff having sufficient velocity to transport or deposit debris, scour the surface soil, dislodge or damage structures, or erode the banks of water courses.

Floor. See "Story."

9109.01.030 – "T" Definitions

Tankless Water Heater. Any water heater that instantly heats water as it flows through the device, and does not retain any water internally except for what is in the heat exchanger coil.

Tasting Room. See "Alcohol Sales, On-Sale, Accessory Only."

Temporary Use. See "Use."

Temporary Use Permit. A permit required to allow for short term activities. See Section 9107.23 (Temporary Use Permits).

Tent. See "Canopy or Canopy Structure."

Tentative Map. A map prepared for the purpose of dividing a legal lot into five or more lots and prepared in compliance with the provisions of this Division, the Act (Government Code Sections 66410 et seq.), and in a manner to be recorded in the office of the County Recorder, filed in compliance with Section 9105.03 (Tentative Map Filing and Processing). See also "Vesting Tentative or Tentative Parcel Map."

Tentative Parcel Map. A map prepared for the purpose of dividing a legal lot into four or fewer lots and prepared in compliance with the provisions of this Division, the Act (Government Code Sections 66410 et seq.), and in a manner to be recorded in the office of the County Recorder, filed in compliance with Section 9105.03 (Tentative Map Filing and Processing). See also "Vesting Tentative or Tentative Parcel Map."

Thrift Store. See "Secondhand Store."

Tobacco Paraphernalia. Any instrument or paraphernalia that is designed for the smoking or ingestion of lawful tobacco products including without limitation cigarette papers, cigarette wrappers, cigar wrappers, blunt wraps, pipes, holders, clips, and cigarette rolling machines. "Tobacco paraphernalia" excludes "drug paraphernalia" as that term is defined in Health and Safety Code Section 11364.5(d), as amended from time to time.

Tobacco Product. Any substance containing tobacco or derived from tobacco and any substance used in electronic cigarette and vaping devices including but not limited to cigarettes, cigars, e-juice, e-liquid, e-nicotine, smoke juice, pipe tobacco, rolling tobacco, hookah tobacco, snuff, chewing tobacco, dipping tobacco, snus, nicotine gel, nicotine lollipops, or any other preparation of tobacco; and any product or formulation of matter containing biologically active amounts of nicotine that is manufactured, sold, offered for sale, or otherwise distributed with the expectation that the product or matter will be introduced into the human body. "Tobacco products" do not include any cessation product specifically approved by the United States Food and Drug Administration for use in treating nicotine or tobacco dependence.

Tobacco Shop. A retail establishment that primarily sells tobacco products, tobacco paraphernalia, electronic cigarette and vaping devices, and/or electronic cigarette and vaping accessories. A "tobacco shop" does not include any type of "tobacco smoking establishment" or "electronic cigarette and vaping establishment."

Townhome (Townhouse). Townhomes are multi-family dwellings that are attached along common walls, where an individual unit occupies the space from the ground to the roof (units cannot be stacked).

Trade and Vocational Schools. A vocational school (or career school), providing vocational education, is a school in which students are taught the specific skills needed to perform a particular job.

Transitional Housing. The term Transitional Housing (per California Government Code Section 65582[h~~i~~], as may be amended) shall mean buildings configured as rental housing developments, but operated under program requirements that require the termination of assistance and recirculating of the assisted unit to another eligible program recipient at a predetermined future point in time that shall be no less than six months from the beginning of assistance. Transitional housing may be designed as a residential group living facility or as a regular residential use and includes the following:

Transitional Housing - Housing Type. Two or more dwelling units on one parcel, where each unit functions as a single housekeeping unit and no on-site social services are provided.

Transitional Housing - Residential Care Facility Small Type. One residential facility on a parcel with six residents or fewer (including minor children), excluding staff, that operates as a group living facility, where the residents share a common living area and a kitchen.

Transitional Housing - Residential Care Facility Large Type. A residential facility with seven or more residents that operates as a group living facility where the residents share a common living area and a kitchen.

Trash Enclosure. A structure suitable to contain trash, garbage, and refuse for collection on a regular basis.

Tree, Mature. Any self-supporting woody perennial plant which has a diameter six inches or greater measured at breast height (i.e., 4.5 feet from ground).

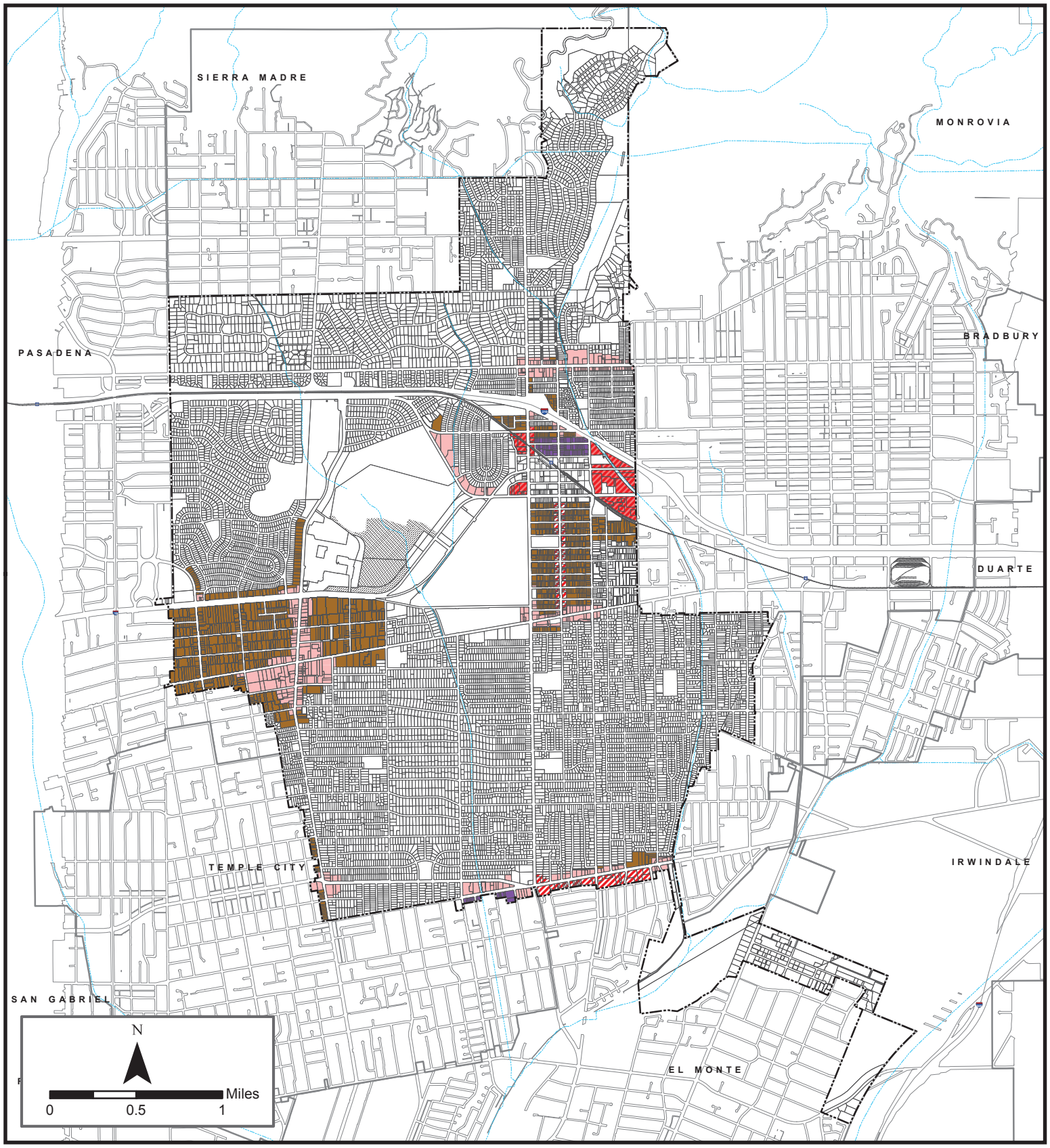
Tree Preservation. Arcadia recognizes oaks, sycamores and mature trees as significant aesthetic and ecological resources, and as such has a Tree Preservation Ordinance. See Article IX, Chapter 7, Tree Preservation.

Trellis. A frame of lattice used especially as a screen or a support for climbing plants.

Tutoring and Educational Centers. A business where supplemental educational instruction in specific subjects and skills is provided to school-age children.

Attachment No. 4

Changes to the General Plan Land Use Map



Land Use Designations

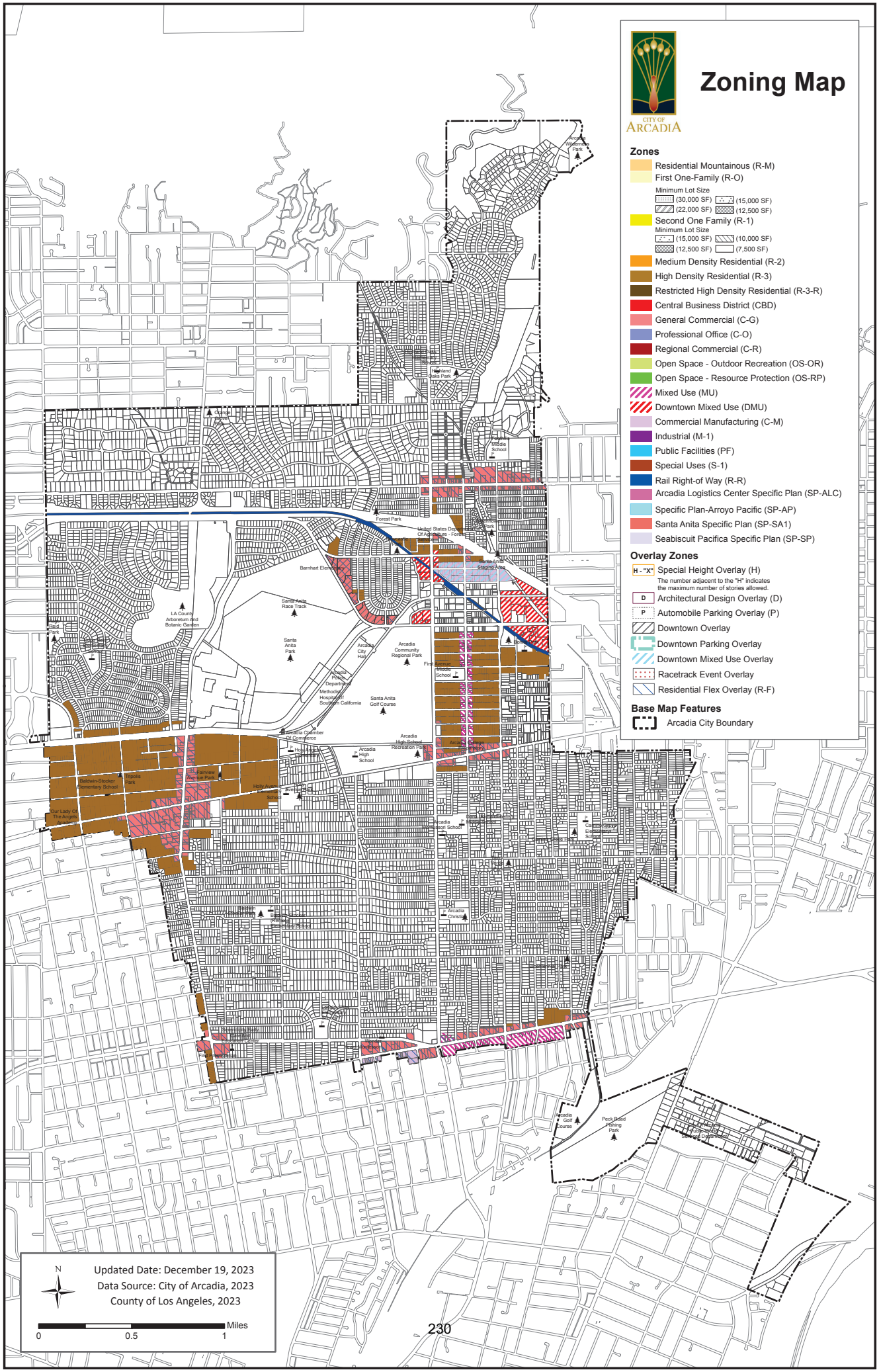
- Residential Estate (up to 2 du/ac)
- Very Low Density Residential (2-4 du/ac)
- Low Density Residential (4-6 du/ac)
- Medium Density Residential (6-12 du/ac)
- High Density Residential (20-40 du/ac)
- Commercial (50 du/ac & 0.5 FAR)
- Commercial (80 du/ac & 1.0 FAR)
- Regional Commercial (0.5 FAR)
- Horse Racing
- Mixed Use (50 du/ac & 1.0 FAR)
- Downtown Mixed Use (80 du/ac & 1.0 FAR)
- Commercial/Light Industrial (80 du/ac & 1.0 FAR)
- Industrial (0.5 FAR)
- Public/Institutional
- Open Space - Outdoor Recreation
- Open Space - Resources Protection
- Rail Right-of-Way
- Downtown Overlay (1.0 FAR)
- Santa Anita Commercial (0.3 FAR)
- Arcadia City Boundary

Mixed Use Notes:
- Mixed Use FAR is for non-residential uses.
- Mixed Use designations requires the inclusion of a ground-floor, street frontage commercial component for all projects. Commerial uses are allowed.

12/19/2023

Attachment No. 5

Changes to the Zoning Map


Zoning Map
CITY OF ARCADIA
Zones
Residential Mountainous (R-M)
First One-Family (R-O)
Minimum Lot Size
(30,000 SF)
(15,000 SF)
(22,000 SF)
(12,500 SF)
Second One Family (R-1)
Minimum Lot Size
(15,000 SF)
(10,000 SF)
(12,500 SF)
(7,500 SF)
Medium Density Residential (R-2)
High Density Residential (R-3)
Restricted High Density Residential (R-3-R)
Central Business District (CBD)
General Commercial (C-G)
Professional Office (C-O)
Regional Commercial (C-R)
Open Space - Outdoor Recreation (OS-OR)
Open Space - Resource Protection (OS-RP)
Mixed Use (MU)
Downtown Mixed Use (DMU)
Commercial Manufacturing (C-M)
Industrial (M-1)
Public Facilities (PF)
Special Uses (S-1)
Rail Right-of Way (R-R)
Arcadia Logistics Center Specific Plan (SP-ALC)
Specific Plan-Arroyo Pacific (SP-AP)
Santa Anita Specific Plan (SP-SA1)
Seabiscuit Pacifica Specific Plan (SP-SP)
Overlay Zones
H - "X"
Special Height Overlay (H)
The number adjacent to the "H" indicates the maximum number of stories allowed.
D
Architectural Design Overlay (D)
P
Automobile Parking Overlay (P)
Downtown Overlay
Downtown Parking Overlay
Downtown Mixed Use Overlay
Racetrack Event Overlay
Residential Flex Overlay (R-F)
Base Map Features
Arcadia City Boundary
N
Updated Date: December 19, 2023
Data Source: City of Arcadia, 2023
County of Los Angeles, 2023
0
0.5
1
Miles

Attachment No. 6

Planning Commission Resolution No. 2141 and PC Staff Report (no attachments)

RESOLUTION NO. 2141

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ARCADIA, CALIFORNIA, RECOMMENDING THAT THE CITY COUNCIL APPROVE GENERAL PLAN AMENDMENT NO. GPA 23-02, ZONE CHANGE NO. ZC 23-03, AND TEXT AMENDMENT NO. TA 23-02 FOR THE HOUSING RELATED CITYWIDE REZONING EFFORT FOR THE 2021-2029 HOUSING CYCLE ALONG WITH AN ADDENDUM TO THE ADOPTED NEGATIVE DECLARATION UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT ("CEQA").

WHEREAS, California Government Code Section 65358(a) authorizes the City Council to amend the General Plan if it is deemed to be in the public interest or required by State law; and

WHEREAS, by its very nature, the General Plan is subject to update and revision to account for current and future community needs; and

WHEREAS, California State Housing Element Law establishes the requirements for Housing Elements and California Government Code Section 65588 requires that local government review and revise the Housing Element of their comprehensive General Plans not less than once every eight years. Additionally, the California State Legislature identifies overall housing goals for the State with the goal of ensuring every resident has access to housing and suitable living environments; and

WHEREAS, the updated Housing Element was adopted by City Council on February 15, 2022, and again, at the request of the State Department of Housing and Community Development, on November 1, 2022, and

WHEREAS, the State Department of Housing and Community Development required that the City complete specific rezoning actions and other implementation efforts

(the "Rezoning Project") prior to state-required certification of the Housing Element Update; and

WHEREAS, the required Rezoning Project and associated implementation efforts have been proposed as part of this action, which requires a General Plan Amendment, Zone Change, and Text Amendment to the Development Code; and

WHEREAS, the Rezoning Project will meet the requirements of Government Code Section 65583.2 (h) and (i) related to the accommodation of affordable housing; specifically in that developments in which at least 20 percent of the units are affordable to lower income households shall be allowed by-right; and

WHEREAS, pursuant to the California Environmental Quality Act (CEQA), an Addendum to the Adopted Initial Study/Negative Declaration ("IS/ND") for the Housing Element Update was prepared for the Rezoning Project in compliance with CEQA and the local environmental review guidelines, and a Notice of Intent to Adopt a Negative Declaration for the Addendum was posted with the L.A. County Recorder's Office on December 21, 2023; and

WHEREAS, on January 23, 2024, 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

WHEREAS, the final adoption of the Addendum to the IS/ND and approval of the Rezoning Project shall be considered by the City Council as the final approval authority, after evaluation of the environmental document and consideration of any public comments received during the public review period.

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 January 23, 2024, are true and correct.

SECTION 2. This Commission finds that based upon the entire record, pursuant to Section 9108.03.060 of the Arcadia Development Code, all of the following findings can be made.

General Plan Amendment

1. The proposed action is consistent with the goals, policies, and actions of the General Plan.

Facts to Support This Finding: The Rezoning Project is a primary implementation effort associated with the City's approved Housing Element, which in and of itself is part of the General Plan. An approved (and certified) Housing Element is required to make the General Plan consistent with State law requirements per Government Code Section 65580, which requires the Housing Element to be updated every eight years upon the adoption of a region's Regional Housing Needs Allocation (RHNA). The Housing Element Update identified goals, policies, and implementation programs addressing housing opportunities, removal of governmental constraints, improving the condition of existing housing and providing equal housing opportunities for all Arcadia residents. These goals, policies, and program actions further the City's overall policy goal within the General Plan to inspire a more diverse, sustainable, and balanced community by implementing strategies and programs that contribute to economic and socially diverse housing

opportunities that preserve and enhance Arcadia's character. The rezoning efforts that are part of the proposed action are the heart of the Housing Element's Implementation Plan and will provide the capacity for required affordable housing units throughout the City.

2. The proposed action would not be detrimental to the public interest, health, safety, convenience, or welfare of the City.

Facts to Support This Finding: The Housing Element Update reflects the input of residents, decision makers, and other stakeholders in the community. The proposed action is to implement the adopted Housing Element rezoning strategies to enable additional residential units (and especially affordable housing units) to be built throughout the City. This is a direct benefit to the public interest in that housing affordability is a regional crisis and all cities need to do their part to accommodate regional housing needs. The rezones proposed do not compromise public health, convenience, or welfare; rather, they provide additional opportunities for new housing of all types to be built in the City of Arcadia.

The Addendum to the Adopted Initial Study/Negative Declaration for the Housing Element Update analyzed all the significant environmental impacts of all candidate housing sites associated with the proposed 6th Cycle Housing Element Update, and it was determined that all the potential impacts would be less than significant. Additionally, the Addendum also documented the fact that the total number of housing units anticipated by the rezoning effort will be less than the number that was approved in the adopted Negative Declaration for the Housing Element Update. Therefore, the proposed General Plan Amendment would not be detrimental to the public health and welfare.

Zone Change

1. **The proposed amendment is in conformance with the goals, policies, and objectives of the General Plan.**

Facts to Support This Finding: The proposed Zone Changes are in conformance with the General Plan. The Zone Changes proposed are to implement the City's approved Housing Element, which is an integral part of the General Plan. There are five (5) separate zone change actions being proposed: 1) Expansion of the Downtown Mixed-Use zone: 2) Establishment of a new Downtown Mixed-Use Overlay; 3) Increase the density in the Mixed Use zone; 4) Expansion of the Residential Flex Overlay Zone; and 5) Increase the density in the High Residential Multi-Family Zone. The changes to the Downtown Mixed-Use zones, for example, will allow residential development in an urban, mixed-use format, in furtherance of the goals and polices found in the Land Use & Community Design Element, the Economic Development Element, the Circulation and Infrastructure Element and, most importantly, the Housing Element of the General Plan. The upzoning of both of the Mixed-Use Zone and the High Density Multi-Family Residential zones will enable more dense projects to be built and encourage the development of affordable housing, in furtherance of the goals and polices of the Housing Element and The Land Use & Community Design Element. The City's Housing Element requires that the City meet the State-mandated Regional Housing Needs Allocation. Mixed-use development in what was formerly commercial areas is the most effective and beneficial way to do so. The addition of the Residential Flex Overlay Zone also achieves

this purpose. For all of these reasons, the proposed project is consistent with the General Plan.

2. The site is physically suitable (including absence of physical constraints, access, compatibility with adjoining land uses, and provision of utilities) for the requested/anticipated land uses/developments.

Facts to Support This Finding: The Rezoning Project does not, in and of itself, propose any specific development. Where applicable, the rezones have been accompanied by text amendments that provide development standards appropriate for each respective zone. Additionally, the proposed rezones for the most part follow existing zoning patterns and simply increase density options or introduce residential development into new areas. The Addendum to the Adopted Initial Study/Negative Declaration submitted along with the Project reviewed all of the rezones proposed and found them to be consistent with the adopted Housing Element Update and previous environmental review. Any new project that is proposed on a site that has been rezoned will be subject to its own site review to determine compatibility with adjoining land uses and the provision of utilities. In addition, all projects submitted on a rezoned site will be subject to its own CEQA review as well.

3. The proposed amendment will not be detrimental to the public interest, health, safety, convenience, or general welfare of the City.

Facts to Support This Finding: The Housing Element Update reflects the input of residents, decision makers, and other stakeholders in the community. The proposed action is to implement the adopted Housing Element rezoning strategies to enable

additional residential units (and especially affordable housing units) to be built throughout the City. This is a direct benefit to the public interest in that housing affordability is a regional crisis and all cities need to do their part to accommodate regional housing needs. The rezones proposed do not compromise public health, convenience, or welfare; rather, they provide additional opportunities for new housing of all types to be built in the City of Arcadia.

The Addendum to the Adopted Initial Study/Negative Declaration for the Housing Element Update analyzed all the significant environmental impacts of all candidate housing sites associated with the proposed 6th Cycle Housing Element Update, and it was determined that all the potential impacts would be less than significant. Additionally, the Addendum also documented the fact that the total number of housing units anticipated by the rezoning effort is less than the number that was approved in the adopted Negative Declaration for the Housing Element Update. Therefore, the proposed zone changes would not be detrimental to the public health and welfare.

Text Amendment

1. The proposed Development Code amendment is consistent with the goals, policies, and objectives of the General Plan; and any applicable specific plan(s).

Facts to Support the Finding: The proposed Text Amendments are in conformance with the General Plan. The Text Amendments proposed effectuate the rezones that implement the City's approved Housing Element, which is an integral part of the General Plan. There are five (5) separate zone change actions being proposed: 1) Expansion of the Downtown Mixed-Use zone; 2) Establishment of a new Downtown

Mixed-Use Overlay; 3) Increase the density in the Mixed-Use zone; 4) Expansion of a Residential Flex Overlay Zone; 5) Increase the density in the High Density Multi-Family Zone. The Text Amendments provide new code sections or edits to existing sections that support these rezones so that the Development Code and General Plan are internally consistent.

The changes to the Downtown Mixed-Use zones, for example, will allow residential development in an urban, mixed-use format, in furtherance of the goals and polices found in the Land Use & Community Design Element, the Economic Development Element, the Circulation and Infrastructure Element and, most importantly, the Housing Element of the General Plan. The upzoning of both of the Mixed-Use zone and the High Density Multi-Family Residential Zones will enable more dense projects to be built and encourage the development of affordable housing, in furtherance of the goals and polices of the Housing Element and The Land Use & Community Design Element. The City's Housing Element requires that the City meet the State-mandated Regional Housing Needs Allocation. Mixed-use development in what was formerly commercial areas is the most effective and beneficial way to do so. The addition of the Residential Flex Overlay zone achieves this. For all of these reasons, the proposed project is consistent with the General Plan.

2. The proposed amendment is internally consistent with other applicable provisions of this Development Code.

Facts to Support the Finding: The purpose of the proposed Text Amendment is to effectuate the rezones required by the Housing Element Implementation Plan. As such, all Divisions of the Development Code have been evaluated to bring them all into

compliance with each other, and with the General Plan. In addition to the rezones, additional text amendments to the Development Code are provided as part of this action to meet State law and standards related to the Government Code. As such, the proposed text amendments have been reviewed to ensure they are consistent with the other applicable provisions of the Development Code, as well as State law. Finally, the proposed amendments have been reviewed by the City Attorney for internal consistency to ensure that there are no conflicting standards or uncertainties.

SECTION 3. For the foregoing reasons the Planning Commission recommends that the City Council adopt the Addendum to the Adopted Initial Study/Negative Declaration and approve General Plan Amendment No. GPA 23-02, Zone Change No. ZC 23-03, and Text Amendment No. TA 23-02 approving the Rezoning Project to implement the Housing Element Update.

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

Passed, approved and adopted this 23rd day of January, 2024.

Vincent Tsoi
Chair, Planning Commission

ATTEST:

Lisa L. Flores
Secretary

APPROVED AS TO FORM:

Michael J. Maurer
City Attorney

STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES) §:
CITY OF ARCADIA)

I, Lisa Flores, Secretary of the Planning Commission of the City of Arcadia, hereby certify that the foregoing Resolution No. 2141 was passed and adopted by the Planning Commission of the City of Arcadia, signed by the Chair, and attested to by the Secretary at a regular meeting of said Planning Commission held on the 23rd day of January 2024, and that said Resolution was adopted by the following vote, to wit:

AYES: Chair Tsoi, Vice Chair Wilander, Arvizu, and Hui, Tallerico

NOES: None

ABSENT: None

Lisa L. Flores
Secretary of the Planning Commission

STAFF REPORT

Development Services Department

Dr

DATE: January 23, 2024

TO: Honorable Chair and Planning Commission

FROM: Jason Kruckeberg, Assistant City Manager/Development Services Director
Lisa Flores, Deputy Development Services Director

SUBJECT: GENERAL PLAN AMENDMENT NO. GPA 23-02, ZONE CHANGE NO. ZC 23-03, AND TEXT AMENDMENT NO. TA 23-02 FOR THE HOUSING RELATED CITYWIDE REZONING EFFORT FOR THE 2021-2029 HOUSING CYCLE ALONG WITH AN ADDENDUM TO THE ADOPTED NEGATIVE DECLARATION FOR THE HOUSING ELEMENT UPDATE UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT ("CEQA")
Recommendation: Adopt Resolution No. 2141 Recommending Approval to the City Council

SUMMARY

The City is required by State law to update its General Plan Housing Element every eight (8) years for certification by the Department of Housing and Community Development ("HCD"). The Housing Element is one of the nine (9) "elements" of the City's General Plan, and it sets forth goals, policies and programs that address future housing needs for all income levels over a planning period of 2021-2029, which coincides with a unit count established by the Regional Housing Needs Assessment (RHNA). The RHNA is mandated by State Housing Law as part of the periodic process of updating housing elements of the General Plan, and Arcadia was allocated 3,214 housing units for the 2021-2029 planning period.

The City Council adopted the Housing Element Update on February 15, 2022. However, after several iterations of review, on January 6, 2023, HCD determined that the City needed to adopt specific rezoning strategies and complete other actions in order to receive certification of the Housing Element. Therefore, it is recommended that the Planning Commission adopt Resolution No. 2141 (Attachment No. 1), recommending that the City Council adopt the Addendum to the Adopted Negative Declaration for the Housing Element Update, and approve General Plan Amendment No. GPA 23-02, Zone Change No. ZC 23-03 and Text Amendment No. TA 23-02 to rezone properties citywide

and amend the Development Code to implement the rezone strategies in the Housing Element Update.

BACKGROUND

In January of 2021, the City retained the services of Kimley Horn & Associates to help assist with updating the Housing Element. The City was also awarded a Local Early Action Planning Grant ("LEAP") in the amount of $150,000 to help with this Housing Element Update. State law requires that all cities update their Housing Element once every eight (8) years to be in compliance with the law. The Housing Element Update must include an evaluation of the effectiveness of previous housing programs and existing goals and policies, and identify revisions that are necessary to bring the Housing Element into compliance with current State law and HCD requirements, namely:

- Providing adequate housing sites to achieve a variety of housing
- Preserving and improving housing and neighborhoods
- Assisting in the provision of affordable housing
- Removing governmental constraints to housing developments
- Promoting fair and equal housing opportunities

An important component of the Housing Element is compliance with the Regional Housing Needs Assessment (RHNA) allocation. The RHNA is the process by which each city is assigned a share of the region's need for additional housing units during the next Housing Element planning period (2021-2029). RHNA allocations are determined for the City by the Southern California Association of Governments (SCAG) based on criteria established by State law. The City's allocation is as follows:

Income Category	Number of Units	Percentage
Very Low Income Units	1,102	34%
Low Income Units	570	18%
Moderate Income Units	605	19%
Above-Moderate Income Units	937	29%
Total	**3,214**	**100%**

As mentioned above, the Housing Element Update must demonstrate site development capacity to facilitate the construction of a variety of housing types for all income levels. It is important to note that the City is not responsible for the production of these units; rather, the City is obligated to provide adequate sites for the development of units through either appropriate General Plan land use and zoning designations, or through zoning changes to accommodate these units. Whether or not housing actually gets built, and what type of housing gets built, is largely up to the landowners and the housing market. However, as mentioned, the City is responsible to provide programs and policies to facilitate new housing development, especially for low and very-low income housing.

It was determined through a review of projects within the pipeline, as well as growth patterns in general, that the City's allocation of "above moderate" units would be met through existing zoning and current policy. However, in order to meet the City's RHNA requirement for affordable units, additional housing programs and strategies were needed. As a result, strategies were developed through the Housing Element Update process that expanded high density zones, increased the allowed density in various areas, allowed residential overlay zones in predominantly commercial or industrial areas, and created policies to encourage affordable housing and a range of additional housing types. In keeping with the City's overall policy of the last 15 years or so, growth and density continues to be directed into areas with adequate infrastructure and away from single-family neighborhoods.

With assistance from Kimley Horn, the City progressed through its process of adopting the updated Housing Element for the 6th Cycle. This included an extensive public outreach component through the latter months of 2021, and study sessions with the Planning Commission and City Council. Ultimately, a package of material was completed that consisted of the following components:

1. The Housing Element itself (Chapter 5 of the General Plan), which sets forth the City's housing goals and policies to address identified housing needs.

2. The Housing Element Implementation Plan (Chapter 10), which identified 37 specific implementation programs to be pursued to achieve Housing Element goals and policies, including a number of the aforementioned rezoning efforts to achieve the density and residential land uses necessary to encourage housing units to be built.

3. The Housing Element Technical Background Report, which includes the following:

    - An analysis of the City's population, household and employment base, and characteristics of the housing stock.
    - A review of potential market, governmental, and environmental constraints on production, maintenance, and affordability of housing.
    - An analysis of fair housing issues and actions to foster inclusive communities to achieve racial equity, fair housing choice, and opportunity for all.
    - An evaluation of the land and financial resources available to address the City's identified housing needs.
    - An analysis of strategies for housing sites identified by income category to meet the City's RHNA allocation.
    - A summary of the community outreach efforts undertaken that focused on issues relating to residential land uses and housing needs.

- A review of past accomplishments under the previously adopted Housing Element.

The entire Housing Element update package was presented to the Planning Commission on January 25, 2022, and was recommended for approval to the City Council. The Council held a public hearing on February 15, 2022, where the Housing Element Update was approved along with the provision that any additional modifications or additions required by HCD could be approved administratively. Development Services Staff then worked with HCD over the next eight months to achieve certification. Several complete iterations were provided to HCD based on technical comments provided. Ultimately, the City submitted what was believed to be a final and compliant version of the documents, and re-adopted the Housing Element on November 1, 2022 at HCD's request. However, HCD ultimately determined through a letter dated January 6, 2023, that the rezoning strategies outlined in the Element must be completed prior to receiving certification. While the City disagreed with this determination, since that time the Development Services Department and the City's consultant group have been working to implement these zoning changes.

The rezoning efforts require the following entitlements: a General Plan Amendment to amend the Land Use Map and the text of the Land Use Element of the General Plan, a Zone Change to modify the zoning designations of various properties citywide and to change the City's Zoning Map, and a Text Amendment to change the text of the Development Code to effectuate the zoning changes. The complete package of draft materials was submitted to HCD for their review on December 11, 2023, to receive any comments prior to the City's review process.

ANALYSIS

The Housing Element Implementation Plan provides 37 specific implementation programs. Of these, HCD identified those programs that proposed rezoning actions as required prior to certification. Through the current action, the following rezoning efforts are being proposed to meet HCD's requirement:

1. Expand the Downtown Mixed-Use Zone to properties east of 2nd Avenue and west of 5th Avenue and also along Rolyn Place.

2. Add a Downtown Mixed-Use Overlay Zone over commercial manufacturing properties generally along St. Joseph and La Porte Streets.

3. Increase the residential density allowed in the Mixed-Use zone from 30 dwelling units/acre to 50 dwelling units/acre.

4. Add a "Residential Flex" Overlay Zone over portions of Live Oak Avenue, Las Tunas Drive, and the General Commercial (C-G) zoned areas of the City to allow

residential projects in these locations up to 50 dwelling units/acre, if affordable housing units are proposed.

5. Increase the residential density allowed in the High-Density Multi-Family Residential (R-3) zone from 30 dwelling units/acre to 40 dwelling units/acre.

Each of the proposed rezoning actions is described further below. It is important to note that HCD recognizes “eligible sites” for the provision of new low and very low-income housing units if the properties meet certain criteria for size, common ownership, and/or the number of units that can be accommodated. The total projected capacity for units toward meeting the RHNA is based on these eligible sites recognized by HCD. As can be seen in Figures 1-5 below, a map is provided for each rezoning strategy showing the eligible sites along with a table providing the estimated number of affordable units and market-rate units that the eligible sites can accommodate. However, it is not practical or desirable land use planning to only rezone the eligible sites. Proceeding in this manner would lead to a patchwork of zoning changes where sites adjacent to similarly-zoned sites would have different land use standards and allowances. In order to provide a straightforward and sensible land use map, the rezones proposed encompass more property than just the eligible sites as identified by HCD.

Figures 6-9 below show the entirety of the properties being proposed for rezoning as part of this effort. The associated Addendum to the Adopted Negative Declaration for the Housing Element (see Attachment No. 6) reflects the fact that this rezoning effort encompasses more property than just the eligible sites. Development over time will be tracked and, if the capacity identified in the eligible sites estimates is close to being met, additional environmental analysis will be needed under CEQA.

1. Downtown Mixed-Use (DMU) Expansion

The City has identified General Commercial (C-G) and Commercial Manufacturing (C-M) zoned properties in and adjacent to Downtown Arcadia as an opportunity to introduce high density residential zoning in the form of the existing Downtown Mixed-Use (DMU) Zone. The current DMU Zone has been successful in attracting several projects that provide a large number of new housing units, including affordable units.

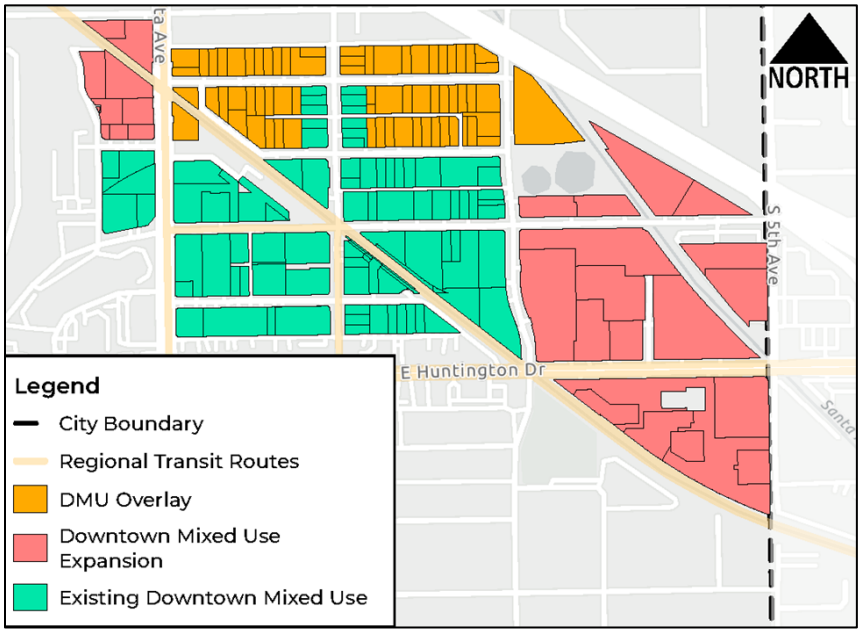
As shown in Figure 1, it is proposed that the DMU zone will be expanded to the area east of 2nd Avenue to 5th Avenue and from the I-210 Freeway on the north to the light rail right-of-way on the south. In addition, another area along Santa Anita Avenue and Rolyn Place and Santa Anita Avenue and W. Huntington Drive are also proposed to be rezoned to DMU. Of the 40+ acres of land identified as part of this strategy, 38.8 acres met the criteria required by the State for sites projected to accommodate low and very low-income units. This area will be rezoned to Downtown Mixed-Use at 80 dwelling units per acre (du/acre) with a 1.0 floor area ratio for non-residential uses.

The area to be rezoned is currently a mix of successful strip commercial centers as well as restaurants, banks, office buildings and the like. As properties transition over time, there are ample opportunities for these sites to add residential units as part of mixed-use projects, or in certain circumstances, stand-alone residential uses. Recently, a property within this area received entitlements for a new mixed-use project. “The Derby Mixed-Use Development” proposed 214 units, including 9 affordable units, as well as a rebuilt The Derby restaurant and additional restaurant space and can serve as a model for the type of development expected in this zone.

2. Downtown Mixed-Use Overlay

Commercially-zoned property north of the existing Downtown Mixed-Use Zone is appropriate for the implementation of a Downtown Mixed-Use (DMU) Overlay that will allow for residential uses in a mixed-use development format at a maximum density of 80 du/acre with a 1.0 floor area ratio for non-residential uses. As shown in Figure 1, this location is typified by small lots and a mix of commercial, industrial, and auto-related uses. The DMU Overlay will not make any current uses nonconforming but will allow properties to transition over time to residential projects where suitable. Approximately eight acres of property within this area is eligible for development with very low or low-income units.

For both the DMU Zone and DMU Overlay, the adopted Housing Element assumed a density of 64 du/acre to calculate the theoretical capacity of each site and assumed only 50% of these properties would redevelop over time. As such, the realistic capacity of these two rezoning strategies is a total of 1,361 units, 352 of which are low or very low-income units.



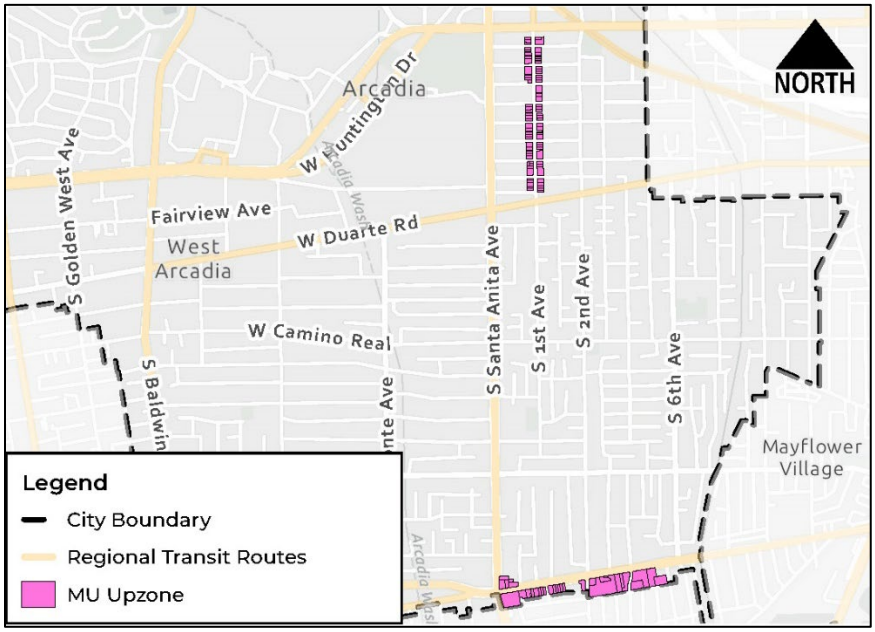
Income Category	Capacity to Accommodate RHNA
Low and Very Low	352
Moderate	205
Above Moderate	804
Total New Net Units	**1,361**

Figure 1 – Downtown Mixed Use and DMU Overlay Map and Table

3. Increase the Residential Density in the Mixed-Use Zone

The City has identified the Mixed-Use (MU) Zone as an opportunity to increase density to promote the development of more residential units which could be supported by adjacent uses. The proposal is to increase the maximum density from 30 du/acre to 50 du/acre. Of the Mixed-Use acreage in the City approximately 27 acres met the criteria required by the State for sites projected to accommodate low and very low-income units. An assumed density of 40 du/acre was applied to calculate the theoretical capacity of each site along with a redevelopment percentage of 50%. With these assumptions, the theoretical capacity of these sites is projected at 502 units, 133 of which are projected to be affordable to low and very low-income households.

Figure 2 below shows the Mixed-Use Zones along First Avenue between Huntington Drive and Duarte Road and within the Live Oak/Las Tunas corridors. Mixed-use development has already occurred in this area (e.g. the corner of Santa Anita Avenue and Las Tunas Drive) and several additional projects have been proposed for redevelopment.



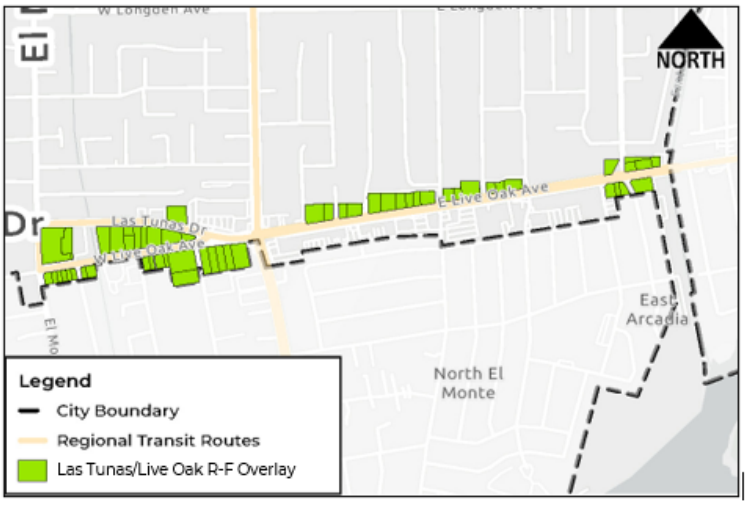
Income Category	Capacity to Accommodate RHNA
Low and Very Low	133
Moderate	76
Above Moderate	293
Total New Net Units	**502**

Figure 2 – Mixed-Use Upzone Map and Table

4. Add a Residential Flex Overlay Zone over portions of Live Oak Avenue, Las Tunas Drive, and General Commercial Areas around the City

The Las Tunas and Live Oak Corridors provide an opportunity to introduce increased residential density on viable commercial properties. The adjacent Mixed-Use zoning and access to transit supports the increase of residential uses in the corridor. As mentioned above, there have been several projects proposed in this area and there are a number of parcels that are currently underdeveloped that could transition into housing and/or mixed-use projects. To the east, adjacent to this stretch of predominantly commercial uses in Arcadia, the County has approved several large residential projects that have begun to change the face of this corridor and introduce a much more residential feeling. A Residential Flex Overlay Zone is recommended over portions of both Las Tunas and Live Oak. The Residential Flex Overlay Zone has already been applied successfully to properties along Las Tunas in the past.

Approximately 13.88 acres of property along Las Tunas Drive and 6.15 acres of property along Live Oak met the criteria to accommodate low and very low-income units. A Residential Flex Overlay would be applied to these sites that will allow for residential uses at a maximum density of 50 du/acre. Taken together, eligible parcels within the Las Tunas and Live Oak corridors were given an assumed density of 40 du/acre of theoretical capacity with the understanding that they would all redevelop over time. As such, between these two areas, a total of 780 housing units could be provided, 202 of which would be affordable to low or very low-income households. Figure 3 below shows the area of proposed changes, and the table provides the realistic capacity.



Income Category	Capacity to Accommodate RHNA
Low and Very Low	202
Moderate	118
Above Moderate	460
Total New Net Units	**780**

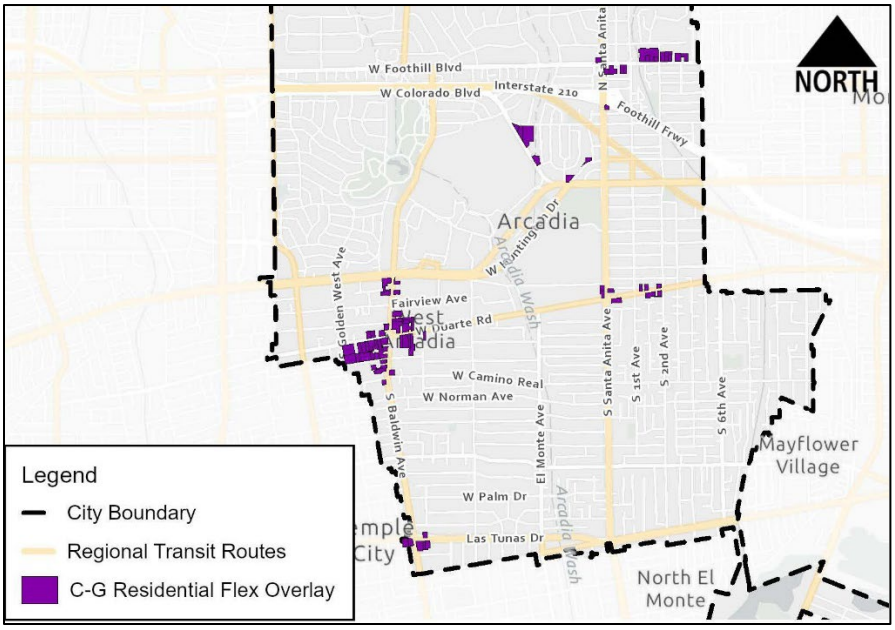
Figure 3 – Residential Flex Overlay (Las Tunas and Live Oak)

The General Commercial zoned properties throughout the City are another area that provide redevelopment opportunities where underutilized commercial sites can transition to support residential development in cases where it is more desirable than a struggling commercial use, if affordable units are provided. For these areas, the Residential Flex Overlay Zone is also proposed. Several sites that were previously zoned as General Commercial have redeveloped over time or are proposed for redevelopment (e.g. former Coco's site on Colorado Blvd., former Vons headquarters site on Michillinda Ave., etc.).

Approximately 73.5 acres of property are part of the C-G Residential Flex Overlay Focus Area that will allow for residential uses at maximum density of 50 du/acre. However, an

assumed density of 40 du/acre was applied to calculate the theoretical capacity of each site along with a redevelopment factor of 50%. Based on these assumptions, the realistic capacity of these sites is projected at 1,470 units, 382 of which are projected to be affordable to low and very low-income households.

Figure 4 provides a map and table that depicts the proposed rezone for General Commercial.



Income Category	Capacity to Accommodate RHNA
Low and Very Low	382
Moderate	221
Above Moderate	867
Total New Net Units	**1,470**

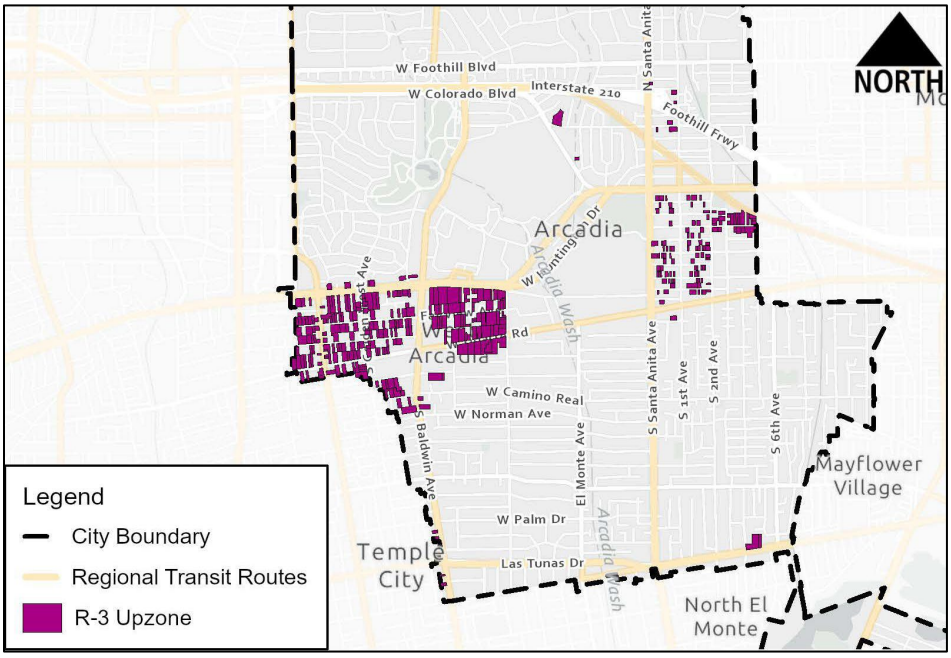
Figure 4 – Residential Flex Overlay (General Commercial)

5. Increase the Density in the Multi-Family (R-3) Zone

The High Density Residential (R-3) Zone has been identified by the City as an area with the opportunity to support increased density (from 30 du/acre to 40 du/acre) that is compatible with adjacent higher density residential uses and other uses that support residential development. Higher density within this Focus Area can be expected to accommodate lower income units.

Approximately 177.21 acres met the criteria to accommodate low and very low-income units. An assumed density of 32 du/acre was applied to calculate the theoretical capacity of each site along with a reasonable redevelopment percentage of 25 percent. The resulting realistic capacity of these sites is projected at 635 units, 165 of which are projected to be affordable to Low and Very Low-income households. The expectation with these sites is that units will be added over time as properties develop and smaller units will be proposed to reach higher density levels within the same basic footprint of the buildings.

Figure 5 below provides a map and table that shows the area of the proposed changes.



Income Category	Capacity to Accommodate RHNA
Low and Very Low	165
Moderate	97
Above Moderate	373
Total New Net Units	**635**

Figure 5 – High Density Multi-Family Residential (R-3) Upzone

As mentioned in the text above, the maps in Figures 1-5 represent the eligible sites identified to meet HCD's requirements to calculate capacity toward the RHNA. In order to create a coherent and efficient land use map, however, the proposed rezoning strategies

apply to more property than just the eligible sites. Figure 6 below (and included as Attachment No. 4) provides the properties included in the rezoning effort citywide, and Figures 7-9 show magnified images of the same map focusing on various regions of the City for ease of viewing.

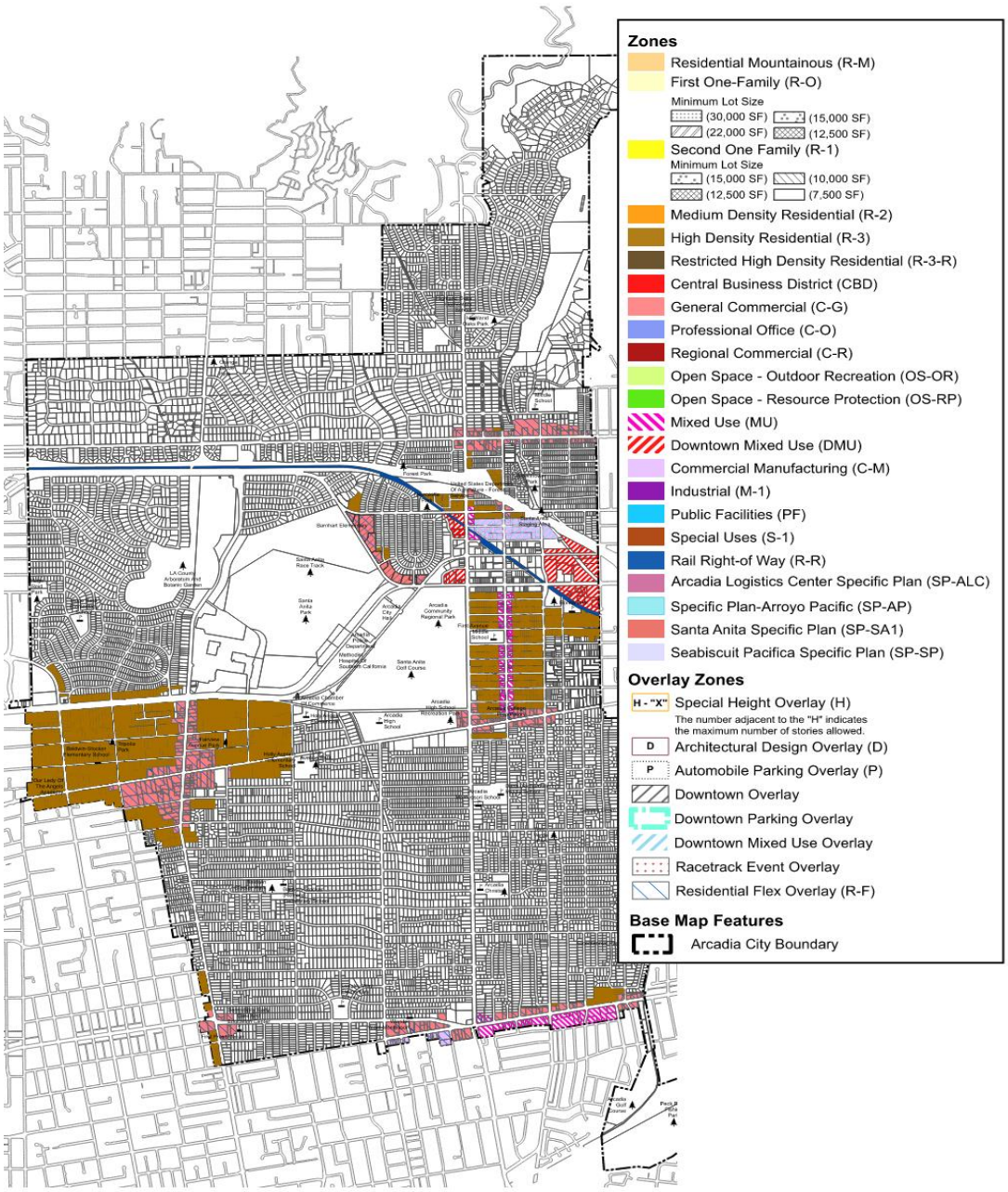


Figure 6 – Rezoning Efforts Citywide

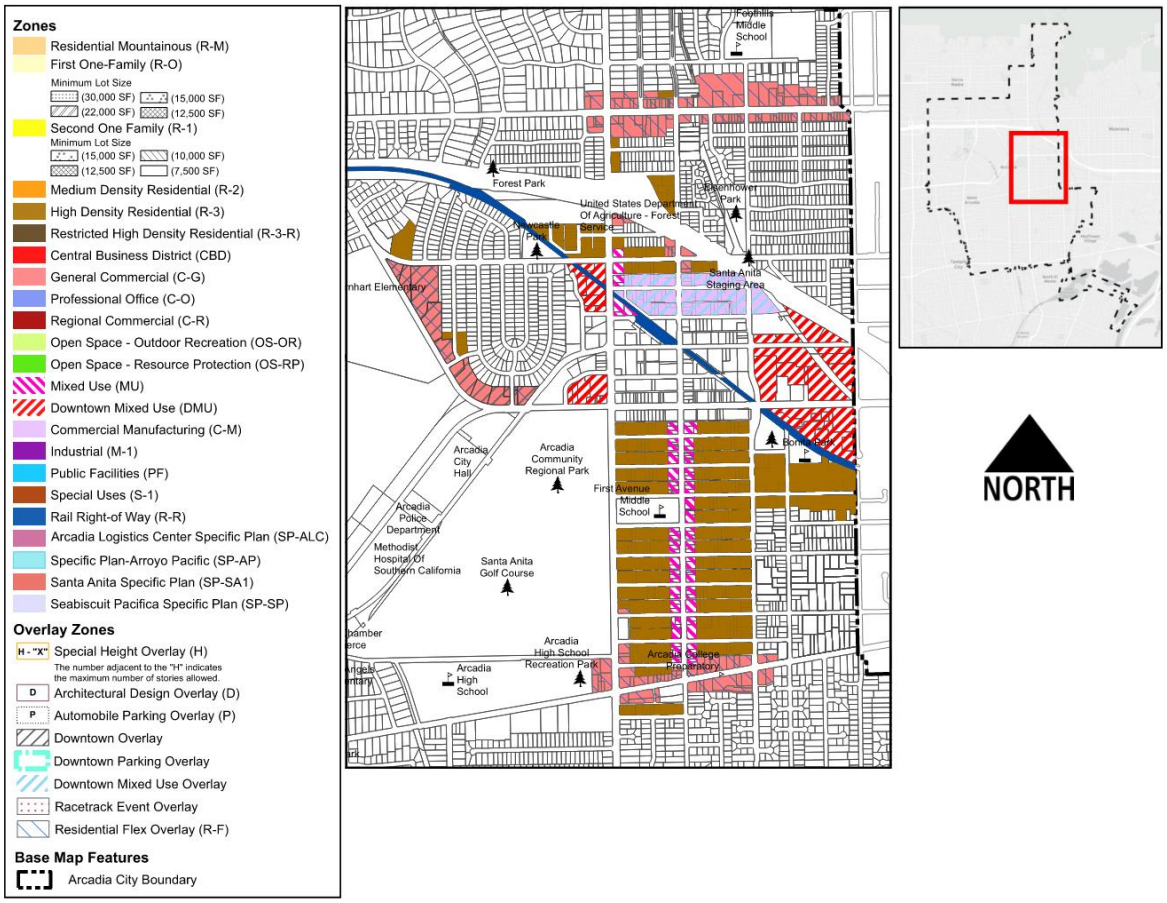


Figure 7 – Project Rezone Map – East



Figure 8: Project Rezone Map – West

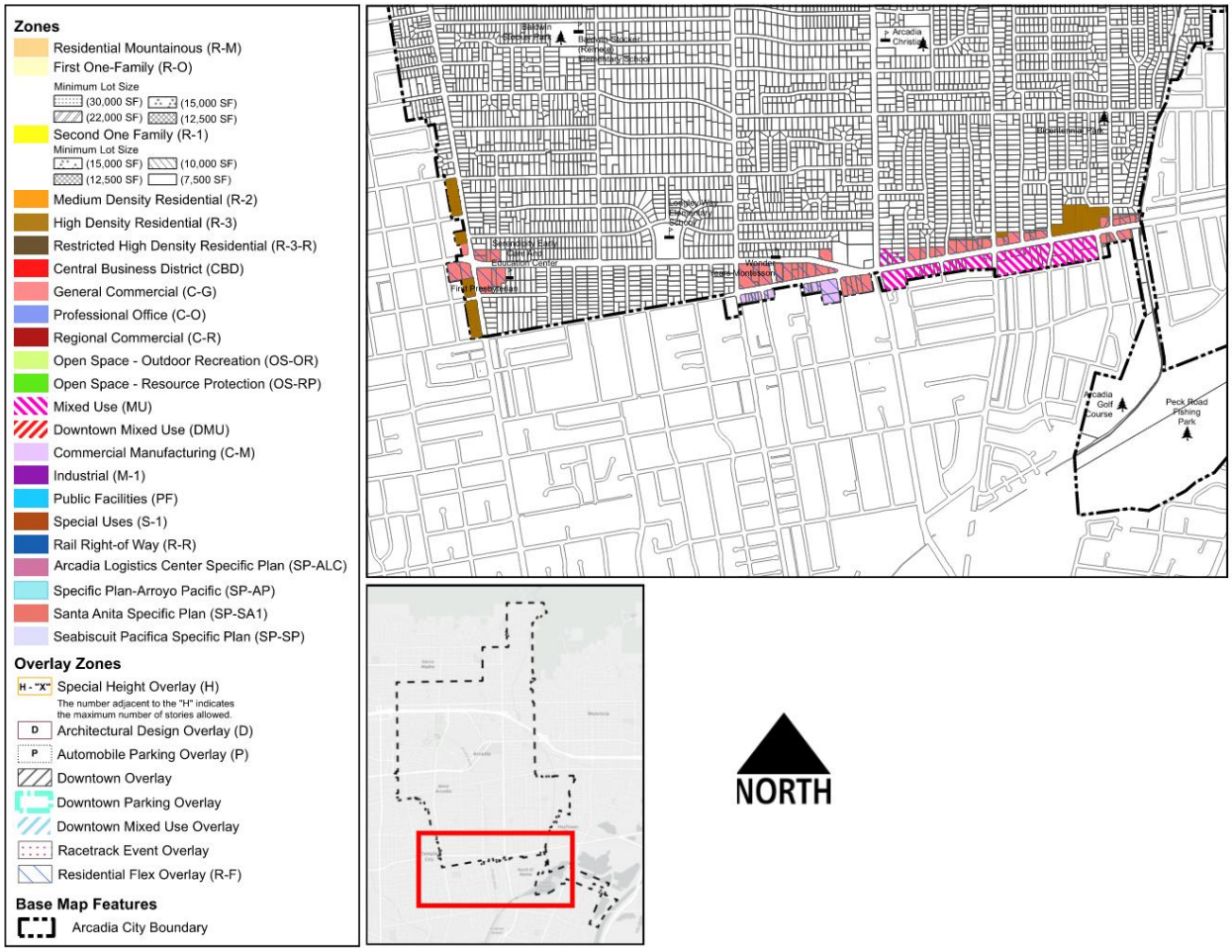


Figure 9: Project Rezone Map – South

In order to effectuate the zone changes described in the maps and tables above, modifications to the General Plan, Zoning Map, and Development Code are needed. Each of these entitlements is described below.

<u>General Plan Amendment</u>

In order to rezone the properties identified, the City's General Plan Land Use Map and Land Use Element must be modified. Attachment No. 2 shows the proposed changes to the General Plan Land Use Map. The changes proposed are directly related to the zone changes and facilitate additional residential development (or higher residential densities) in various areas of the City. The changes to the General Plan Land Use Map are summarized below; please see Attachment No. 2 for the specific parcels being modified.

- Downtown Mixed-Use Zone Expansion – The land use designation for the properties being included in the Downtown Mixed-Use expansion will be changed

to be consistent with the rest of the DMU zoned areas. This new designation will be "Downtown Mixed Use (80 du/acre & 1.0 FAR)." This means the area will support 80 dwelling units/acre and a Floor Area Ratio of 1.0 for the commercial component of any project.

- Downtown Mixed-Use Overlay – The DMU Overlay Zone will be placed over existing Commercial/Light Industrial zoned property in the downtown area. As such, the land use designation will be "Commercial/ Light Industrial (80 du/acre & 1.0 FAR)." This means that the base zoning designation will remain, but residential projects will be allowed at the density shown.

- Mixed-Use Upzone – The General Plan land use designation for the Mixed-Use (MU) Zone will simply be modified from 30 dwelling units/acre to 50 dwelling units/acre. These areas are shown on the map as "Mixed-Use (50 du/ac & 1.0 FAR)."

- Residential Flex Overlay Zone Areas – The General Plan land use designation for General Commercial zoned properties citywide will be modified to allow for residential projects up to 50 dwelling units/acre to facilitate the Residential Flex Overlay Zone. This is shown on the map as "Commercial (50 du/ac & .5 FAR)."

- High Density Residential (R-3) Upzone – The General Plan land used designation for the High Density Residential areas of the City (zoned R-3) will simply be modified to allow up to 40 dwelling units an acre instead of 30. This is shown on the Map as "High Density Residential (20-40 du/ac)".

In addition to the General Plan Land Use Map, Chapter 2 of the General Plan, the Land Use and Community Design Element, also needs to be modified to facilitate the rezoning efforts. The Land Use and Community Design Element (LU Element) provides the blueprint for land use and development throughout the City, in all zones and geographic areas. It includes goals and policies to ensure compatibility between land uses and adherence to the overall vision for growth in the City.

Attachment No. 3 provides the proposed amendments to the LU Element to allow for the additional residential densities proposed as well as the allowance for residential uses in specific areas throughout the City. These changes are shown in redlines throughout the document. There are modifications proposed to the High Density Residential, Commercial, Commercial/Light Industrial, Mixed-Use, and Downtown Mixed-Use land use designations to allow for the density and housing modifications described in each of the rezones. In addition, several policies have been added to the LU Element to acknowledge that stand-alone residential projects with affordable units are encouraged in various land use designations. Finally, additional commentary has been added to the section on the implications of land use policy to acknowledge that the changes are within the growth and development anticipated when the LU Element was last drafted in 2010.

Zone Changes

The Zone Changes are of course the driver of the Project and these were discussed above in detail. Please see Attachment No. 4 for the full citywide Zoning Map that shows all of the properties being modified by this rezoning effort. A summary of the changes is provided below.

- Downtown Mixed-Use Zone Expansion – The Zoning Map shows the areas being re-zoned to DMU, both east of 2nd Avenue and west of 5th Avenue and along Rolyn Place and Santa Anita Avenue.

- Downtown Mixed-Use Overlay – The DMU Overlay Zone is a new zone shown on the map and applied to the existing Commercial/Light Industrial zoned property adjacent to Downtown Arcadia.

- Mixed-Use Upzone – The MU-zoned areas are shown on the map as changes because the allowable density is being increased.

- Residential Flex Overlay Zone Areas – The Residential Flex Overlay Zone is shown on the map and applied to the applicable areas along Live Oak, Las Tunas, and General Commercially zoned properties citywide.

- High Density Residential (R-3) Upzone – The R-3 zoned areas are included on the map as changes because the allowable density is being increased.

Text Amendments to the Development Code

Along with changes to the General Plan and Zoning Map, the City's Development Code (Article IX, Chapter 1 of the Municipal Code) also must be modified to allow for the changes to residential density and development potential. Each of the applicable zones and/or land uses has been modified to reflect the zone changes, and development standards have been added or changed to allow for affordable housing and/or other state-required housing types.

Each year at the State level, there are numerous changes and new bills that are passed by the legislature that impact cities. Many of these changes need to be codified and added to local Development Codes. Given this, in addition to the changes required by the rezoning effort, the text amendments being proposed also include modifications to achieve compliance with state housing laws and/or to implement additional portions of the City's adopted Housing Element Implementation Plan. There will be additional modifications needed to the Development Code over time to complete the implementation efforts identified in the Housing Element. Most notably, the City is committed to bringing an Inclusionary Housing Ordinance forward in the near future as a modification to the Development Code. Inclusionary Housing is a method of requiring affordable units be built

along with any proposed housing project. This is an important component of the overall approach to providing affordable housing, and will be considered by the Planning Commission and City Council in the near future. However, as has been mentioned, the current effort encompasses only the portions of Housing Element implementation that are required by HCD prior to certification.

Attachment No. 5 provides the proposed text amendments included with this project. The amendments occur in many of the Divisions of the Development Code and have been grouped into a single document for ease of review. Only those pages relevant to the changes (shown in redline) or necessary for context, are provided. To facilitate review of Attachment No. 5, a summary of the changes proposed to each of the Divisions of the Development Code is provided below.

Division 1—Enactment, Applicability, and Enforcement
- Showing newly created Downtown Mixed-Use Overlay Zone.

Division 2 – Zones, Allowable Uses, and Development Standards
- Added Downtown Mixed-Use Overlay Zone development standards.
- Added clause that High Density multi-family housing is permitted by right if 20% of the units provided are affordable units (per the Government Code)
- Changed densities in specific zones, and allowed residential projects in specific zones if affordable units are proposed, to match the proposed zone changes
- Modified regulations for Residential Care Facilities, Supportive Housing, Transitional Housing, and Employee Housing to meet State law
- Added Residential Flex Overlay Zone development standards

Division 3 – Regulations Applicable to All Zones
- Modified parking requirements if affordable housing units are provided
- Modified density bonus provisions to meet State law

Division 4 – Regulations for Specific Land Uses and Activities
- Added new development standards and regulations for Emergency Shelters per State law
- Added new regulations for Employee Housing per State law

Division 5 – Subdivisions
- Added a lot merger incentive program citywide to promote lot assembly

Division 7—Permit Processing Procedures
- Modified rules for Reasonable Accommodations per State law
- Simplified design review processes for High Density multi-family projects if affordable housing units are provided

Division 9 – Definitions

- Added new definitions for Emergency Shelters, Employee Housing, and Farmworker Housing.

FINDINGS

General Plan Amendment

Section 9108.03.060(A) of the Development Code requires that for a General Plan Amendment to be granted, it must be found that all of the following prerequisite conditions can be satisfied:

1. The proposed action is consistent with the goals, policies, and actions of the General Plan.

Facts to Support This Finding: The Rezoning Project is a primary implementation effort associated with the City's approved Housing Element, which in and of itself is part of the General Plan. An approved (and certified) Housing Element is required to make the General Plan consistent with State law requirements per Government Code Section 65580, which requires the Housing Element to be updated every eight years upon the adoption of a region's Regional Housing Needs Allocation (RHNA). The Housing Element Update identified goals, policies, and implementation programs addressing housing opportunities, removal of governmental constraints, improving the condition of existing housing and providing equal housing opportunities for all Arcadia residents. These goals, policies, and program actions further the City's overall policy goal within the General Plan to inspire a more diverse, sustainable, and balanced community by implementing strategies and programs that contribute to economic and socially diverse housing opportunities that preserve and enhance Arcadia's character. The rezoning efforts that are part of the proposed action are the heart of the Housing Element's Implementation Plan and will provide the capacity for required affordable housing units throughout the City.

2. The proposed action would not be detrimental to the public interest, health, safety, convenience, or welfare of the City.

Facts to Support This Finding: The Housing Element Update reflects the input of residents, decision makers, and other stakeholders in the community. The proposed action is to implement the adopted Housing Element rezoning strategies to enable additional residential units (and especially affordable housing units) to be built throughout the City. This is a direct benefit to the public interest in that housing affordability is a regional crisis and all cities need to do their part to accommodate regional housing needs. The rezones proposed do not compromise

public health, convenience, or welfare; rather, they provide additional opportunities for new housing of all types to be built in the City of Arcadia.

The Addendum to the Adopted Initial Study/Negative Declaration for the Housing Element Update analyzed all the significant environmental impacts of all candidate housing sites associated with the proposed 6th Cycle Housing Element Update, and it was determined that all the potential impacts would be less than significant. Additionally, the Addendum also documented the fact that the total number of housing units anticipated by the rezoning effort will be less than the number that was approved in the adopted Negative Declaration for the Housing Element Update. Therefore, the proposed General Plan Amendment would not be detrimental to the public health and welfare.

Zone Change

Section 9108.03.060(C) of the Development Code requires that for a Zone Change to be granted, it must be found that all of the following prerequisite conditions can be satisfied:

1. **The proposed amendment is in conformance with the goals, policies, and objectives of the General Plan.**

   Facts to Support This Finding: The proposed zone changes are in conformance with the General Plan. The Zone Changes proposed are to implement the City's approved Housing Element, which is an integral part of the General Plan. There are five (5) separate zone change actions being proposed: 1) Expansion of the Downtown Mixed-Use zone; 2) establishment of a new Downtown Mixed-Use Overlay; 3) Increase the density in the Mixed-Use zone; 4) Expansion of the Residential Flex Overlay Zone; and 5) Increase the density in the High Density Multi-Family Zone. The changes to the Downtown Mixed-Use Zones, will allow residential development in an urban, mixed-use format, in furtherance of the goals and polices found in the Land Use & Community Design Element, the Economic Development Element, the Circulation and Infrastructure Element and, most importantly, the Housing Element of the General Plan. The upzoning of both of the Mixed-Use Zone and the High Density Multi-Family Residential Zones will enable more dense projects to be built and encourage the development of affordable housing, in furtherance of the goals and polices of the Housing Element and The Land Use & Community Design Element. The City's Housing Element requires that the City meet the State-mandated Regional Housing Needs Allocation. Mixed-use development in what was formerly commercial areas is the most effective and beneficial way to do so. The addition of the Residential Flex Overlay Zone also achieves this purpose. For all of these reasons, the proposed project is consistent with the General Plan.

2. **The site is physically suitable (including absence of physical constraints, access, compatibility with adjoining land uses, and provision of utilities) for the requested/anticipated land uses/developments.**

   Facts to Support This Finding: The Rezoning Project does not, in and of itself, propose any specific development. Where applicable, the rezones have been accompanied by text amendments that provide development standards appropriate for each respective zone. Additionally, the proposed rezones for the most part follow existing zoning patterns and simply increase density options or introduce residential development into new areas. The Addendum to the Adopted Negative Declaration submitted along with the Project reviewed all of the rezones proposed and found them to be consistent with the adopted Housing Element Update and previous environmental review. Any new project that is proposed on a site that has been rezoned will be subject to its own site review to determine compatibility with adjoining land uses and the provision of utilities. In addition, all projects submitted on a rezoned site will be subject to its own CEQA review as well.

3. **The proposed amendment will not be detrimental to the public interest, health, safety, convenience, or general welfare of the City.**

   Facts to Support This Finding: The Housing Element Update reflects the input of residents, decision makers, and other stakeholders in the community. The proposed action is to implement the adopted Housing Element rezoning strategies to enable additional residential units (and especially affordable housing units) to be built throughout the City. This is a direct benefit to the public interest in that housing affordability is a regional crisis and all cities need to do their part to accommodate regional housing needs. The rezones proposed do not compromise public health, convenience, or welfare; rather, they provide additional opportunities for new housing of all types to be built in the City of Arcadia.

   The Addendum to the Adopted Negative Declaration for the Housing Element Update analyzed all the significant environmental impacts of all candidate housing sites associated with the proposed 6th Cycle Housing Element Update, and it was determined that all the potential impacts would be less than significant. Additionally, the Addendum also documented the fact that the total number of housing units anticipated by the rezoning effort is less than the number that was approved in the adopted Negative Declaration for the Housing Element Update. Therefore, the proposed zone changes would not be detrimental to the public health and welfare.

Text Amendment

Pursuant to Section 9108.03.060(B), an amendment to the Development Code may be approved only if all of the following findings are made:

1. **The proposed Development Code amendment is consistent with the goals, policies, and objectives of the General Plan; and any applicable specific plan(s).**

   Facts to Support the Finding: The proposed Text Amendments are in conformance with the General Plan. The Text Amendments proposed effectuate the rezones that implement the City's approved Housing Element, which is an integral part of the General Plan. There are five (5) separate zone change actions being proposed: 1) Expansion of the Downtown Mixed-Use zone; 2) Establishment of a new Downtown Mixed-Use Overlay; 3) Increase the density in the Mixed-Use Zone; 4) Expansion of the Residential Flex Overlay Zone; and 5) Increase the density in the High Density Multi-Family Zone. The Text Amendments provide new code sections or edits to existing sections that support these rezones so that the Development Code and General Plan are internally consistent.

   The changes to the Downtown Mixed-Use zones, for example, will allow residential development in an urban, mixed-use format, in furtherance of the goals and polices found in the Land Use & Community Design Element, the Economic Development Element, the Circulation and Infrastructure Element and, most importantly, the Housing Element of the General Plan. The upzoning of both of the Mixed-Use Zone and the High Density Multi-Family Residential Zones will enable more dense projects to be built and encourage the development of affordable housing, in furtherance of the goals and polices of the Housing Element and The Land Use & Community Design Element. The City's Housing Element requires that the City meet the State-mandated Regional Housing Needs Allocation. Mixed-use development in what was formerly commercial areas is the most effective and beneficial way to do so. The addition of the Residential Flex Overlay Zone achieves this. For all of these reasons, the proposed project is consistent with the General Plan.

2. **The proposed amendment is internally consistent with other applicable provisions of this Development Code.**

   Facts to Support the Finding: The purpose of the proposed Text Amendment is to effectuate the rezones required by the Housing Element Implementation Plan. As such, all Divisions of the Development Code have been evaluated to bring them all into compliance with each other, and with the General Plan. In addition to the rezones, additional text amendments to the Development Code are provided as part of this action to meet State law and standards related to the Government Code. As such, the proposed text amendments have been reviewed to ensure they are

consistent with the other applicable provisions of the Development Code, as well as State law. Finally, the proposed amendments have been reviewed by the City Attorney for internal consistency to ensure that there are no conflicting standards or uncertainties.

ENVIRONMENTAL ANALYSIS

The proposed project has been assessed in accordance with the authority and criteria contained in the California Environmental Quality Act (CEQA) and CEQA Guidelines. An Initial Study/Negative Declaration (IS/ND) was originally prepared for the Housing Element Update project for the City, as the lead agency. The IS/ND was prepared consistent with the requirements of the California Environmental Quality Act (CEQA) on the basis that there was no substantial evidence that there may be significant environmental impacts on specific environmental areas. The original IS/ND was made available for public review from September 30, 2021 to November 1, 2021 and ultimately was adopted along with the Housing Element Update project on February 15, 2022.

Since the rezoning effort is implementation of the adopted Housing Element, the appropriate CEQA document for rezoning project is an Addendum to the Adopted IS/ND. A Notice of Intent to adopt the Addendum to the adopted IS/ND was published in both the Pasadena Star News and the Arcadia Weekly on December 21, 2023, posted on the City's webpage, mailed to individuals who are on the City's interested party list for the Housing Element Update, and posted at the L.A. County Clerk's office on December 22, 2023. A copy of the Addendum was made available for public review from December 22, 2023, to January 22, 2024, on the City's webpage, at the Planning Division office, and at the City's Library. During this time period, public agencies, organizations, and the public in general were afforded the opportunity to review the Addendum and submit written comments regarding the documents and the proposed project. As of January 19, 2024, no comments were received regarding these rezones or to the environmental analysis.

Similar to the adopted IS/ND, the Addendum reviewed the rezoning project and concluded that there was no substantial evidence that there may be significant environmental impacts on specific environmental areas. The Addendum accounted for the fact that the number of housing units anticipated to result from the rezones was less than what was anticipated during the original adoption of the Housing Element. The Addendum to the adopted IS/ND is provided as Attachment No. 6 to the Staff Report.

RECOMMENDATION

It is recommended that the Planning Commission adopt Resolution No. 2141 recommending that the City Council adopt the Addendum to the adopted Initial Study/Negative Declaration and approve General Plan Amendment No. GPA 23-02, Zone Change No. ZC 23-03, and Text Amendment No. TA 23-02, approving the Rezoning Project to implement the rezone strategies in the Housing Element Update.

The City Council is scheduled to consider this item at its February 6, 2024, meeting. Should the Council approve the Rezoning Project, it will be sent to HCD for certification along with the entire Housing Element. If HCD has further substantive comments and does not certify the Housing Element, it will return to the Planning Commission and City Council for further review.

If any Planning Commissioner, or other interested party has any questions or comments regarding this matter prior to the January 23, 2023, Planning Commission Meeting please contact me at (626) 547-5445, or by email at lflores@ArcadiaCA.gov.

Approved:



Lisa Flores
Deputy Development Services Director

Attachment No. 1: Resolution No. 2141
Attachment No. 2: Changes to the General Plan Land Use Map
Attachment No. 3: General Plan Land Use and Community Design Element (redlined)
Attachment No. 4: Changes to the Zoning Map
Attachment No. 5 Draft Text Amendments to the Development Code (redlined)
Attachment No. 6: Addendum to the Adopted Initial Study/Negative Declaration for the Housing Element Update

Attachment No. 7

Addendum to the Adopted Initial Study/Negative Declaration for the Housing Element Update

ADDENDUM TO THE
ARCADIA 6TH CYCLE HOUSING ELEMENT UPDATE
INITIAL STUDY/NEGATIVE DECLARATION

December 2023

Prepared By:

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1.0 INTRODUCTION AND PURPOSE

1.1 Purpose and Scope of the Addendum

This Addendum has been prepared in accordance with the provisions of the California Environmental Quality Act (CEQA) (California Public Resources Code [PRC] Section 21000 et seq.); the CEQA Guidelines (Title 14, California Code of Regulations [CCR] Section 15000 et seq.); and the rules, regulations, and procedures for implementing CEQA as set forth by the City of Arcadia (City). The City is the lead agency under CEQA.

Section 15164(a) of the CEQA Guidelines states that "the lead agency or a responsible agency shall prepare an addendum to a previously certified EIR or negative declaration if some changes or additions are necessary, but none of the conditions described in Section 15162 calling for preparation of a subsequent EIR have occurred." Section 15162(a) of the CEQA Guidelines indicates that the lead agency may forgo the creation of a subsequent EIR (SEIR) unless the lead agency determines, on the basis of substantial evidence in the light of the whole record, one or more of the following:

(1) Substantial changes are proposed in the project which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects;

(2) Substantial changes occur with respect to the circumstances under which the project is undertaken which will require major revisions of the previous EIR or Negative Declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; or

(3) New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified as complete or the Negative Declaration was adopted, shows any of the following:

   (A) The project will have one or more significant effects not discussed in the previous EIR or negative declaration;

   (B) Significant effects previously examined will be substantially more severe than shown in the previous EIR;

   (C) Mitigation measures or alternatives previously found not to be feasible would in fact be feasible, and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative; or

   (D) Mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative.

The Arcadia Housing Element Update (HEU) was prepared as the fifth element of the Arcadia General Plan (Arcadia GP) and functions as one of seven state-mandated General Plan elements (i.e., Land Use, Housing, Circulation, Noise, Safety, Open Space, and Conservation) that are prepared according to CGC §65583 requirements. California Government Code §65583 sets forth the specific content requirements

of a jurisdiction's housing element. Included in these requirements are obligations on the part of local jurisdictions to provide their "fair share" of regional housing needs.

The Arcadia HEU also includes policies and goals designed to assist the City in meeting its state-mandated Regional Housing Needs Assessment (RHNA) allocation. Like the creation of the Arcadia HEU, the City's RHNA allocation is mandated by the State Housing Law as part of the periodic process of updating local General Plan Housing Elements. It quantifies the housing needs within each jurisdiction for all economic segments of the community (known as the RHNA allocation plan) in four income categories: very low, low, moderate, and above moderate. Table 1-1: City of Arcadia 2021-2029 RHNA Allocation provides the final RHNA allocation to the City.

Table 1-1: City of Arcadia 2021-2029 RHNA Allocation

Income Level	% of Average Median Income (AMI)	RHNA Allocation (Housing Units)
Very Low Income	0-50%	1,102
Low-Income	51-80%	570
Moderate Income	81-120%	605
Above Moderate Income	120% +	937
Total		3,214

Source: Southern California Association of Governments (SCAG). 2021. Retrieved from: https://scag.ca.gov/sites/main/files/file-attachments/6th-cycle-rhna-proposed-final-allocation-plan.pdf?1614911196 (accessed November 2023).

2.0 DESCRIPTION OF PROPOSED PROJECT

2.1 Project Setting and Location

The City is located in central Los Angeles County (County) in the northwest portion of the San Gabriel Valley (Valley). The City is bounded by the San Gabriel Mountains, the Angeles National Forest, and the City of Sierra Madre to the north, the City of Pasadena to the northwest, the City of Monrovia to the east and northeast, Temple City to the southwest, and unincorporated County communities to the west and southeast. Regional access to the City is provided via the Interstate 210 Freeway (I-210), which runs in an east-west direction through the northern portion of the City. The Interstate 605 Freeway (I-605), known as the San Gabriel River Freeway), runs in a north-south direction, is approximately 0.18 miles east of the City's southeastern edge. **Exhibit 1: Regional Map** depicts the City's location in a regional context, while **Exhibit 2: Local Vicinity Map** depicts the City in a local context.

The City is predominantly comprised of residential land uses, with other notable land uses including the Santa Anita Racetrack and Shops at Santa Anita Mall, high density residential in the area of West Huntington Drive, and industrial uses along North Peck Road and Lower Azusa Road.

The City's topography ranges from approximately 1,800 feet above mean sea level (amsl) at the northwestern corner of the City to 320 feet amsl at the southeastern City boundary.[1]

Population

[1] BonTerra Consulting. 2010. *Arcadia General Plan Update Draft Program EIR.* Page 4.6-5. https://cms9files.revize.com/arcadia/Shape%20Arcadia/Development%20Services/eir/Geology.pdf (accessed November 2023).

The 2022 California Department of Finance (DOF) estimates were used for the Approved IS/ND. According to these estimates, Arcadia's population was 55,503 people in 2022.[2] According to Southern California Association of Governments (SCAG) 2020 Connect SoCal Plan the City's population in 2016 was approximately 57,300 people, and SCAG forecasts that the population will grow to 62,200 people in 2045.[3] Therefore, the City is projected to grow by approximately 7.8 percent (4,900 people) between 2016 and 2045.

Housing

In 2022, the California DOF estimated Arcadia's number of households to be 20,686.[4] SCAG's 2020 Connect SoCal Plan estimated that the City's number of households in 2016 was 19,600 and forecasts there will be an increase to 22,400 in 2045.[5] The City's total number of households is forecasted to grow by approximately 2,800 through 2045, approximately a 12 percent increase. As of January 2023, the California DOF estimates that the City housing stock totaled approximately 20,686 housing units, with single-family homes (detached and attached) as the predominant housing type in the City.[6] Single-family housing units make up approximately 70 percent (or 14,510 units) of the housing stock, multi-family units make up approximately 30 percent (or 6,176 units).[7] The California DOF reports that as of January 2023 there are not any mobile homes in the City.[8]

General Plan

The Arcadia General Plan ("Arcadia GP") was adopted in November 2010. The Arcadia GP represents the community's view of its future and is often referred to as a blueprint for growth and development.[9] The Arcadia GP is the City's vision for 25 years and beyond.[10] Arcadia GP Chapters include: Land Use and Community Design, Economic Development, Circulation and Infrastructure, Housing, Resource Sustainability, Parks, Recreation, and Community Resources, Safety, and Noise.

The Land Use and Community Design Element identifies, preserves, and enhances the physical aspects of the City that are highly valued by City residents and the business community. The Land Use and Community Design Element also identifies goals and policies that set forth the City's vision and fundamental land use philosophy regarding appropriate types, intensity, and location of development, and the means for maintaining the community's environmental, social, physical, and economic health and

[2] State of California. 2023. *E-5 Population and Housing Estimates for Cities, Counties, and the State, 2020-2023*. https://dof.ca.gov/forecasting/demographics/estimates/e-5-population-and-housing-estimates-for-cities-counties-and-the-state-2020-2023/ (accessed November 2023).

[3] SCAG. 2020. *Demographics and Growth Forecast*. Page 33. https://scag.ca.gov/sites/main/files/file-attachments/0903fconnectsocal_demographics-and-growth-forecast.pdf?1606001579 (accessed November 2023).

[4] State of California. 2023. *E-5 Population and Housing Estimates for Cities, Counties, and the State, 2020-2023*. https://dof.ca.gov/forecasting/demographics/estimates/e-5-population-and-housing-estimates-for-cities-counties-and-the-state-2020-2023/ (accessed November 2023).

[5] SCAG. 2020. *Demographics and Growth Forecast*. Page 33. https://scag.ca.gov/sites/main/files/file-attachments/0903fconnectsocal_demographics-and-growth-forecast.pdf?1606001579 (accessed November 2023).

[6] State of California. 2023. *E-5 Population and Housing Estimates for Cities, Counties, and the State, 2020-2023*. https://dof.ca.gov/forecasting/demographics/estimates/e-5-population-and-housing-estimates-for-cities-counties-and-the-state-2020-2023/ (accessed November 2023).

[7] Ibid.

[8] Ibid.

[9] City of Arcadia. 2022. *General Plan*. https://www.arcadiaca.gov/shape/development_services_department/planning___zoning/general_plan.php#outer-708 (accessed November 2023).

[10] Ibid.

vitality.[11] The existing Arcadia GP land use designations associated with the Project are described in **Table 2-1: Candidate Housing Sites – Existing General Plan Land Use Designations.**

Table 2-1: Candidate Housing Sites – Existing General Plan Land Use Designations

Land Use Designation	Description
Mixed Use (MU) (Density: 22-30 du/ac and 1.0 FAR)	Allows for commercial and residential mixed-use development that takes advantage of easy access to transit and proximity to employment centers, and that provide a complementary mix of uses that support and encourage pedestrian activity.
Commercial (C) (Density: 0.5 FAR)	Allows for a wide range of commercial uses which serve both neighborhood and citywide markets. The designation allows a broad array of commercial enterprises, including restaurants, durable goods sales, food stores, lodging, professional offices, specialty shops, indoor and outdoor recreational facilities, and entertainment uses.
Commercial (C) (Density: 80 du/ac and 1.0 FAR)	Allows for mixed-use development, and is intended to encourage a strong pedestrian-oriented environment that provides a variety of retail and service uses, restaurants, and neighborhood-serving commercial uses that complement development in the Downtown Mixed-Use areas.
Commercial/Light Industrial (C/LI) (Density: 0.5 FAR)	Allows for the development of light manufacturing, auto service and repair, office, and retail uses
High Density Residential (HDR) (Density: 12-30 du/ac)	Allows for higher density attached housing types for both renter and owner households within a neighborhood context.
Source: City of Arcadia. (2010). *Chapter 2: Land Use and Community Design Element*. Page 2-8 through 2-13. https://cms9files.revize.com/arcadia/Land%20Use%20Element%20Update%20Final.pdf (accessed November 2023).	

Zoning

The City's Zoning information can be found in the City of Arcadia Development Code (Arcadia DC) Division 2: Zones, Allowable Uses, and Development Standards. The Zoning Code's intent is to establish permitted land uses and development standards for each zone. It also is intended to implement Arcadia GP goals and objectives; guide and manage development within the City in accordance with the GP; and to reduce hazards to the public resulting from the inappropriate location, use, or design of buildings and other improvements. The existing zoning designations associated with the Project are described in **Table 2-2: Candidate Housing Sites – Existing Zoning**.

[11] City of Arcadia. 2010. *Chapter 2: Land Use and Community Design Element*. Page 2-1. https://cms9files.revize.com/arcadia/Land%20Use%20Element%20Update%20Final.pdf (accessed November 2023).

Table 2-2: Candidate Housing Sites – Existing Zoning

Zone	Description
Downtown Mixed Use (DMU)	Allows for complementary service and retail commercial businesses, professional offices, and residential uses located within the City's downtown.
Commercial Manufacturing (C-M)	Allows for a complementary mix of light manufacturing businesses, and a mix of commercial and light industrial.
General Commercial (C-G)	Allows for retail and service uses, offices, restaurants, public uses, and similar and compatible uses.
Professional Office (C-O)	Allows for administrative, financial, business, professional, medical, and governmental offices.
Central Business District (CBD)	Allows for retail and service uses, professional offices, restaurants, public uses, and other similar and compatible uses. This zone also allows for residential uses above ground floor commercial or adjacent to a commercial development.
High Density Residential (R-3)	Allows for single unit attached, townhomes, condominiums, and apartment structures at a density of up to 12-30 du/ac.
Source: City of Arcadia. (2023). *Chapter 1 Development Code*. https://library.municode.com/ca/arcadia/codes/code_of_ordinances?nodeId=ARTIXDIUSLA_CH1DECO_DIV2ZOALUSDEST_S9102.03COINZO (accessed November 2023).	

2.2 Project Description

The City of Arcadia 6th Cycle Housing Element Update Initial Study/Negative Declaration (Approved IS/ND) identified a total of 751 sites within a variety of different residentially and non-residentially zoned areas that had the capacity to accommodate up to approximately 7,222 total housing units. See Appendix A of the Approved IS/ND for a comprehensive inventory of the candidate housing sites.

The Approved IS/ND analyzed the Arcadia HEU prior to additional requested revisions from the California Department of Housing and Community Development. As such a Revised Final Arcadia 6th Cycle Housing Element Update (Final Arcadia HEU) was approved. Through revision of the original Arcadia HEU buildout potential, housing buildout for the City was reduced by 500 units to total 6,722 potential units.

The City of Arcadia Housing Element Rezone Project (Project) proposes General Plan Amendments and Zone changes which are intended to modify the existing allowed dwelling unit per acre (du/ac) density for selected parcels within the City. The proposed Project would apply General Plan Amendments and Zone Changes to parcels identified within the Arcadia HEU as well as parcels not originally identified in the Arcadia HEU. The purpose of this is to create a more comprehensive, and consistent land use pattern throughout the City.

Proposed General Plan Amendments would expand the DMU land use designation, add a Downtown Mixed Use Overlay over specific properties, increase the allowed density for the MU and R-3 land use designations, and establish a new Residential Flex Overlay zone in areas along Live Oak Avenue, Las Tunas Drive, and in the General Commercial land use designation. These General Plan Amendments and Zone Changes are listed specifically below, under Section ***2.3, Project Approvals***.

The expansion of rezone actions to the land uses and zoning designations listed above is estimated to generate approximately 343 additional units within the City. When combined with the estimates of the Final Arcadia HEU, this would generate a 7,065-unit total increase in housing supply in the City.

This CEQA document addresses the development capacity generated through the combination of additional rezone parcels with the estimates provided in the Final Arcadia HEU and provides a discussion of environmental effects based on the analyses and conclusions provided in the Approved IS/ND.

2.3 Project Approvals

The City is the Lead Agency as set forth in CEQA Statute Section 21067 and is responsible for reviewing and approving this IS/ND. In addition to this IS/ND, the City will consider the following discretionary approvals for the Project: A General Plan Amendment, Zone Change, and Text Amendments to the Development Code. Each of the land use actions is described below, along with what entitlements are needed to effectuate it. Additionally, each of these rezoning efforts and General Plan Land Use changes are shown in the maps provided as **Exhibit 3** through **Exhibit 10**. It is important to note that the acreages that are listed in the section below represent the acreage of "eligible sites" that are earmarked for potential redevelopment in the future per HCD standards. Any development above and beyond the thresholds and maximums identified in the Housing Element will be subject to additional CEQA review.

Zone Change for 38.8 acres of property from General Commercial (C-G) to Downtown Mixed Use (DMU). Requires a Zone Change, General Plan Amendment and Text Amendment.

- Change the land use designation from Commercial (0.5 floor area ratio [FAR]) to Commercial (80 dwelling units [du]/acre [ac] and 1.0 FAR) for 8 acres of property to allow for a new Downtown Mixed Use Overlay Zone. Requires a Zone Change, General Plan Amendment, and Text Amendment.
- Upzone the density on the City Land Use Map from Mixed Use (22-30 du/ac) to Mixed Use (50 du/ac and 1.0 FAR) for 27.06 acres of property. Requires a General Plan Amendment and Text Amendment.
- Apply a new "Residential Flex" Land Use Designation for 6.15 acres of property along Live Oak Avenue that would change the density on the City Land Use Map from Mixed Use (22-30 du/acre) to Mixed Use (50 du/ac and 1.0 FAR).
- Apply a new "Residential Flex" Land Use Designation for 13.88 acres of property along Las Tunas Drive that would be Commercial (50 du/ac and 0.5 FAR). This includes rezoning several of the Professional Office properties to General Commercial.
- Upzone the High-Density Residential Zone (R-3) on the City Land Use Map and the City GP Land Use Element from 30 du/ac to 40 du/ac for 177.21 acres of property. Requires a General Plan Amendment and Text Amendment.
- Apply a new "Residential Flex" Land Use Designation for 73.5 acres of property in the General Commercial Zone (C-G) that would be Commercial (50 du/ac and 0.5 FAR).

Exhibit 1: Regional Map

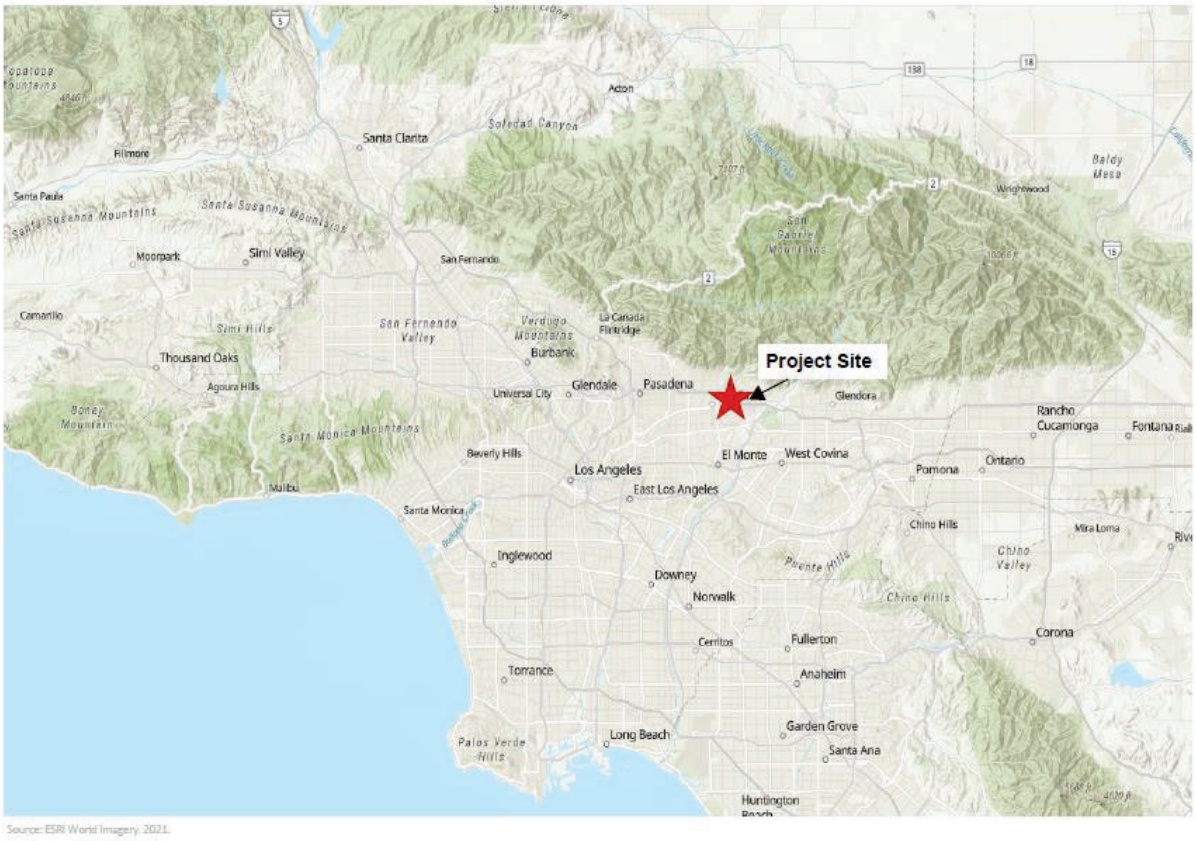
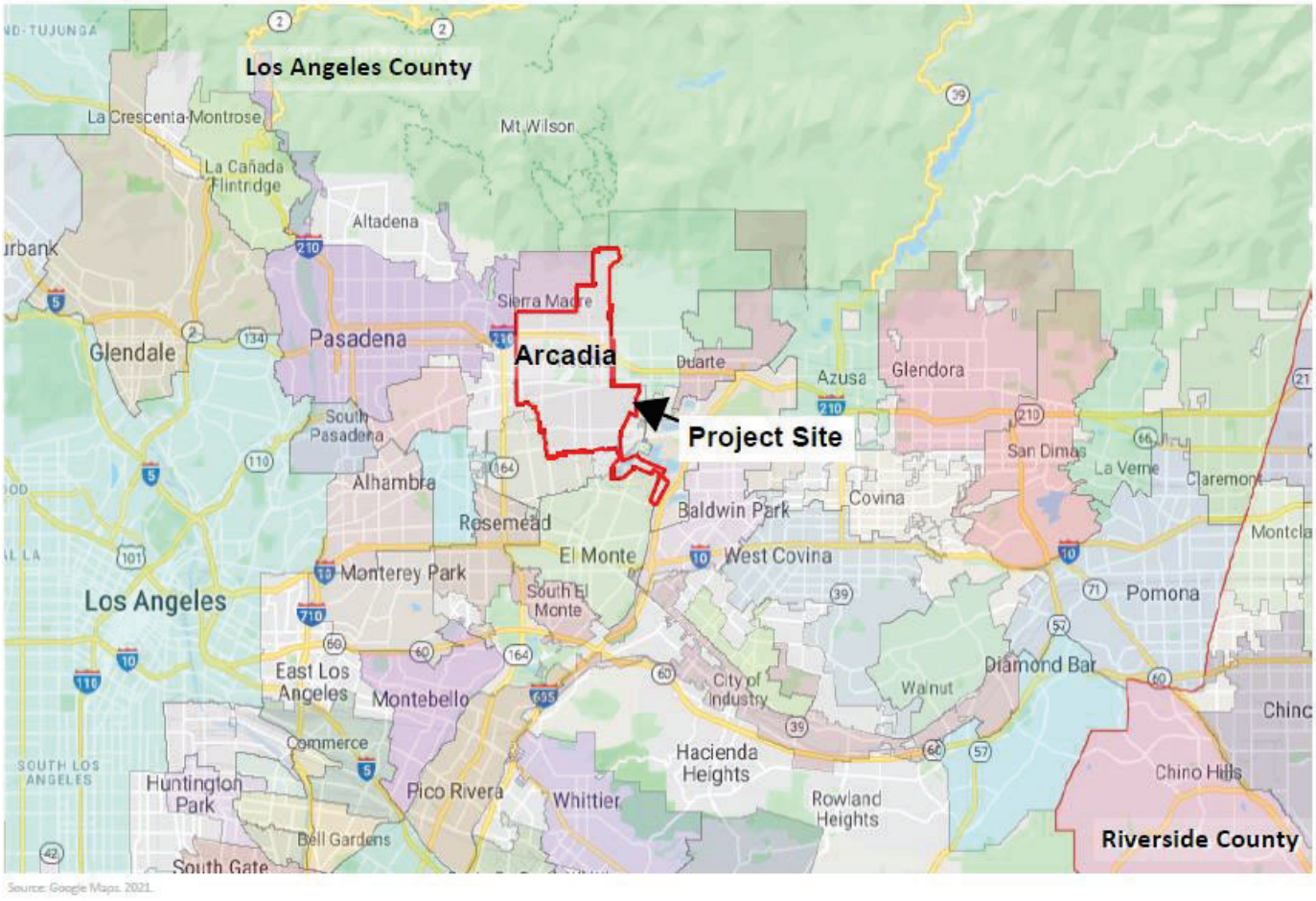


EXHIBIT 1: Regional Map
Arcadia *6th Cycle HEU, City of Arcadia*

Not to scale

Kimley»Horn

Exhibit 2: Local Vicinity Map



Source: Google Maps, 2021

EXHIBIT 2: Vicinity Map
Arcadia 6th Cycle HEU, City of Arcadia

Not to scale

Kimley»Horn

Exhibit 3: Housing Element Update Sites – All

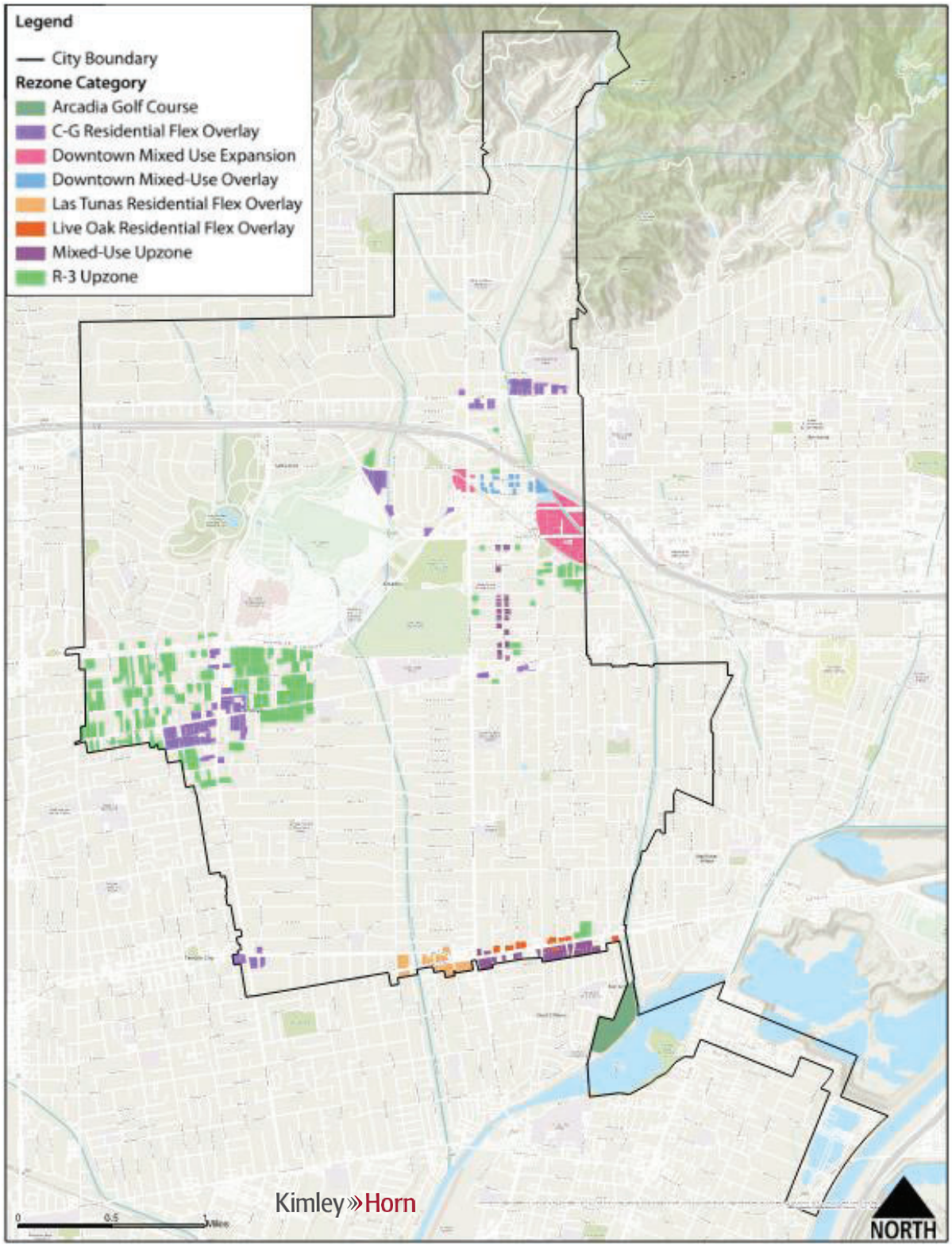


Exhibit 4: Housing Element Update Sites – East

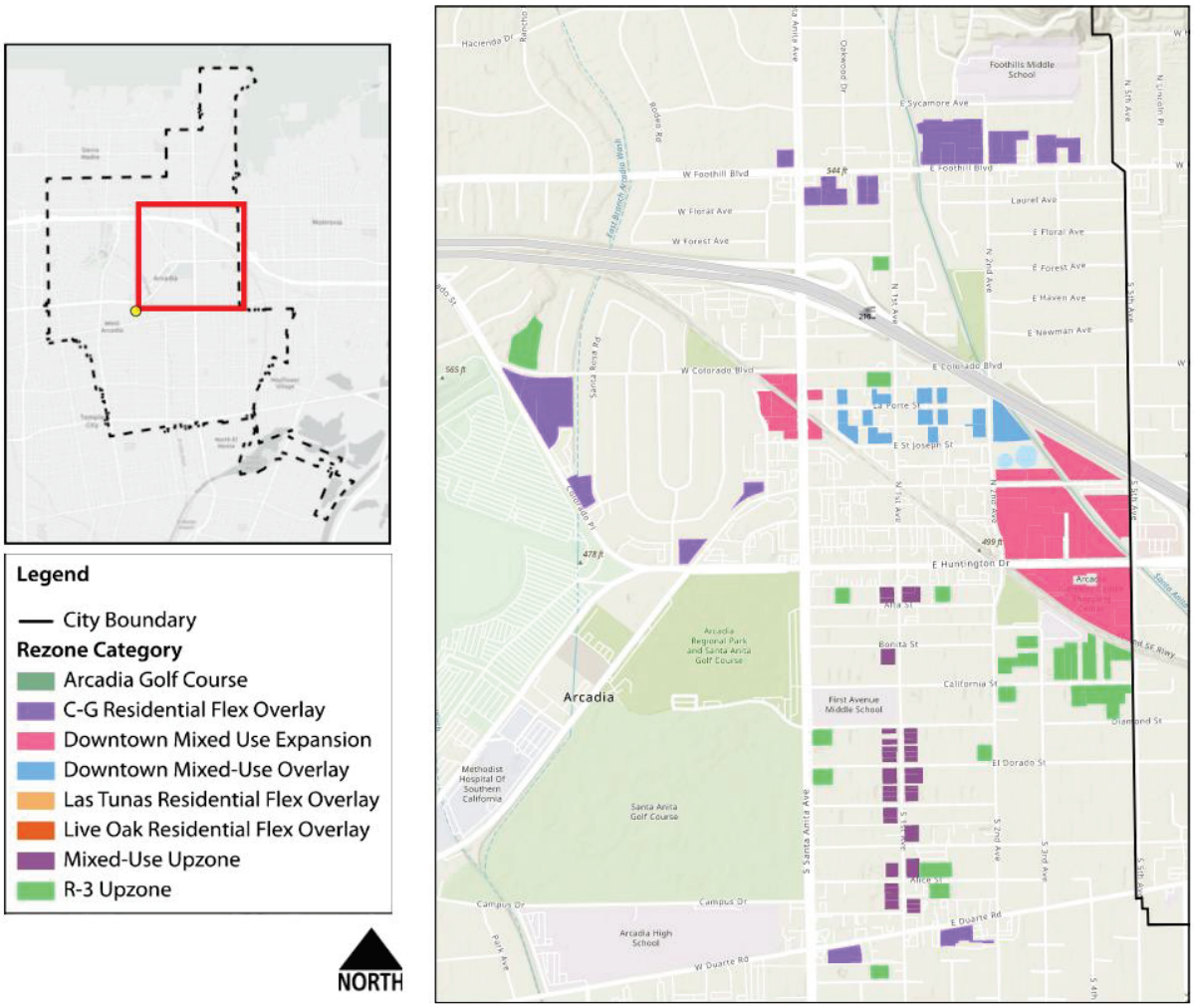
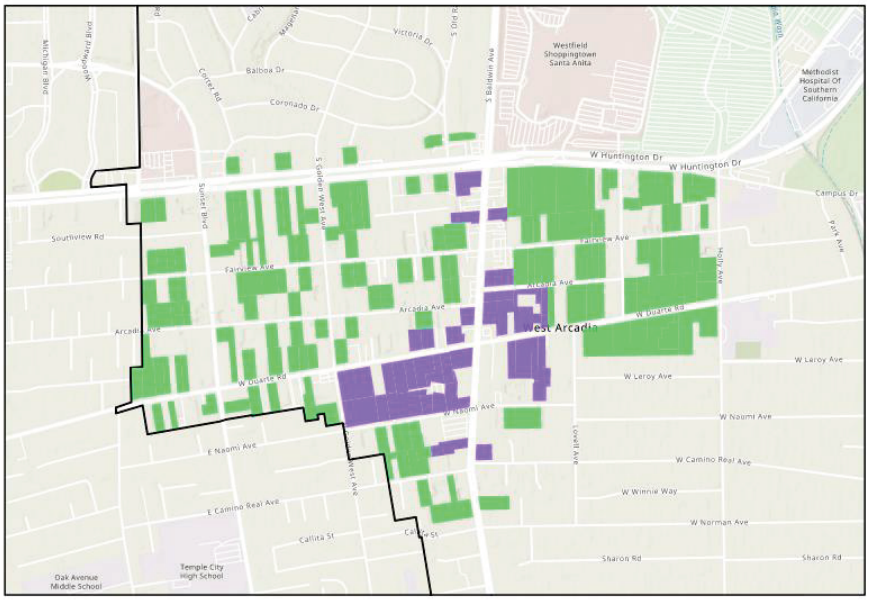


Exhibit 5: Housing Element Update Sites – West





Legend

— City Boundary

Rezone Category

- Arcadia Golf Course
- C-G Residential Flex Overlay
- Downtown Mixed Use Expansion
- Downtown Mixed-Use Overlay
- Las Tunas Residential Flex Overlay
- Live Oak Residential Flex Overlay
- Mixed-Use Upzone
- R-3 Upzone

NORTH

Exhibit 6: Housing Element Update Sites – South

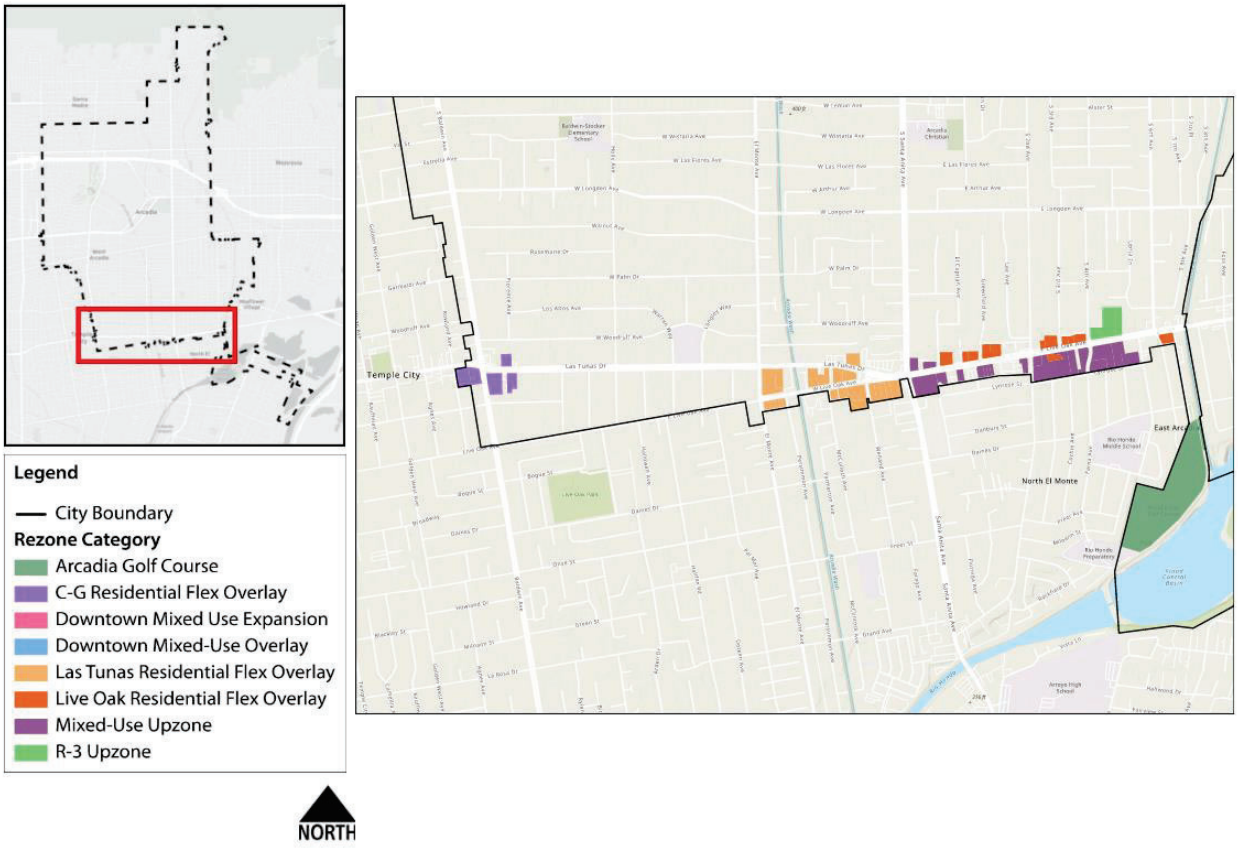


Exhibit 7: Project Rezone Map – All

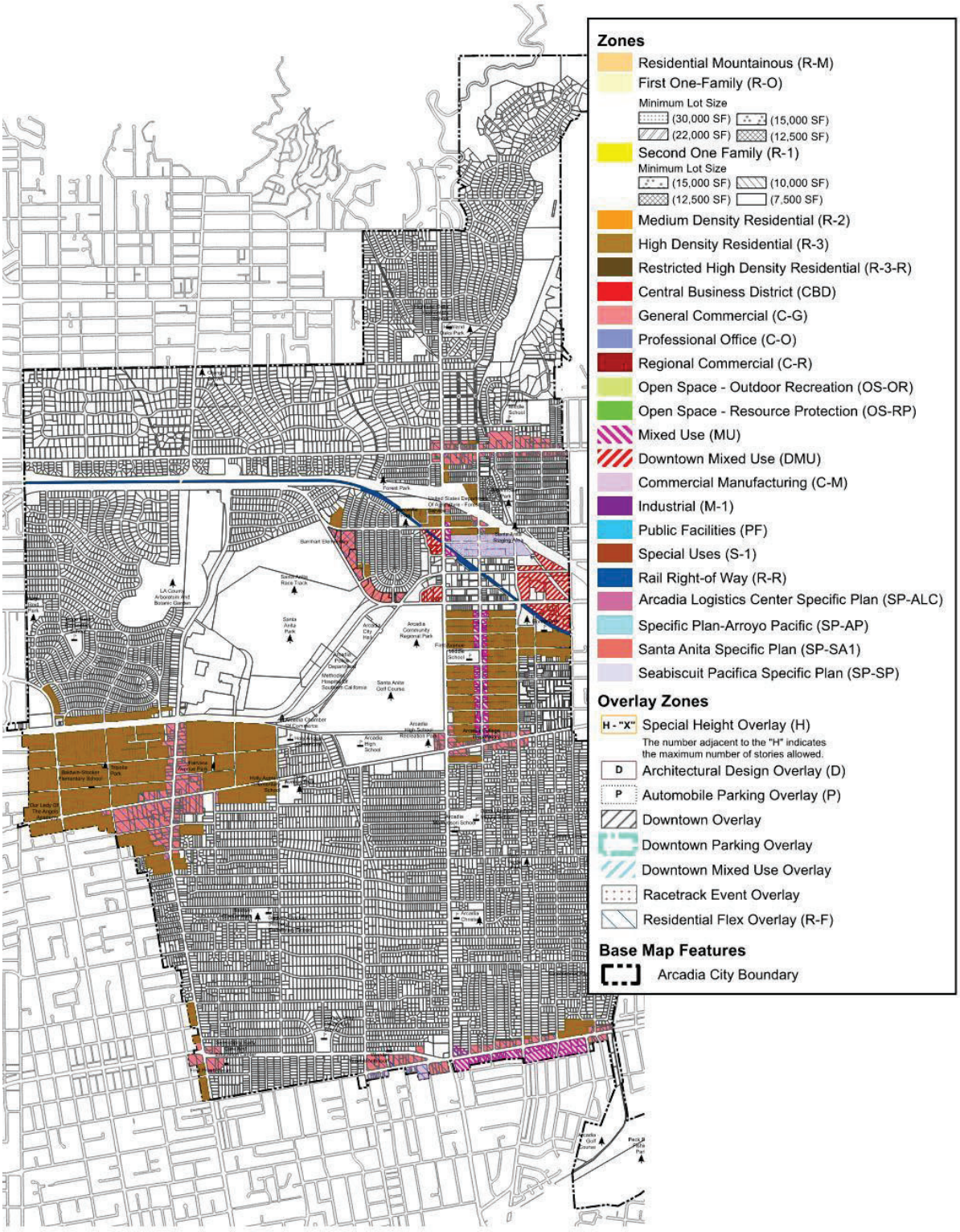


Exhibit 8: Project Rezone Map – East

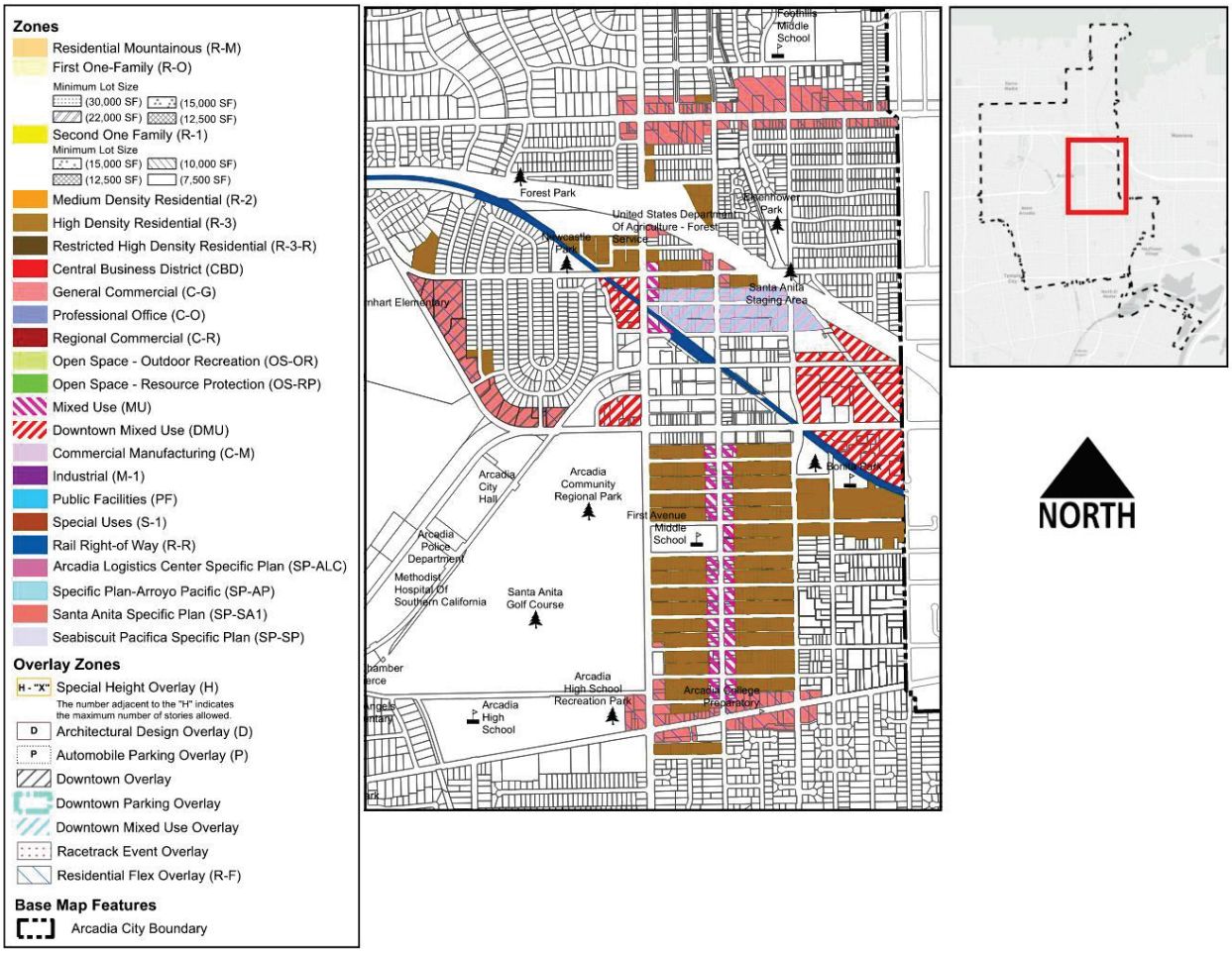
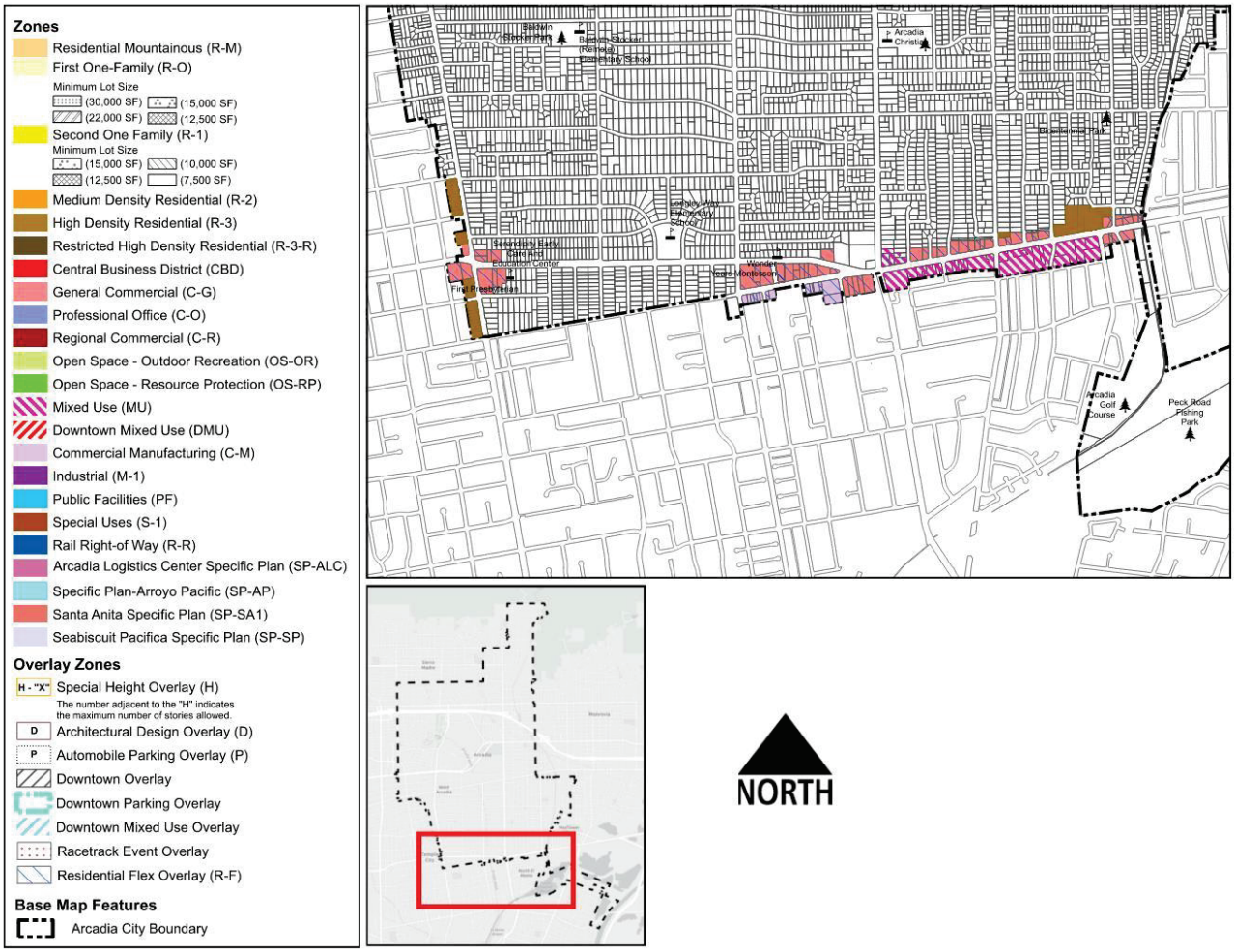


Exhibit 9: Project Rezone Map – West



Exhibit 10: Project Rezone Map – South



3.0 THE ARCADIA HEU IS/ND ENVIRONMENTAL IMPACT ANALYSIS SUMMARY

The environmental impact findings of the Approved IS/ND are summarized below.

No Impact: The Approved IS/ND determined that no impact would occur with respect to the following environmental topic areas below:

- Agriculture and Forestry Impacts 2 (a-e)
- Air Quality Impact 3 (f)
- Biological Resources Impacts 4 (f)
- Geology and Soils Impact 7 (e)

Less Than Significant Impact: The Approved IS/ND identified less than significant impacts in the following environmental topic areas:

- Aesthetic Impacts 1 (a-d)
- Air Quality Impacts 3 (a-e)
- Biological Resources Impacts 4 (a-e)
- Cultural Resources Impacts 5 (a-c)
- Energy Impacts 6 (a-b)
- Geology and Soils Impacts 7 (a-d,f)
- Greenhouse Gas Emissions Impacts 8 (a-b)
- Hazards and Hazardous Materials Impacts 9 (a-g)
- Hydrology and Water Quality Impacts 10 (a-e)
- Land Use and Planning Impacts 11 (a-b)
- Mineral Resources Impacts 12 (a-b)
- Noise Impacts 13 (a-c)
- Population and Housing Impacts 14 (a-b)
- Public Services Impacts 15 (a)
- Recreation Impacts 16 (a-b)
- Transportation 17 (a-d)
- Tribal Cultural Resources Impacts 18 (a)
- Utilities and Service Systems Impacts 19 (a-e)
- Wildfire Impacts 20 (a-d)

4.0 CITY OF ARCADIA HOUSING ELEMENT UPDATE REZONE PROGRAM ENVIRONMENTAL IMPACT ANALYSIS AND PROJECT APPROVALS

The scope of the City's review of the Project is set forth in CEQA and CEQA Guidelines. This review is limited to evaluating the environmental effects associated with the Project when compared to the City Housing Element Update as set forth in the Approved IS/ND. This Addendum also reviews new information, if any, of substantial importance that was not known and could not have been known with the exercise of reasonable due diligence at the time the Approved IS/ND was certified. This evaluation includes a determination as to whether the changes proposed for the Project would result in any new significant impacts or more severe significant impact.

Although CEQA Guidelines Section 15164 does not stipulate the format or content of an Addendum, the topical areas identified in the Approved IS/ND were used as guidance for this Addendum. In addition, Section 15164(e) of the CEQA Guidelines states that "A brief explanation of the decision not to prepare a subsequent [IS/ND] pursuant to Section 15162 should be included in an addendum to an [IS/ND], the lead agency's findings on the Project, or elsewhere in the record. The explanation must be supported by substantial evidence." This comparative analysis provides the City with the factual basis for determining whether any changes in the Project, any changes in circumstances, or any new information since the Approved IS/ND was certified would require additional environmental review or preparation of a new IS/ND.

Pursuant to CEQA Guidelines Section 15162, the City has determined, on the basis of substantial evidence in the light of the whole record, that implementation of the Project does not propose substantial changes to the Approved IS/ND, and no new information of substantial importance has been revealed since the certification of the Approved IS/ND that would result in either new significant effects or an increase in the severity of previously analyzed significant effects.

4.1 Aesthetics

Summary of Previous Environmental Analysis

The Approved IS/ND concluded that since the Arcadia HEU does not result in direct housing construction, no significant impacts were anticipated to aesthetic resources. Future housing development assessed in the Approved IS/ND would be required to undergo project level CEQA analysis, and comply with any relevant local, state, and federal regulations regarding visual resources. Impacts were determined to be less than significant with no mitigation required.

Analysis of Proposed Project

a. Have a substantial adverse impact on a scenic vista?

No New or More Significant Impacts: The Arcadia GP Final Environmental Impact Report (FEIR) identifies views of the nearby San Gabriel Mountains and San Gabriel Mountain foothills located to the north of the City as a scenic vista.[12] Similar to the Arcadia HEU, the Project would not have a substantial adverse effect on scenic vistas because the Project would not result in direct housing construction but would facilitate and provide a policy framework for future development on candidate housing sites throughout the City.

Additionally, all future housing facilitated by the Project would be subject to environmental review under CEQA, the City's development review process, and would be required to demonstrate consistency with Arcadia GP polices. Future housing facilitated by the Project would also have to demonstrate compliance with Arcadia MC, including Article IX, Chapter 1 – Development Code (Arcadia DC) standards. Accordingly, no new impacts relative to adverse effects on a scenic vista or a substantial increase in the severity of a previously identified significant impact evaluated in the Approved IS/ND would occur. The Project would not have a more severe or substantial adverse effect on a scenic vista than what was originally analyzed in the Approved IS/ND.

Mitigation Program

Mitigation Measures from the Approved IS/ND

None identified in the Approved IS/ND.

b. Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a State scenic highway?

No New or More Significant Impacts: There are no officially state designated state scenic highways within the City.[13] The Project site is not within or adjacent to a scenic highway. The closest officially designated highway is a portion of the State Route (SR) 2 transition from Los Angeles County into San Bernardino County through the San Gabriel Mountains, approximately 6.4 miles north of the City's northern most boundary.[14] Therefore, no new or more severe impacts would occur in this regard. No new mitigation measures are required for issues related to aesthetics.

[12] BonTerra Consulting. 2010. *City of Arcadia 2010 General Plan Update*. Page 4.1-11.
[13] BonTerra Consulting. 2010. *City of Arcadia 2010 General Plan Update*. Page 4.1-12.
[14] California Department of Transportation (Caltrans). 2021. *California State Scenic Highway System Map.* https://caltrans.maps.arcgis.com/apps/webappviewer/index.html?id=465dfd3d807c46cc8e8057116f1aacaa (accessed November 2023).

Mitigation Program

Mitigation Measures from the Approved IS/ND

None identified in the Approved IS/ND.

c. Substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage point). If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?

No New or More Significant Impacts: As discussed above, the Project would not result in direct housing construction, but would facilitate future housing development within urbanized areas throughout the City. The Arcadia GP contains goals and policies that govern scenic quality in the Hillside area.[15] However, these goals would not apply to the Project as candidate sites have not been identified within the Hillside area.

Additionally, any future housing development facilitated by the Project would be subject to the City's development review process, which could include a review pursuant to CEQA, and be required to comply with Arcadia GP policies, Arcadia MC standards, and adhere to all applicable federal, state, and local regulations. Future housing development would have potential to change the appearance of the City. However, because future housing development would be verified through the City's development review process to ensure consistency with Arcadia GP policies and Arcadia MC standards, the Project would not conflict with applicable policies or standards governing scenic quality. Therefore, no new or more severe impacts are anticipated, and no new mitigation measures are required for issues related to aesthetics.

Mitigation Program

Mitigation Measures from the Approved IS/ND

None identified in the Approved IS/ND.

d. Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?

No New or More Severe Impacts: As discussed in the Approved IS/ND, impacts regarding light and glare would remain less than significant as long as future development complies with Arcadia GP polices, Arcadia MC, and Title 24 of the California Green Building Code. The Project would be required to comply with Arcadia MC Section 9103.01.120, requiring that lighting fixtures be shielded appropriately to minimize light trespass onto surrounding properties.[16] The Project would remain consistent with the Approved IS/ND in this regard.

[15] City of Arcadia. 2010. *Chapter 2: Land Use and Community Design Element*. Page 2-30. https://cms9files.revize.com/arcadia/Land%20Use%20Element%20Update%20Final.pdf (accessed November 2023).
[16] City of Arcadia. 2023. *9103.01.120 – Exterior Lighting*. https://library.municode.com/ca/arcadia/codes/code_of_ordinances?nodeId=ARTIXDIUSLA_CH1DECO_DIV3REAPALZOITPLGEDEST_S9103.01SIPLGEDEST_9103.01.120EXLI (accessed November 2023).

Consistency with these policies and regulations would ensure that potential impacts associated with light and glare would be less than significant. Consistent with the Approved IS/ND, no mitigation measures are required. Therefore, no new or more severe impacts are anticipated.

Mitigation Program

Mitigation Measures from the Approved IS/ND

None identified in the Approved IS/ND.

Conclusion

The Project would not result in new or more severe impacts. A less than significant impact was identified in the Approved IS/ND along with a no impact determination. The Project would be consistent with the analysis contained in the Approved IS/ND. Therefore, no new mitigation measures are required for issues related to aesthetics.

4.2 Agriculture and Forestry

Summary of Previous Environmental Analysis

The Approved IS/ND concluded that since the City does not have agriculturally developed land within the Arcadia HEU area there would be no impact.

Analysis of the Proposed Project

a. Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?

b. Conflict with existing zoning for agricultural use, or a Williamson Act contract?

c. Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?

d. Would the project result in the loss of forest land or conversion of forest land to non-forest use?

e. Would the project involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest land?

No New or More Significant Impacts: As discussed above the Project would not result in direct housing construction but would facilitate and provide a policy framework for future housing development throughout the City. The Arcadia GP EIR states that there are no existing agricultural uses in the City or adjacent areas, and there are no lands with Williamson Act contracts in the City.[17] The City is predominantly categorized as urban and built-up. Additionally, future development facilitated by the Project would not occur on lands designated as Prime Farmland, Unique Farmland, or Farmland of Statewide Importance.[18] There are also no designated forest lands or timberlands in the City.[19] As such, the Project would not result in new or more severe impacts related to the loss of farmland would occur and no new mitigation measures are necessary.

Mitigation Program

Mitigation Measures from the Approved IS/ND

None identified in the Approved IS/ND.

[17] BonTerra Consulting. 2010. *City of Arcadia 2010 General Plan Update*. Page 4.2-2.
[18] California Department of Conservation. 2022. *California Important Farmland Finder*. https://maps.conservation.ca.gov/DLRP/CIFF/ (accessed November 2023).
[19] BonTerra Consulting. 2010. *City of Arcadia 2010 General Plan Update*. Page 4.2-2.

Conclusion

The Project would not result in new or more severe impacts. No impact was identified in the Approved IS/ND. The Project would be consistent with the analysis contained in the Approved IS/ND. Therefore, no new mitigation measures are required for issues related to agriculture and forestry.

4.3 Air Quality

Summary of Previous Environmental Analysis

The Approved IS/ND concluded that a less than significant impact would occur due to future developments associated with the Arcadia HEU's requirement to comply with State Air Quality regulations. In addition, future housing developments assessed in the Approved IS/ND would be required to comply with any relevant local and federal regulations regarding air quality, impacts were determined to be less than significant with no mitigation required.

Analysis of the Proposed Project

a. Conflict with or obstruct implementation of the applicable air quality plan?

No New or More Significant Impact: Similar to the Arcadia HEU, the Project would not result in direct housing construction but would facilitate and provide a policy framework for future housing development. The future housing development facilitated by the Project would be subject to the City's development review process, which may include review pursuant to CEQA, and be required to comply with Arcadia MC standards, as well as required to adhere to all federal, state, and local regulations for minimizing construction and operational pollutant emissions, including South Coast Air Quality Management District (SCAQMD) Rules 402 (Nuisance), 403 (Fugitive Dust), and 1113 (Architectural Coatings). Future housing development would be required to be consistent with the Arcadia GP, including Goals RS-1, RS-2, and RS-3 which encourages the reduction of toxic emissions and carbon footprint. Therefore, no new or more severe impacts are expected, and no new mitigation measures would be required.

Mitigation Program

Mitigation Measures from the Approved IS/ND

None identified in the Approved IS/ND.

b. Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or State ambient air quality standard?

No New or More Significant Impact: As discussed above, the Project would not result in direct housing construction, but would facilitate future housing development throughout the City, which would occur as market conditions allow and at the discretion of the individual property owners. Construction emissions would be temporary, with construction activities and associated emissions ceasing once the future housing developments are complete. As discussed above, all future housing development facilitated by the Project would be required to adhere to SCAQMD Rules 402 (Nuisance), 403 (Fugitive Dust), and 1113 (Architectural Coatings). Additionally, all future housing developments would be required to demonstrate that Volatile Organic Compounds

(VOC), Nitrogen Oxides (NO_X), Carbon Monoxide (CO), Sulfur Oxides (SO_X), Particulate Matter with a diameter of 10 microns or less (PM_{10}), and Particulate Matter with a diameter of 2.5 microns or less ($PM_{2.5}$) emissions would be below the significance thresholds for both construction and operational activities. In addition to the City's development review process all future housing development facilitated by the Project would be required to demonstrated compliance with federal, state, and local regulations in effect at the time of development, including Arcadia GP policies and Arcadia MC standards. Future development facilitated by the Project would also comply with the City's Environmental Assessment process outlined in the Arcadia MC §9107.03.070[20] which may require future housing development conduct air quality (and other technical) studies to demonstrate compliance with SCAQMD air quality construction thresholds. Therefore, no new or more severe impacts are expected, and no new mitigation measures would be required.

Mitigation Program

Mitigation Measures from the Approved IS/ND

None identified in the Approved IS/ND.

c. Expose sensitive receptors to substantial pollutant concentrations?

No New or More Significant Impact: The Project would not impede future developments from compliance with various pollutant concentration regulations including the California Code of Regulations (CCR) 2449 and 13 CCR 2485, and requirements involving improvements in vehicular emissions. The changes proposed by the Project would not result in an increase in Diesel Particulate Matter (DPM) or potential for CO hotspots in the South Coast Air Basin (SoCAB). Additionally, it is not anticipated that the future development of housing sites facilitated by the Project would substantially increase due to changes the Project proposed and therefore, it is unlikely that future housing development facilitated by the Project would require the extensive operation of heavy-duty construction equipment, or extensive use of diesel trucks. Future housing development facilitated by the Project would be required to go through the City's development review process to demonstrate that both daily construction emissions and operations would not exceed SCAQMD's significance thresholds for any criteria air pollutant. Lastly, future construction activities would be subject to additional environmental review under CEQA and compliance with SCAQMD Rules. Therefore, no new or more severe impact would occur, and no new mitigation measures would be required.

Mitigation Program

Mitigation Measures from the Approved IS/ND

[20] City of Arcadia. 2023. *9107.03.070 Environmental Assessment.* https://library.municode.com/ca/arcadia/codes/code_of_ordinances?nodeId=ARTIXDIUSLA_CH1DECO_DIV7PEPRPR_S9107.03APPRPR_9107.03.070ENAS (accessed November 2023).

None identified in the Approved IS/ND.

d. Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?

No New or More Significant Impact: The SCAQMD CEQA Air Quality Handbook identifies land uses such as agriculture (farming and livestock), wastewater treatment plants, food processing plants, chemical plants, composting facilities, refineries, landfills, dairies, and fiberglass molding as sources of odors. The Project would not include any of these land uses that SCAQMD has identified as odor sources. However, vehicles and/or equipment exhaust during future development construction could result in odors. These odors are a temporary short-term impact that is typical of construction projects and would disperse rapidly. Therefore, the Project would not create objectionable odors and no new or more severe impact would occur and no new mitigation measures would be required.

Mitigation Program

Mitigation Measures from the Approved IS/ND

None identified in the Approved IS/ND.

Conclusion

The Project would not result in new or more severe impacts. No impact was identified in the Approved IS/ND. The Project would be consistent with the analysis contained in the Approved IS/ND. Therefore, no new mitigation measures are required for issues related to air quality.

4.4 Biological Resources

Summary of Previous Environmental Analysis

The Approved IS/ND concluded that the Arcadia HEU would have no direct physical effects on the environment, and that all future housing development facilitated by the Arcadia HEU would be subject to the City's development review process, which could include environmental review under CEQA, and would be required to demonstrate compliance with relevant federal, state, and local regulations. Impacts were determined to be less than significant.

Analysis of the Proposed Project

a. Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special-status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?

No New or More Significant Impact: The Project does not directly propose the development of housing units within the City. According to the Arcadia GP EIR, the City is predominantly built out and approximately only 91.4 acres or approximately one (1) percent of the City's total land area and its sphere of influence (SOI) remain vacant and undeveloped.[21] The candidate housing sites identified by the Project mostly include properties that have either been developed, disturbed, and/or adjacent to existing development. Future development facilitated by the Project could potentially impact candidate, sensitive, or special status wildlife of plan species through direct or indirect disturbance or elimination of essential habitat. Additionally, future housing development facilitated by the Project may have the potential to impact nesting birds which have acclimated to urban life and nest and forage in the local trees and shrubs. Sensitive bird species are protected under the Migratory Bird Treaty Act (MBTA). The MBTA is no longer interpreted to protect migratory birds and raptors from incidental take, however, State Fish and Game Commission §3503 and §3503.5 still provide these protections. Indirect impacts to nesting birds could occur during future development if vegetation clearing occurs during the bird breeding season (February 1 to July 15 for raptors and January 15 to August 31 for other birds).

All future housing development facilitated by the Project would be subject to the City's development review process, which may include review pursuant to CEQA that includes site-specific analysis and would be required to demonstrate compliance with federal, state, and local regulations aimed at protecting biological resources. Therefore, no new or more severe impacts are anticipated, and no new mitigation measures are necessary.

Mitigation Program

Mitigation Measures from the Approved IS/ND

None identified in the Approved IS/ND.

[21] BonTerra Consulting. 2010. *City of Arcadia 2010 General Plan Update*. Page 4.4-5. https://cms9files.revize.com/arcadia/Shape%20Arcadia/Development%20Services/eir/BiologicalResources.pdf (accessed November 2023).

b. Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?

No New or More Significant Impact: The Project does not directly propose housing construction but would facilitate future housing development throughout the City. Future housing development facilitated by the Project would be subject to the City's development review process, which may include environmental review under CEQA which includes site-specific analysis where sensitive vegetation communities are assumed to be present. Surveys conducted as part of site-specific analysis would verify and confirm the presence of sensitive vegetation communities and determine the extent of any potential impacts and if mitigation would be needed.

As discussed above under Threshold (a) all future housing development facilitated by the Project would also be required to demonstrate compliance with federal, state, and local requirements aimed at protecting biological resources, including those in the Arcadia GP. Therefore, Project implementation would not result in new or more severe impacts and no new mitigation measures are required.

Mitigation Program

Mitigation Measures from the Approved IS/ND

None identified in the Approved IS/ND.

c. Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?

No New or More Significant Impact: As discussed above, the Project would not result in direct housing construction but would facilitate future housing development throughout the City and would be subject to the City's development review process which may include project specific review under CEQA. Construction facilitated by the Project would also be required to demonstrate compliance with applicable federal, state, and local regulations for avoiding and minimizing impacts to wetlands and other waters of the U.S. and state. Therefore, it is not anticipated that the Project would result in new or more severe impacts and no new mitigation measures are required.

Mitigation Program

Mitigation Measures from the Approved IS/ND

None identified in the Approved IS/ND.

d. Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?

No New or More Significant Impact: Future construction facilitated by the Project is not anticipated to substantially interfere with the movement of native species. As discussed above, future housing development facilitiated by the Project would be subject to the City's development review process, which may include environmental review under CEQA, and would be requried to comply with applicable federal, state, and local regulations for avoiding and minimizing interference with the movement of any native resident or migratory fish and wildlife species, migratory wildlife species, or migratory wildlife corridors. The Arcadia GP notes one area of the City, The Hillsides, which contains The Wilderness Park and few private parcels which could provide suitable habitat to accommodate wildlife corridors. However, no sites identified for rezoning in conjunction with this Project would be within the Hillsides portion of the City. Therefore, it is not anticipated that the Project would result in new or more severe impacts and no new mitigation measures are required.

Mitigation Program

Mitigation Measures from the Approved IS/ND

None identified in the Approved IS/ND.

e. Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?

No New or More Significant Impact: Future housing development facilitated by the Project could lead to the removal of trees during construction activities. The Arcadia MC has policies and ordinances for the protection of trees. Specifically, Arcadia MC § 9110.01.030 lists protected tree species which require the provision of an applicable tree permit. These species include:

- Engelmann Oaks and Coast Live Oaks which have a trunk diameter greater than four inches when measured 4.5 feet above the root crown;
- Any other native/non-native oak tree which has a trunk diameter greater than 12 inches when measured 4.5 feet above the root crown;
- California or western Sycamore trees which have a trunk diameter greater than six inches when measured 4.5 feet above the root crown;
- Any mature tree (except those specifically listed as unprotected) which have a trunk diameter greater than 12 inches, or two trunks measuring 10 or more inches when measured 4.5 feet above the root crown.

Additionally, Arcadia MC § 9110.01.040 provides a list of specific tree species and types which are designated as unprotected. This includes:

- Fruit and Nut trees
- Shamel Ash
- Ficuses, except Moreton Bay fig
- Eucalyptus
- Tree of Heaven
- Palm Tree
- Brazilian Pepper
- Carob
- European White birch
- Silk Oak
- Mulberry
- Silver Maple
- Italian Cypress
- Western Cottonwood
- White Alder
- Black Cottonwood
- All other varieties and/or hybrids of cottonwood
- Arroyo willow
- Sweet Gum

The City has a Comprehensive Tree Management Program for the protection of street trees.[22] As noted above, all future housing construction facilitated by the Project would be subject to the City's development review process which may include environmental review under CEQA, and be required to demonstrate compliance with the Arcadia GP goals and policies, Arcadia MC standards, federal, state, and local regulations. Future housing development facilitated by the Project would also be required to comply with the Oak Tree Regulations and the Comprehensive

[22] Ibid.

Tree Management Program. Therefore, it is not anticipated that the Project would result in new or more severe impacts and no new mitigation measures are required.

Mitigation Program

Mitigation Measures from the Approved IS/ND

None identified in the Approved IS/ND.

f. Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or State habitat conservation plan?

No New or More Significant Impact: The City currently does not have any adopted, approved, or proposed Habitat Conservation Plans, Natural Community Conservation Plans, or other approved local, regional, or state habitat conservation plans that cover habitats within the City.[23] As noted above, the Project does not result in direct housing construction, but would facilitate future housing development throughout the City. Additionally, as discussed above all future housing development facilitated by the Project would be subject to the City's development review process, which may include environmental review under CEQA, and be required to demonstrate compliance with applicable federal, state, and local regulations regarding biological resources. Therefore, it is not anticipated that the Project would result in new or more severe impacts and no new mitigation measures are required.

Mitigation Program

Mitigation Measures from the Approved IS/ND

None identified in the Approved IS/ND.

Conclusion

The Project would not result in new or more severe impacts. Less than significant impacts were identified in the Approved IS/ND. The Project would be consistent with the analysis contained in the Approved IS/ND. Therefore, no new mitigation measures are required for issues related to biological resources.

[23] Ibid.

4.5 Cultural Resources

Summary of Previous Environmental Analysis

The Approved IS/ND concluded that with compliance with established regulatory frameworks the Arcadia HEU would have less than significant impacts on cultural resources.

Analysis of the Proposed Project

a. Cause a substantial adverse change in the significance of a historical resource pursuant to §15064.5?

No New or More Significant Impact: The Project proposes updates to the existing Arcadia GP, which is a policy document, and would not result in direct housing construction. Instead the Project would facilitate and provide a policy framework for future housing development throughout the City. Per the Approved IS/ND there are 31 cultural resource studies have been completed within the City, with 70 potential archaeological and historic resources identified per the records at the South Central Coastal Information Center (SCCIC). Of the 70 identified potential cultural resources, only three (3) built environmental historic resources are eligible for listing or listed in the National Register of Historic Places (NRHP). Similar to the Approved IS/ND, potential impacts to known cultural resources resulting from future housing development facilitated by the Project would be determined on a project-by-project basis at the time the projects are proposed. Additionally, all future housing development facilitated by the Project would be subject to the City's development review process, which may include environmental review under CEQA, and the Project would be required to show compliance with all federal, state, and local regulations for avoiding impacts to historical resources, including the National Historic Preservation Act. Therefore, it is not anticipated that the Project would result in new or more severe impacts and no new mitigation measures are required.

Mitigation Program

Mitigation Measures from the Approved IS/ND

None identified in the Approved IS/ND.

b. Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?

No New or More Significant Impact: The Project would not result in direct housing construction, but would facilitate future housing development throughout the City. A majority of the candidate housing sites identified by the Project are located in urban areas and built areas that have been developed. Future housing development facilitated by the Project could disturb and potentially destroy subsurface prehistoric/historic archaeological resources through ground disturbances. However, as discussed above future development facilitated by the Project would be subject to the City's development review process, which could include project specific environmental

review under CEQA and would be required to comply with site-specific applicable mitigation measures, if any. Additionally, future construction of housing units facilitated by the Project would be required to adhere to all federal, state, and local requirements such as the Arcadia GP which includes goals aimed at reducing impacts to archaeological resources. Therefore, it is not anticipated that the Project would result in new or more severe impacts and no new mitigation measures are required.

Mitigation Program

Mitigation Measures from the Approved IS/ND

None identified in the Approved IS/ND.

c. Disturb any human remains, including those interred outside of dedicated cemeteries?

No New or More Significant Impact: The Arcadia GP EIR states that no human remains, including those interred outside of formal cemeteries, have been identified in the City.[24] Human remains could be accidentally uncovered during future grading and ground moving activities occurring during future housing development facilitated by the Project. Thus, future construction of the candidate housing sites have the potential to disturb sacred human remains through grading, thereby resulting in a potentially significant impact.

Additionally, in the unlikely event that human remains are discovered, the Project would comply with the provisions set forth in California PRC §5097.98 and State HSC §7050.5 and they would be implemented in consultation with the assigned most likely descendant as identified by the NAHC. No further construction activities would be permitted until the coroner is contacted, as well as any applicable Native American tribes. The City would also be required to comply with the California Native American Graves Protection and Repatriation Act (2001) and the Federal Native American Graves Protection and Repatriation Act (1990). Compliance with these regulations would address inadvertent uncovering of human remains during grading. Therefore, it is not anticipated that the Project would result in new or more severe impacts and no new mitigation measures are required.

Mitigation Program

Mitigation Measures from the Approved IS/ND

None identified in the Approved IS/ND.

Conclusion

The Project would not result in new or more severe impacts. Less than significant impacts were identified in the Approved IS/ND. The Project would be consistent with the analysis contained

[24] BonTerra Consulting. 2010. *City of Arcadia 2010 General Plan Update*. Page 4.5-19. https://cms9files.revize.com/arcadia/Shape%20Arcadia/Development%20Services/eir/CulturalResources.pdf (accessed November 2023).

in the Approved IS/ND. Therefore, no new mitigation measures are required for issues related to cultural resources.

4.6 Energy

Summary of Previous Environmental Analysis

The Approved IS/ND concluded that with compliance with established local, state, and federal regulations implementation of the Arcadia HEU would have less than significant impacts.

Analysis of the Proposed Project

a. Result in a potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?

Construction and Operations

No New or More Significant Impact: The increased future housing development facilitated by the Project would involve increased construction activities and energy usage. However, future development facilitated by the Project would be required to undergo project level environmental review according to State CEQA Guidelines. Additionally, all future housing development facilitated by the Project would be required to comply with the City development review process, federal, state, and local requirements for energy efficiency, including Senate Bill (SB) 32's Scoping Plan that includes a 50 percent reduction in petroleum use in vehicles and the latest Title 24 standards. The future construction of housing unites facilitated by the Project would also be required to adhere to the provisions of CALGreen, which establishes planning and design standards for sustainable development, energy efficiency (in excess of the California Energy Code requirements), water conservation, material conservation, and internal air contaminants. Therefore, it is not anticipated that the Project would directly result in new or more severe impacts and no new mitigation measures would be required.

Mitigation Program

Mitigation Measures from the Approved IS/ND

None identified in the Approved IS/ND.

b. Conflict with or obstruct a State or local plan for renewable energy or energy efficiency?

No New or More Significant Impact: As discussed previously, the Project would not result in direct housing construction, but would facilitate future housing development. Future housing development facilitated by the Project would be required to comply with most current State Building Energy Efficiency Standards, appliance efficiency regulations, and green building standards. The Project would also comply with policies included in the Arcadia GP such as Goal RS-5 which is aimed at reducing energy consumption. Additionally, development facilitated by the Project would be reduced compared to the Approved IS/ND. Therefore, it is not anticipated that future development facilitated by the Project would cause inefficient, wasteful, and unnecessary energy consumption. Additionally, any future housing development facilitated by the Project would also be required to obtain permits and comply with federal, state, and local

regulations aimed at reducing energy consumption. Federal and state energy regulations such as the California Energy Code Building Energy Efficiency Standards (CCR Title 24, Part 6), the CALGreen Code (CCR Title 24, Part 11), and SB 743 transportation-related impact analysis requirements would also be imposed through future development permit review to minimize future energy consumption. Therefore, through compliance with applicable federal, state, local laws, policies, and regulations related to renewable energy and energy efficiency it is not anticipated that new mitigation measures would be required.

Mitigation Program

Mitigation Measures from the Approved IS/ND

None identified in the Approved IS/ND.

Conclusion

The Project would not result in new or more severe impacts. Less than significant impacts were identified in the Approved IS/ND. The Project would be consistent with the analysis contained in the Approved IS/ND. Therefore, no new mitigation measures are required for issues related to energy.

4.7 Geology and Soils

Summary of Previous Environmental Analysis

The Approved IS/ND concluded that the Arcadia HEU would have no direct physical effects on the environment, and risks to the future development related to soil conditions would be less than significant.

Analysis of the Proposed Project

a. Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving

i. Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault?

ii. Strong seismic ground shaking?

No New or More Significant Impact: The Alquist-Priolo Zone Earthquake Fault Zoning Act (Act) was passed in 1972 to address the hazard of surface faulting to structures for human occupancy. The City contains four fault zones: the Arcadia – Colton Fault, a portion of the San Jacinto Fault, the Raymond Fault, and a portion of the Sierra Madre Fault. The portion of the Raymond Fault is considered an Alquist-Priolo Fault Zone.[25] However, these areas were previously evaluated in the Arcadia GP EIR analysis and were found to result in less than significant impacts with proper implementation of Arcadia GP EIR mitigation measures. Future housing development facilitated by the Project would be required to adhere to project specific mitigation measures to reduce impacts to less than significant. The Project would not conflict with the requirements of the mitigation proposed in the Arcadia GP EIR. The Project would also comply with relevant goals and policies contained within the Arcadia GP including Goal S-1, Policy S-1.2, and Policy S-1.3. Additionally, future housing development outside of the Alquist-Priolo fault zone area would be required to demonstrate compliance with the seismic design guidelines and requirements contained in the current Title 24 - California Standards Building Code (CBC). Therefore, no new or more severe impacts would occur, and no new mitigation measures are required.

Mitigation Program

Mitigation Measures from the Approved IS/ND

None identified in the Approved IS/ND.

[25] BonTerra Consulting. 2010. *City of Arcadia 2010 General Plan Update*. Page 4.6-9. https://cms9files.revize.com/arcadia/Shape%20Arcadia/Development%20Services/eir/Geology.pdf (accessed November 2023).

iii. Seismic related ground failure, including liquefaction?

iv. Landslides?

No New or More Significant Impact: The Project would not result in direct housing construction but would facilitate future housing development throughout the City. According to the Arcadia GP Figure S-3, some of the candidate housing sites located along Live Oak Avenue and Foothill Boulevard are located in Liquefaction Zone.[26] Future housing facilitated by the Project would be subject to the City's development review process, environmental review under CEQA, and would be required to comply with all applicable federal, state, and local requirements. Additionally, Arcadia MC §9105.09.110 requires the inclusion of a Soils Report in grading plans.[27] The Project would comply with Arcadia MC §9105.09.110 and it is not anticipated that future housing development facilitated by the Project would create substantial risks to life or property associated with expansive soils. Therefore, no new or more severe impacts would occur, and no new mitigation measures are required.

Mitigation Program

Mitigation Measures from the Approved IS/ND

None identified in the Approved IS/ND.

b. Result in substantial soil erosion or the loss of topsoil?

No New or More Significant Impact: As previously mentioned, the Project would not result in direct housing construction, but would facilitate and provide a policy framework for future housing development. Future development facilitated by the Project would involve grading activities that would disrupt soil profiles, and result in potential increased exposure of soils to wind and rain. Erosion on graded slopes could cause downstream sedimentation impacts. As discussed previously, future housing development facilitated by the Project would be subject to environmental review under CEQA, the City's development review process, and required to adhere to all federal, State, and local requirements for avoiding and minimizing impacts concerning soil erosion or loss of topsoil. Additionally, prior to initiation of ground disturbing activities, future project applicants would be required to demonstrate compliance with the Arcadia MC including requirements pertaining to erosion control to the satisfaction of the City engineers, and construction-related erosion would be addressed through compliance with the National Pollutant Discharge Elimination System (NPDES) program, which requires implementation of a Storm Water Pollution Prevention Plan (SWPPP) and best management practices (BMPs) intended to reduce soil erosion. Considering these requirements, future housing

[26] City of Arcadia. 2010. *Arcadia General Plan, Chapter 8: Safety Element*. Page 8-12. https://cms9files.revize.com/arcadia/Shape%20Arcadia/Development%20Services/general%20plan/Safety.pdf (accessed November 2023).
[27] City of Arcadia. 2023. *Section 9105.09.110 – Soils Reports*. https://library.municode.com/ca/arcadia/codes/code_of_ordinances?nodeId=ARTIXDIUSLA_CH1DECO_DIV5SU_S9105.09SUDEIM_9105.09.110SORE (accessed November 2023).

development facilitated by the Project would not result in substantial soil erosion or loss of topsoil. Therefore, no new or more severe impacts would occur, and no new mitigation measures are required.

Mitigation Program

Mitigation Measures from the Approved IS/ND

None identified in the Approved IS/ND.

c. Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction, or collapse?

d. Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property?

No New or More Significant Impact: As discussed above some of the candidate housing sites located along Live Oak Avenue are located in Liquefaction Zone.[28] However, all future housing construction facilitated by the Project would be subject to environmental review under CEQA, the City's development review process, and required to adhere to all federal, state, and local requirements, including the City's Building and Construction codes (Arcadia MC Article VIII). The Project would comply with these requirements, including the preparation of a Soils Report for future project level housing developments, and it is not anticipated that development facilitated by the Project would create substantial risks to life or property associated with expansive soils. Therefore, no new or more severe impacts would occur, and no new mitigation measures are required.

Mitigation Program

Mitigation Measures from the Approved IS/ND

None identified in the Approved IS/ND.

e. Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?

No New or More Significant Impact: The Project would not result in direct housing construction but would facilitate and provide a policy framework for future housing development throughout the City. All future housing developments facilitated by the Project would be in areas served by the City's sanitary sewer system, and would not use septic tanks or other alternative wastewater disposal systems. Therefore, no new or more severe impacts would occur, and no new mitigation measures are required.

[28] City of Arcadia. 2010. *Arcadia General Plan, Chapter 8: Safety Element*. Page 8-12. https://cms9files.revize.com/arcadia/Shape%20Arcadia/Development%20Services/general%20plan/Safety.pdf (accessed November 2023).

Mitigation Program

Mitigation Measures from the Approved IS/ND

None identified in the Approved IS/ND.

f. Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?

No New or More Significant Impact: The Project would not result in direct housing construction, it would facilitate and provide a policy framework for future housing development throughout the City. There is a chance that earthwork activities associated with future housing construction facilitated by the Project would encounter a paleontological resource. As previously noted, all future housing development facilitated by the HEU would be subject to environmental review under CEQA, the City's development review process, and relevant federal and State regulations regarding paleontological resources. The City's development review process may require additional studies if paleontological resources are suspected to be impacted by future development on future candidate housing sites. Compliance with the established regulatory framework would ensure potential impacts from future housing development concerning the destruction of a unique paleontological resource or unique geologic feature would be less than significant. Therefore, no new or more severe impacts would occur, and no new mitigation measures are required.

Mitigation Program

Mitigation Measures from the Approved IS/ND

None identified in the Approved IS/ND.

Conclusion

The Project would not result in new or more severe impacts. Less than significant impacts were identified in the Approved IS/ND. The Project would be consistent with the analysis contained in the Approved IS/ND. Therefore, no new mitigation measures are required for issues related to geology and soils.

4.8 Greenhouse Gas Emissions

Summary of Previous Environmental Analysis

The Approved IS/ND concluded that the future housing proposed by the Arcadia HEU could increase greenhouse gas emissions (GHG) in the City. However, new developments facilitated by the Arcadia HEU would be required to comply with applicable federal, state, and local regulations regarding GHG emission as a result of increase in greenhouse gas emissions (GHG) due to increased vehicle miles traveled (VMT). Additionally, the Arcadia HEU would be required to comply with energy efficiency regulations. Impacts were determined to be less than significant with no mitigation required.

Analysis of the Proposed Project

a. Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?

No New or More Significant Impact: The Project would not result in the direct construction of new housing developments in the City. The Project would lead to a reduced housing development capacity as compared to the Approved IS/ND. As such, future housing developments facilitated by the Project would result in an decreased GHG emissions due to decreased VMT, construction activities, stationary area sources (i.e., natural gas consumption for space and water heating devices, landscape maintenance equipment operations, and use of consumer products), energy consumption, water supply, and solid waste generation. However, the development of future housing units facilitated by the Project would be required comply with the City's discretionary review process, CEQA evaluation, and plan check process, which may require future applicants prepare air quality and greenhouse gas emission studies using the California Emissions Estimator Model (CalEEMod). Additionally, the future housing developments facilitated by the Project would be required to meet the mandatory energy requirements of the California Green Building Standards Code (CALGreen) and the Energy Code (CCR Title 24, Part 6) in effect at the time of development. These regulations would require that the new developments incorporate design features that would capture energy efficiencies associated with building heating, ventilating, and air conditioning mechanical systems, water heating systems, and lighting. The future housing developments facilitated by the Project would also be required to implement strategies outlined in the City's Climate Action Plan, which includes measures aimed at reducing GHG emissions. Therefore, no new or more severe impacts would occur, and no new mitigation measures are required.

Mitigation Program

Mitigation Measures from the Approved IS/ND

None identified in the Approved IS/ND.

b. Conflict with applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?

No New or More Significant Impact: The Project would not result in the direct construction of new housing developments in the City. As discussed above the additional housing associated with the Project could inherently generate GHG at a rate below the previous estimates concluded in the Approved IS/ND. The future housing developments facilitated by the Project would therefore result in an decreased GHG emissions due to decreased VMT, construction activities, stationary area sources (i.e., natural gas consumption for space and water heating devices, landscape maintenance equipment operations, and use of consumer products), energy consumption, water supply, and solid waste generation. Increased GHG emissions could contribute to global climate change patterns and the adverse global environmental effects thereof. However, like the approved IS/ND new developments facilitated by the Project at the time of initiation would be required to comply with applicable federal, state, and local regulations regarding GHG emissions. This would include policies instituted by SCAQMD in which developers would be required to comply with one of five exclusion tiers to avoid significant environmental impacts. Lastly, future projects facilitated by the Project would be required to comply with the CBC including Title 24, part 11 (CALGreen). Requiring that residential developments be planned and developed in a manner that is consistent with any applicable regulations involving energy efficiency, water efficiency/conservation, material conservation and resource efficiency, and environmental quality. Therefore, no new or more severe impacts would occur, and no new mitigation measures are required.

Mitigation Program

Mitigation Measures from the Approved IS/ND

None identified in the Approved IS/ND.

Conclusion

The Project would not result in new or more severe impacts. Less than significant impacts were identified in the Approved IS/ND. The Project would be consistent with the analysis contained in the Approved IS/ND. Therefore, no new mitigation measures are required for issues related to GHG emissions.

4.9 Hazards and Hazardous Materials

Summary of Previous Environmental Analysis

The Approved IS/ND concluded that due to the Arcadia HEU's lack of physical components, a minimal risk of exposure to hazardous materials would occur. Additionally, the Arcadia HEU would not include designs which would impair the implementation of an emergency response plan, or evacuation plan. The Approved IS/ND found that housing development within the Live Oak Corridor would be required to comply with height limitations in the FAR Part 77.

Analysis of the Proposed Project

a. Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?

No New or More Significant Impact: The Project would not result in direct housing construction but would facilitate and provide a policy framework for future housing development on candidate housing sites throughout the City. The construction of future housing development facilitated by the Project would require the transport of hazardous materials (e.g., asbestos containing materials, lead-based paint, and/or contaminated soils). The transport of these materials would be limited in duration. Future development within the City would be required to comply with regulations put in place by the State Department of Toxic Substances Control (DTSC). It is not anticipated that operation of the future housing developments would utilize substantial or severe hazardous materials. Anticipated materials include cleaning solvents, fertilizers, pesticides, and other materials used in regular maintenance. No new or more severe impacts associated with the transport, use, or disposal of hazardous materials are anticipated, and no new mitigation measures would be required.

Mitigation Program

Mitigation Measures from the Approved IS/ND

None identified in the Approved IS/ND.

b. Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?

No New or More Significant Impact: As noted above the Project would not result in direct housing construction but would facilitate and provide a policy framework for future housing development on candidate housing sites throughout the City. Future excavation and grading activities associated with the development of housing units could expose construction workers and the general public to unknown hazards materials present in soil or groundwater. However, all future housing developments facilitated by the Project would be subject to the City's development review process, which could include environmental review under CEQA, and be

required to demonstrate consistency with regulatory framework for minimizing upset associated with hazardous materials. Therefore, no new or more severe impacts are anticipated, and no new mitigation measures are required.

Mitigation Program

Mitigation Measures from the Approved IS/ND

None identified in the Approved IS/ND.

c. Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?

No New or More Significant Impact: The Project would not result in the direct construction of housing, but would facilitate future housing development throughout the City. The Project would facilitate future housing development throughout the City, including in urbanized areas and areas within 0.25 miles of a school. However, the Project does not propose land uses that would typically emit hazardous materials, substances, or wastes. As previously discussed, all future housing development facilitated by the HEU would be subject to the City's development review process, which may include environmental review under CEQA, and be required to adhere to regulations related to the emissions or handling of hazardous materials, substances, or wastes near schools to reduce the potential for impacts to schools. Additionally, adherence to California Hazardous Waste Control Law, California Health and Safety Code, and Resource Conservation and Recovery Act (RCRA) regulations would reduce potential impacts associated with the accidental release of hazardous materials. Therefore, no new or more severe impacts are anticipated, and no new mitigation measures are required.

Mitigation Program

Mitigation Measures from the Approved IS/ND

None identified in the Approved IS/ND.

d. Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?

No New or More Significant Impact: Government Code §65962.5 (commonly referred to as the Cortese List) includes DTSC-listed hazardous waste facilities and sites, the State Department of Health Services' lists of contaminated drinking water wells, sites listed by the State Water Resources Control Board (SWRCB) as having underground storage tank leaks and having had a discharge of hazardous wastes or materials into the water or groundwater; as well as, lists from local regulatory agencies of sites that have had a known migration of hazardous waste/material. The Project would not result in direct housing construction, but would facilitate and provide a policy framework for future housing developments throughout the City. Future development facilitated by the Project would be subject to verification of the site(s) none-inclusion on the list

of hazardous waste sites (Cortese List) compiled by the DTSC pursuant to CGC §65962.5. Additionally, future development facilitated by the Project would be required to comply with Arcadia GP Goal S-4 and Implementation Actions 8-6 and 8-7, future housing development facilitated by the Project would be required to comply with existing regulations; as well as prepare Environmental Site Assessments to identify and abate hazardous material releases from prior land uses.[29] Lastly, compliance with applicable federal, state, and local regulations would ensure no new or more severe impacts are anticipated, and no new mitigation measures are required.

Mitigation Program

Mitigation Measures from the Approved IS/ND

None identified in the Approved IS/ND.

e. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area?

No New or More Significant Impact: The Arcadia GP EIR, states that the closest airport to the City is the El Monte Airport, and that the Runway Protection Zone (RPZ) for the El Monte Airport does not extend into the City of Arcadia.[30] However, future development facilitated by the Project in the southern portion of the City, within the Live Oak Corridor and the Arcadia Golf Course may extend into the navigable airspace (within two (2) miles) of the El Monte Airport and could affect aircraft landing and take-off operations.[31] Therefore, future housing development facilitated by the HEU in these areas would be required to comply with the height limitations in the FAR Part 77.[32] Lastly, all future housing development facilitated by the Project would be subject to the City's development review process, which may include environmental review under CEQA, and be required to adhere to all applicable regulations. Therefore, no new or more severe impacts are anticipated, and no new mitigation measures are required.

Mitigation Program

Mitigation Measures from the Approved IS/ND

None identified in the Approved IS/ND.

[29] City of Arcadia. 2010. *Arcadia General Plan, Chapter 10: Implementation Plan.* https://cms9files.revize.com/arcadia/Shape%20Arcadia/Development%20Services/general%20plan/Implementation%20Plan.pdf (accessed November 2023).
[30] BonTerra Consulting. 2010. *City of Arcadia 2010 General Plan Update*. Page 4.7-21. https://cms9files.revize.com/arcadia/Shape%20Arcadia/Development%20Services/eir/Hazards.pdf (accessed November 2023).
[31] Ibid.
[32] Ibid.

f. Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?

No New or More Significant Impact: The Project would not result in direct housing construction but would facilitate future housing development throughout the City. The Project would also decrease allowable housing capacity in certain areas located throughout the City as compared to the Approved IS/ND. The decreased housing density associated with the Project would also decrease emergency response demands during evacuation periods as compared to the Approved IS/ND. Additionally, the Project would not directly result in modifications to circulation systems or methods for responding during periods of emergency. Furthermore, future developments would be required to undergo City review which establishes consistency with applicable building and access regulations as well as fire abatement policies. Future developments would also be required to comply with Arcadia MC §9103.07[33] which requires developers to include suitable site access for emergency vehicles. Therefore, no new or more severe impacts are anticipated, and no new mitigation measures are required.

Mitigation Program

Mitigation Measures from the Approved IS/ND

None identified in the Approved IS/ND.

g. Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?

No New or More Significant Impact: For additional information refer to **Section 4.20: Wildfire**. Future housing development facilitated by the Project would not directly or indirectly expose people or structures to a risk of loss, injury, or death involving wildland fires. As mapped by the California Department of Forestry and Fire Protection (CAL FIRE), the northern portion of the City is designated as a Very High Fire Hazard Severity Zone. The candidate housing sites may be constructed in these areas adjacent to areas near open space; therefore, risk of wildfire could occur. The City has building and fire codes that must be followed such as using fire-resistant building materials, implementing fuel modification zones, and maintaining vegetation clearance around structures is required to protect buildings and reduce the potential loss of life and property. New development in wildland and urban-wildland interface areas must be consistent with the existing regulations, including the State Fire Code, to meet fire safety standards for building construction. Through compliance with the State of California, County of San Bernardino, and the City building codes and review by the fire department to reduce wildland fires, no new or more severe impacts are anticipated, and no new mitigation measures are required.

[33] City of Arcadia. 2023. *Section 9103.07 – Off-Street Parking and Loading.* https://library.municode.com/ca/arcadia/codes/code_of_ordinances?nodeId=ARTIXDIUSLA_CH1DECO_DIV3REAPALZOITPLGEDEST_S9103.07OREPALO (accessed November 2023).

Mitigation Program

Mitigation Measures from the Approved IS/ND

None identified in the Approved IS/ND.

Conclusion

The Project would not result in new or more severe impacts. Less than significant impacts were identified in the Approved IS/ND. The Project would be consistent with the analysis contained in the Approved IS/ND. Therefore, no new mitigation measures are required for issues related to hazards and hazardous materials.

4.10 Hydrology and Water Quality

Summary of Previous Environmental Analysis

The Approved IS/ND concluded that the Arcadia HEU would result in a less than significant impact to hydrology and water quality resources. This was attributed to compliance with existing regulation and BMPs such as the reception of a NPDES permit and a SWPPP.

Analysis of the Proposed Project

a. Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or groundwater quality?

No New or More Significant Impact: The Project would not result in direct housing construction, but would facilitate and provide a policy framework for future housing development throughout the City. Future housing development could result in potential impacts related to water quality over three (3) different periods:

- During the earthwork and construction phase, where the potential for erosion, siltation, and sedimentation would be the greatest;
- Following construction, before the establishment of ground cover, when the erosion potential may remain relatively high; and
- After project completion, when impacts related to sedimentation would decrease markedly but those associated with urban runoff would increase.

To reduce the likelihood of this, housing developments facilitated by the Project would comply with policies such as those requiring the obtainment of an NPDES permit and a project specific SWPPP. Furthermore, each development would be required to complete the City's development review process, which includes review pursuant to CEQA, and the provision of a Construction Activity General Permit associated with a SWPPP. Additionally, the future development projects facilitated by the Project would be required to comply with the City's Storm Water Management and Discharge Control Ordinance (Arcadia MC Article VII Chapter 8) and the Arcadia GP would need to be adhered to minimize potential impacts. Therefore, no new or more severe impacts are anticipated, and no new mitigation measures are required.

Mitigation Program

Mitigation Measures from the Approved IS/ND

None identified in the Approved IS/ND.

b. Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?

No New or More Significant Impact: As established in the Approved IS/ND the City's potable water supply is served by the City via the Public Works Services Department. These water utilities acquire their water from groundwater basins in the area, surface water, and from importing water from other surrounding utilities and water districts. Future housing development facilitated by the Project could increase water demand by increasing residential density and population, the City would need to meet this demand by potentially increasing the amount of imported water, and would aim to not significantly increase groundwater withdrawal. Additionally, the future construction of housing projects facilitated by the Project would involve excavation into or below the water table which would require dewatering and those dewatering operations would need to comply with all dewatering requirements to protect groundwater quality and supply. This along with BMPs that would be implemented during construction as laid out in the project specific SWPPP would limit the amount of pollution in stormwater that recharges groundwater basins. Therefore, no new or more severe impacts are anticipated, and no new mitigation measures are required.

Mitigation Program

Mitigation Measures from the Approved IS/ND

None identified in the Approved IS/ND.

c. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would:

i. Result in substantial erosion or siltation on- or off-site?

ii. Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?

iii. Create or contribute runoff water which would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted runoff?

iv. Impede or redirect flood flows?

No New or More Significant Impact: The Project would not result in direct housing construction. Most candidate housing sites identified for the Project are developed and contain impervious surfaces, which direct surface flows toward existing City facilities. The City is primarily built-out, construction of future housing developments facilitated by the Project would not substantially alter the existing drainage pattern through the addition of impervious surfaces. Additionally, the

Project would result in reduced development as compared to the Approved IS/ND. Furthermore, all future housing development facilitated by the Project would be subject to environmental review under CEQA, the City's development review process, and would be required to adhere to all federal, state, and local requirements for avoiding impacts that could substantially alter the existing drainage pattern or alter the course of a stream or river, including the City's Stormwater Management and Discharge Control Ordinance (Arcadia MC Article VII Chapter 8). Therefore, no new or more severe impacts are anticipated, and no new mitigation measures are required.

Mitigation Program

Mitigation Measures from the Approved IS/ND

None identified in the Approved IS/ND.

d. In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?

No New or More Significant Impact: As established in the Approved IS/ND the City is located approximately 23.6 miles inland from the Pacific Ocean, given this distance the potential for the Project site to be inundated by a large, catastrophic tsunami is extremely low. No steep slopes are in the vicinity of the City; therefore, the risk of mudflow is insignificant. Additionally, as previously noted the Federal Emergency Management Agency (FEMA) identifies the entire City of Arcadia to be in Flood Hazard Zone X, which is identified as 500-year Floodplain, an area of minimal flood hazard.[34] This, in combination with future developers' requirements to comply with City's development review process and any state or federal regulations, which may include review pursuant to CEQA, would minimize potential risks. Therefore, no new or more severe impacts are anticipated, and no new mitigation measures are required.

Mitigation Program

Mitigation Measures from the Approved IS/ND

None identified in the Approved IS/ND.

e. Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?

No New or More Significant Impact: As discussed under Threshold 4.10b, the City is unlikely to face groundwater impacts through the implementation of the Project. Therefore, future housing development facilitated by the Project would not obstruct implementation of the Sustainable Groundwater Management Act (SGMA) and would comply with the Arcadia MC §7554.9 – Stormwater Management and Rainwater Retention. Additionally, the City's Stormwater Management and Discharge Control Ordinance (Arcadia MC Arcadia MC Article VII Chapter 8)

[34] FEMA. (2008). *FEMA Flood Map Service Center*. https://msc.fema.gov/portal/search?AddressQuery=arcadia#searchresultsanchor (accessed November 2023).

aims to protect water resources and improve water quality. The ordinance requires the use of management practices by the City and its citizens that reduce the adverse effects of polluted runoff discharges on waters of the State and control contribution of pollutants to City's municipal separate storm sewer systems (MS4s), and to ensure that the City is compliant with RWQCB and with applicable State and federal law. Like the Approved IS/ND, future developments facilitated by the Project would be required to prepare a stormwater management plan and incorporate stormwater standards manual requirements into design documents to minimize potential impacts to water quality. Further, housing developments facilitated by the Project that disturb one or more acres of soil or whose projects disturb less than one acre but are part of a larger common plan of development that in total disturbs one or more acres, are required to comply with the General Permit for Discharges of Stormwater Associated with Construction Activity (Construction General Permit Order 2009-0009-DWQ). The Construction General Permit requires the development of a SWPPP by a certified Qualified SWPPP Developer. It is not anticipated that future housing development facilitated by the HEU would not prevent the City's Clean Water Program from ensuring that MS4 Permit, and Basin Plan requirements are met. Lastly, all future housing development facilitated by the HEU would be subject to environmental review under CEQA, the City's development review process, and required to adhere to all federal, state, and local requirements for avoiding and minimizing conflicts with or obstruction of implementation of a water quality control plan or sustainable groundwater management plan. Therefore, no new or more severe impacts are anticipated, and no new mitigation measures are required.

Mitigation Program

Mitigation Measures from the Approved IS/ND

None identified in the Approved IS/ND.

Conclusion

The Project would not result in new or more severe impacts. Less than significant impacts were identified in the Approved IS/ND. The Project would be consistent with the analysis contained in the Approved IS/ND. Therefore, no new mitigation measures are required for issues related to hydrology and water quality.

4.11 Land Use and Planning

Summary of Previous Environmental Analysis

The Approved IS/ND concluded that the Arcadia HEU would result in a less than significant impact relative to land use and planning since the Arcadia HEU would act as a state mandated planning document to provide guidance to the City's housing and population growth.

Analysis of the Proposed Project

a. Physically divide an established community?

No New or More Significant Impact: The Project does not result in direct housing construction and all future housing development facilitated by the Project would be subject to the City's development review process and would occur as market conditions allow and at the discretion of the individual property owners. The Project would remain consistent with the Approved IS/ND in that future housing development facilitated by the Project would largely occur in developed areas and in areas currently zoned for residential uses; therefore, an increase in housing capacity would be consistent with existing zoning and would not divide an established community. Additionally, it is not anticipated that future housing developments facilitated by the Project would require substantial road-widenings or other features which could divide the established community. Lastly, candidate housing sites have been identified throughout the City and are not concentrated in a single area, thus would not divide an established community. Therefore, no new or more severe impacts are anticipated, and no new mitigation measures are required.

Mitigation Program

Mitigation Measures from the Approved IS/ND

None identified in the Approved IS/ND.

b. Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?

No New or More Significant Impact: The Project propose modifications to the City's General Plan and Development Code. As noted above, the Project would not result in direct housing construction, but would facilitate future housing development. As part of the Project, additional housing units would be accommodated on the candidate housing sites that are ultimately selected through revisions to the City's Housing Element. Future housing development facilitated by the Project is anticipated to increase the City's housing stock where capacity exists. Additionally, the future housing developments facilitated by the Project would undergo the City's development review process, which may include discretionary permit approval and environmental review under CEQA, as well as, be required to comply with applicable federal, state, and local laws and local policies and regulations, as applicable to new housing development. As such, the Project would be consistent with applicable land use and planning

policies in the state, regional, and local context as necessary to meet that legislation. This includes consistency with the General Plan. Finally, this Project would be implemented as a component of the City's Arcadia HEU and as such is a component of established land use plan. Therefore, no new or more severe impacts are anticipated, and no new mitigation measures are required.

Mitigation Program

Mitigation Measures from the Approved IS/ND

None identified in the Approved IS/ND.

Conclusion

The Project would not result in new or more severe impacts. Less than significant impacts were identified in the Approved IS/ND. The Project would be consistent with the analysis contained in the Approved IS/ND. Therefore, no new mitigation measures are required for issues related to land use or planning.

4.12 Mineral Resources

Summary of Previous Environmental Analysis

The Approved IS/ND concluded that since there are no mining operations currently ongoing in the City and with adherence to Arcadia GP goals and policies the Arcadia HEU would have less than significant impacts on mineral resources.

Analysis of the Proposed Project

a. Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the State?

b. Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan, or other land use plan?

No New or More Significant Impacts: The Project would not result in direct housing construction in the City, but would facilitate and provide a policy framework for future development throughout the City. Per the Arcadia GP EIR, there are no mining operations currently ongoing in the City.[35] Future housing development facilitated by the Project would be subject to discretionary permits, including the City's development review process, project level environmental review under CEQA, and comply with applicable federal, state, and local laws and local policies and regulations. Therefore, no direct physical environmental impact would occur as a result of the implementation of the Project, and no new mitigation measures are required.

Mitigation Program

Mitigation Measures from the Approved IS/ND

None identified in the Approved IS/ND.

Conclusion

The Project would not result in new or more severe impacts. A less than significant impact was identified in the Approved IS/ND along with a no impact determination. The Project would be consistent with the analysis contained in the Approved IS/ND. Therefore, no new mitigation measures are required for issues related to mineral resources.

[35] BonTerra Consulting. 2010. *2010 General Plan Environmental Impact Report Section 4.10 – Mineral Resources.* Page 4.10-2. Available at: https://cms9files.revize.com/arcadia/Shape%20Arcadia/Development%20Services/eir/MineralResources.pdf (accessed November 2023).

4.13 Noise

Summary of Previous Environmental Analysis

The Approved IS/ND concluded that since there are no mining operations currently ongoing in the City and with adherence to Arcadia GP goals and policies the Arcadia HEU would have less than significant impacts on mineral resources.

Analysis of the Proposed Project

a. Generate a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance or applicable standards of other agencies?

No New or More Significant Impact: The Project would not result in direct housing construction but would facilitate and provide a policy framework for future housing development throughout the City. Future housing development facilitated by the Project would result in construction noise generated from development activities. Generally, construction would typically involve the following construction sequences: (1) site preparation and/or demolition; (2) grading and utilities construction; (3) building construction; (4) paving; and (5) architectural coatings. Typical construction equipment would include backhoes, excavators, graders, loaders, compactors, cranes, trucks, pavers, pneumatic tools, generator sets, and air compressors. Pile driving is the only activity anticipated to generate notable noise. However, as discussed in the Approved IS/ND, future housing development facilitated by the Project is anticipated to occur in incremental phases over time based on market demand, economic, and planning considerations. As a result, construction-related noise would not be concentrated in any one area of the City. Additionally, all future housing development facilitated by the Project would be subject to the City's development review process, which may include environmental review under CEQA, and be required to comply with the Arcadia MC Chapter 6, Noise Regulation. Construction associated with future housing development facilitated by the Project would be required to comply with the Arcadia MC §4610.3 (Noise Limits) and adhere to Arcadia GP Goal N-1 and Policies N-1,1 through N-1.5 which aim to reduce any potential impacts with regard to noise.

In terms of operational noise future housing development facilitated by the Project would result in additional housing, people, pets, and automobiles in the City. Additionally, noise would be generated by stationary operation-related sources, such as heating, ventilation, and air conditioning (HVAC) units, tankless water heaters, generators, lawn maintenance equipment, and swimming pool pumps. All future housing development facilitated by the Project may be subject to discretionary permits and environmental review under CEQA and would be required to demonstrate compliance with Arcadia MC Chapter 6. All future housing development facilitated by the Project would be subject to environmental review under CEQA, the City's

development review process. Therefore, no new or more severe impacts are anticipated, and no new mitigation measures are required.

Mitigation Program

Mitigation Measures from the Approved IS/ND

None identified in the Approved IS/ND.

b. Generate excessive ground borne vibration or ground borne noise levels?

No New or More Significant Impact: The Project would not result in direct housing construction but would facilitate and provide a policy framework for future housing development throughout the City. Construction activities associated with future housing development facilitated by the Project could result in varying degrees of groundborne vibration impacts from heavy equipment operations, depending on the construction procedure and equipment used.

Based on the Federal Transit Administration (FTA) data vibration velocities from typical heavy construction equipment operations that would be used during future house development construction facilitated by the Project range from 0.003 to 0.089 in/sec PPV at 25 feet from the source of activity. As assessed in the Approved IS/ND, future development facilitated by the Project would occur in incremental phases over time based on market demand, and planning considerations. As a result, ground borne vibration would not be concentrated in any one particular area of the City. Additionally, any future development within the candidate housing sites would be subject to the City's standard development review process, including compliance with the City's GP, compliance with the municipal code, and site-specific CEQA review. Therefore, no new or more severe impacts are anticipated, and no new mitigation measures are required.

Mitigation Program

Mitigation Measures from the Approved IS/ND

None identified in the Approved IS/ND.

c. For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?

No New or More Significant Impact: As discussed in the Approved IS/ND there are no airports within the City. As previously discussed, the closest airport to Arcadia is the El Monte Airport, which is located approximately 1.25 miles south of the City's southern City boundary. According to the Arcadia GP EIR, aircraft operations at this airport is audible at the southern section of the

City, and flyovers at low levels are audible over the City.[36] Some candidate housing sites identified for the Project are located within the Live Oak Corridor and would be subject to the City's development review process on a case-by-case basis, which may include discretionary permit review and approval and environmental review under CEQA. The Project does not directly involve housing construction, and the Project would not contain policies that would conflict with airport land use plans, nor would it promote development near any airports. Therefore, no new or more severe impacts are anticipated, and no new mitigation measures are required.

Mitigation Program

Mitigation Measures from the Approved IS/ND

None identified in the Approved IS/ND.

Conclusion

The Project would not result in new or more severe impacts. A less than significant impact was identified in the Approved IS/ND along with a no impact determination. The Project would be consistent with the analysis contained in the Approved IS/ND. Therefore, no new mitigation measures are required for issues related to noise.

[36] BonTerra Consulting. 2010. *City of Arcadia 2010 General Plan Update*. Page 4.11-30. https://cms9files.revize.com/arcadia/Shape%20Arcadia/Development%20Services/eir/Noise.pdf (accessed November 2023).

4.14 Population and Housing

Summary of Previous Environmental Analysis

The Approved IS/ND concluded that the Arcadia HEU would result in a less than significant impact related to population and housing. This was attributed to the Arcadia HEU association with the state required housing policy. Additionally, the Arcadia HEU did not directly propose any housing units, impacts were determined to be less than significant with no mitigation required.

Analysis of the Proposed Project

a. Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?

No New or More Significant Impact: Similar to the Arcadia HEU analyzed in the Approved IS/ND, the Project would not result in direct housing construction but would facilitate and provide a policy framework for future housing development within the City. The Approved IS/ND assessed the Arcadia HEU's associated 7,222 housing units. The Final Arcadia HEU contained a reduced housing development estimate of 6,722 units through the current planning period.[37] The Project is estimated to facilitate the development of an additional 343 housing units based on implementation of proposed General Plan Amendments and Zone Changes. This estimate, applied to the Final Arcadia HEU would facilitate a total of 7,065 housing units. As with the Approved IS/ND it is noted that this growth would occur in urbanized locations near existing utilities and service systems, and areas already served by public services (e.g., police and fire protection, and other emergency responders).

Table 4.14-1: Population Estimate Comparison below compares the population estimates included in the Approved IS/ND and those associated with the Project.

Table 4.14-1: Population Increase from Housing Element

Definition	Arcadia HEU	Project
Number of Potential Candidate Housing Units	7,222	7,065
Existing Capacity without ADUs	2,178	2,178
Existing Capacity including ADUs	2,386	2,386
New Housing Units	4,836	4,679
Persons per household (*Department of Finance, 2020*)	2.86	2.86
Population (*Department of Finance, 2020*)	57,820	57,820
Total Population Forecast with HEU/Project	71,651	71,202
Forecasted Population Increase with HEU/Project	13,831	13,382
Population Growth Forecast by Percentage with HEU/Project	24%	23%

[37] City of Arcadia. 2022. City of Arcadia 6th Cycle Housing Element Update Technical Background Report. Page A-2. Retrieved from: https://cms9files.revize.com/arcadia/TBR_Arcadia%20HEU_Compiled_Clean.pdf (Accessed December 20, 2023)

Definition	Arcadia HEU	Project
2035 Development Capacity of 2010 Arcadia GP (Maximum Buildout)	61,995	61,995
Unplanned Additional Population Growth Forecast from 2035 Maximum Buildout with HEU/Project	9,656	9,207
Population Growth Forecast (2020-2035) percentage without HEU/Project	7.2%	7.2%
Population Growth Forecast (2020-2035) by Percentage with HEU/Project	15.6%	14.9%
Total Forecasted SCAG Population 2045	62,200	62,200
Total Forecasted SCAG Population 2045 with HEU/Project	76,031	75,582
SCAG 2045 Population Growth Forecast Percentage with HEU	22.2%	21.5%

As shown in **Table 14-1: Population Estimate Comparison**, the Project is estimated to generate an overall population growth in the City by approximately 13,382 people; an approximately 3.3 percent decrease compared to the Approved IS/ND. Housing growth and population growth associated with the portions of the Project identified in the Approved IS/ND as well as the proposed Project would continue to require compliance with state-level regulation and would therefore not be considered unplanned. Future development facilitated by the Project would also apply implementing actions included in the Arcadia HEU to increase the City's housing capacity. Additionally, since the Project does not directly propose housing development within the City, the growth would occur based on market conditions over an extended period (i.e., 2021 through 2035). Furthermore, all future housing development facilitated by the Project would be subject to a development review process along with all federal and state requirements, such as project specific environmental review under CEQA, to assess each development's potential effects concerning population growth. Additionally, the Project would continue to increase affordable housing units within the City which would provide housing opportunities in proximity to jobs for those employed within the City that meet these household income categories. Therefore, no new or more severe impacts are anticipated, and no new mitigation measures would be required.

Mitigation Program

Mitigation Measures from the Approved IS/ND

None identified in the Approved IS/ND.

b. Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?

No New or More Significant Impact: The Project would minimally increase the City's potential housing stock. However anticipated housing development facilitated by the Project would still constitute an approximately 3.3 percent decrease in housing development potential in the City compared to the Approved IS/ND, and therefore would minimally increase housing availability for residents. The Project assumes future housing units would be developed within acceptable areas of the City. Therefore, no new or more severe impacts are anticipated, and no new mitigation measures are required.

Mitigation Program

Mitigation Measures from the Approved IS/ND

None identified in the Approved IS/ND.

Conclusion

The Project would not result in new or more severe impacts. A less than significant impact was identified in the Approved IS/ND along with a no impact determination. The Project would be consistent with the analysis contained in the Approved IS/ND. Therefore, no new mitigation measures are required for issues related to population and housing.

4.15 Public Services

Summary of Previous Environmental Analysis

The Approved IS/ND concluded that the since the Arcadia HEU would have no direct physical effects on the environment and would not directly propose the development of additional housing, impacts related to public services would remain less than significant. Additionally, the analysis repeated that the Arcadia HEU would not preclude future development from undergoing the City's full development review and participating in any applicable development impact fees.

Analysis of the Proposed Project

a. Result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities or need for new or physical altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times, or other performance objectives for fire protection?

No New or More Significant Impact: The Project would facilitate fewer housing development compared to the Approved IS/ND while remaining consistent with the policy framework for future housing development throughout the City as provided through the Arcadia HEU. As concluded in the Approved IS/ND, the future housing development within the City would increase demand for fire protection services over time. Fire protection services are provided by the Arcadia Fire Department (AFD). The AFD would continue to provide services to the future housing developments facilitated by the Project. As discussed in the Approved IS/ND, all future housing development facilitated by the Project would be subject to the City development review process, which may include review pursuant to CEQA, and be required to comply with Arcadia GP Goal S-5 and Policies S-5.1 through S-5.12 and to adhere to the 2019 California Fire Code and Arcadia MC §3122.7 (Fire Code). Additionally, all future housing projects facilitated by the Project would be subject to development impact fees and tax revenue would be generated from their development. Future projects would also incorporate fire preventative designs and would provide access for emergency services. However, the Project's reduced development potential

would constitute a reduced demand from public services. Therefore, no new or more severe impacts are anticipated, and no new mitigation measures are required.

Mitigation Program

Mitigation Measures from the Approved IS/ND

None identified in the Approved IS/ND.

b. Result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities or need for new or physical altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times, or other performance objectives for police protection?

No New or More Significant Impact: The City receives police protection services from the Arcadia Police Department (APD). Future residential developments facilitated by the Project could slightly increase demand for police protection services, but it is not anticipated to negatively impact the ability of the APD to provide services to the City. Additionally, future residential developments would be pay development impact fees, and continued tax revenue that would go towards supporting public services, such as police services, facilities, and supplies. All future housing development facilitated by the Project would be subject to the City development review process, which may include review pursuant to CEQA, and be required to comply with GP Goal S 5 and Policies S-5.1 through S-5.12. However, the Project's reduced development potential would constitute a reduced demand from public services. Therefore, no new or more severe impacts are anticipated, and no new mitigation measures are required.

Mitigation Program

Mitigation Measures from the Approved IS/ND

None identified in the Approved IS/ND.

c. Result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities or need for new or physical altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times, or other performance objectives for schools?

No New or More Significant Impact: As discussed above, the Project would not result in direct housing construction, but would facilitate future housing development. Future housing development facilitated by the Project would result in an estimated unplanned population growth of approximately 13,382 people; 449 people fewer than the Approved IS/ND. The Project would generate a lower generate student population growth in the Arcadia Unified School District (AUSD). Nevertheless, a student population growth increase would also increase demand

for school services. However, any future housing development facilitated by the Project would be required to comply with Senate Bill (SB) 50 requirements, which allow school districts to collect impact fees from developers of new residential projects to offset the cost of new development. The Project does not include the construction of new school facilities to serve future housing developments, so no physical impacts would occur in this regard due to Project implementation. However, the Project's reduced development potential would constitute a reduced demand from public services. Therefore, no new or more severe impacts are anticipated, and no new mitigation measures are required.

Mitigation Program

Mitigation Measures from the Approved IS/ND

None identified in the Approved IS/ND.

d. Result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities or need for new or physical altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times, or other performance objectives for parks?

No New or More Significant Impact: Please refer to Section **4.16: Recreation** below.

Mitigation Program

Mitigation Measures from the Approved IS/ND

None identified in the Approved IS/ND.

e. Result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities or need for new or physical altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times, or other performance objectives for other public facilities?

No New or More Significant Impact: As previously discussed, the Project would not result in direct housing construction, but would facilitate future housing development. The future housing development facilitated by the Project would result in unplanned population growth of approximately 13,382 people (an approximate 3.3 percent decrease from the Approved IS/ND), which could incrementally decrease the demand for library facilities as analyzed in the Approved IS/ND. Additionally, future residential developments would pay development impact fees and tax revenue from future residents would partially offset increased demands on library facilities. Therefore, no new or more severe impacts are anticipated, and no new mitigation measures are required.

Mitigation Program

Mitigation Measures from the Approved IS/ND

None identified in the Approved IS/ND.

Conclusion

The Project would not result in new or more severe impacts. A less than significant impact was identified in the Approved IS/ND along with a no impact determination. The Project would be consistent with the analysis contained in the Approved IS/ND. Therefore, no new mitigation measures are required for issues related to public services.

4.16 Recreation

Summary of Previous Environmental Analysis

The Approved IS/ND concluded that impacts to recreational facilities would be less than significant due to the Arcadia HEU's lack of directly proposed physical improvements. However, future developers would be required to adhere to any applicable recreational land development codes associated with residential development.

Analysis of the Proposed Project

a. Increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?

No New or More Significant Impact: As previously discussed the Project would not directly impact recreation for the City. The future residential development facilitated by the Project would also induce decreased demand of parks and other recreational facilities compared to the Approved IS/ND. It is currently unknown until future housing projects are proposed if they would include additional recreational facilities. However, future development facilitated by the Project would be required to pay development impact fees and any tax revenue generated will benefit the funding for parks and facilities to offset potential increases in demand. Future housing projects facilitated by the Project would be reviewed by the City. Therefore, no new or more severe impacts would occur, and no new mitigation measures are required.

b. Include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?

No New or More Significant Impact: See threshold (a) above. The Project would not lead to direct impacts to recreation facilities, but future housing projects may necessitate the expansion of recreational facilities. At the time of construction future housing projects would undergo additional environmental review and comply with any applicable discretionary actions related to the expansion of recreational facilities. Since the Project does not propose the creation, modification, or removal of recreational facilities no new or more severe impacts would occur, and no new mitigation measures would be required.

Mitigation Program

Mitigation Measures from the Approved IS/ND

None identified in the Approved IS/ND.

Conclusion

The Project would not result in new or more severe impacts. A less than significant impact was identified in the Approved IS/ND along with a no impact determination. The Project would be

consistent with the analysis contained in the Approved IS/ND. Therefore, no new mitigation measures are required for issues related to recreation.

4.17 Transportation

Summary of Previous Environmental Analysis

The Approved IS/ND concluded that the since the Arcadia HEU would have no direct physical effects on the environment and would not directly propose the development of additional housing, impacts related to public services would remain less than significant. Additionally, the analysis repeated that the Arcadia HEU would not preclude future development from undergoing the City's full development review and participating in any applicable development impact fees.

Analysis of the Proposed Project

a. Conflict with a program, plan, ordinance, or policy addressing the circulation system, including transit, roadways, bicycle, and pedestrian facilities?

No New or More Significant Impact: The Project would not result in direct housing construction but would facilitate and provide a policy framework for future housing development on candidate housing sites throughout the City. The Project does not include any goals, policies, or implementation programs that would conflict with plans or other regulations that address the circulation system. Future development projects would be reviewed on a case-by-case basis to ensure consistency with applicable regulations that address the circulation system. The Project does not propose additional components that would contradict what was established in the Approved IS/ND and is estimated to generate a decreased population. Therefore, no new or more severe impacts would occur, and no new mitigation measures are required.

Mitigation Program

Mitigation Measures from the Approved IS/ND

None identified in the Approved IS/ND.

b. Conflict or be inconsistent with CEQA Guidelines Section 15064.3, subdivision (b)?

No New or More Significant Impact: Similar to the Approved IS/ND, all future housing development facilitated by the Project would be required to adhere to all state and local requirements for avoiding significant impacts to VMT. Additionally, any traffic demand measures required for mitigation would be required to comply with Arcadia GP Goals CI-11, CI-2, and CI-5, which encourage the maintenance of efficient roadway capacities and minimization of traffic hazards near residential uses. The candidate housing sites identified by the Project are dispersed throughout the City to reduce the potential for adverse environmental impacts. The intent is to reduce impacts related to VMT by placing housing near public transportation and recreation opportunities and away from environmentally sensitive resources. Future residential development projects would be reviewed on a case-by-case basis to ensure consistency with

application regulations that address the circulation system, including VMT. Therefore, no new or more severe impacts would occur, and no new mitigation measures are required.

Mitigation Program

Mitigation Measures from the Approved IS/ND

None identified in the Approved IS/ND.

c. Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?

No New or More Significant Impact: Much of the City is urbanized, and future housing development facilitated by the Project would occur on mostly developed properties. Thus, existing roadways are expected to continue being used as they have been previously connected and adjacent to the existing transportation network. Additionally, hazards due to a geometric design feature or incompatible uses are not anticipated. The Project would be consistent with the Approved IS/ND. Therefore, no new or more severe impacts would occur, and no new mitigation measures are required.

Mitigation Program

Mitigation Measures from the Approved IS/ND

None identified in the Approved IS/ND.

d. Result in inadequate emergency access?

No New or More Significant Impact: The Project proposes modification to City regulations regarding housing development which would allow for expanded residential development on candidate housing sites throughout the City. The increased housing density associated with the Project may increase emergency response demands during evacuation periods. It is not anticipated that future housing development would result in inadequate emergency access. However, the City has adopted the California Fire Code (CFC) under Arcadia MC §3122.11. The CFC sets standards for road dimension, design, grades, and other fire safety features. Additionally, future housing development would comply with CBC standards regarding new construction and development of emergency access issues associated with earthquakes, flooding, climate/strong winds, and water shortages. Future housing development would be required to comply with applicable building and fire safety regulations required for the design of new housing and emergency access. Therefore, no new or more severe impacts would occur, and no new mitigation measures are required.

Mitigation Program

Mitigation Measures from the Approved IS/ND

None identified in the Approved IS/ND.

Conclusion

The Project would not result in new or more severe impacts. A less than significant impact was identified in the Approved IS/ND along with a no impact determination. The Project would be consistent with the analysis contained in the Approved IS/ND. Therefore, no new mitigation measures are required for issues related to transportation.

4.18 Tribal Cultural Resources

Summary of Previous Environmental Analysis

The Approved IS/ND included initial consultation with tribes identified through Assembly Bill (AB 52) and Senate Bill (SB 18). No responses were received from any of the California Native American tribe representatives regarding AB 52 and SB 18.

Analysis of the Proposed Project

a. Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k), or

b. A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.

No New or More Significant Impact: AB 52 does not apply to this Project as this document is an Addendum to the Approved IS/ND and not subject to the provisions of AB 52. The Project contains the same footprint as the Arcadia HEU. Pursuant to AB 52 and SB 18 and as part of the Approved IS/ND the City initiated tribal consultation with interested California Native American tribes on June 10, 2021. No responses were received from any of the California Native American tribe representatives regarding AB 52 and SB 18. Additionally, on June 1, 2021, the City received the negative result of the Sacred Lands File (SLF) from the Native American Heritage Commission (NAHC). As a result, it is not anticipated that new or more severe impacts would occur, and no new mitigation measures are required.

Mitigation Program

Mitigation Measures from the Approved IS/ND

None identified in the Approved IS/ND.

Conclusion

The Project would not result in new or more severe impacts. A less than significant impact was identified in the Approved IS/ND along with a no impact determination. The Project would be consistent with the analysis contained in the Approved IS/ND. Therefore, no new mitigation measures are required for issues related to tribal cultural resources.

4.19 Utilities and Service Systems

Summary of Previous Environmental Analysis

The Approved IS/ND concluded that the Arcadia HEU would have a less than significant impact regarding utilities and service systems within the City. This determination was due to future housing developments facilitated by the Arcadia HEU needing to comply with established regulations including those for wastewater facility usage, state recycling programs, and water usage minimization.

Analysis of the Proposed Project

a. Require or result in the relocation or construction of new or expanded water, wastewater treatment, or stormwater drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?

No New or More Significant Impact: The Project does not directly propose housing construction and all future housing development facilitated by the Project would be subject to the City's development review process as well as potential CEQA review. The City owns and operates its water distribution system through the Public Works Service Department. Future housing development facilitated by the Project would be located in developed areas of the City where water infrastructure already exists and most of the candidate housing sites also include existing connections to the Public Works Services Department system. Therefore, as concluded in the Approved IS/ND future housing development facilitated by the Project is not anticipated to require or result in the relocation or construction of new or expanded water facilities that would cause significant environmental effects.

In addition, it is anticipated that future residential developments may be required to implement a SWPPP to ensure that water quality is not degraded and that storm water flows do not exceed wastewater treatment requirements. Future housing development would also be required to adhere to all federal, state, and local requirements related to wastewater treatment during construction and operations, including the City's Sewer System guidelines (Arcadia MC Chapter 4) and required construction permits.

It is anticipated that the future residential developments facilitated by the Project would increase the demands for dry utilities. However, the candidate housing sites are located in developed areas of the City that are already served by electric power, natural gas, and telecommunications facilities. Further, most of the candidate housing sites are developed and have connections to existing dry utility infrastructure. Lastly, the future residential development facilitated by the Project would increase population in the City and increase service demand, but growth projections are consistent with regional and local plans used to guide infrastructure development. Similar to the Approved IS/ND all future housing development facilitated by the

Project would be required to meet the mandatory requirements under the City's various programs aimed at ensuring adequate supplies and service infrastructure are available to serve the new developments. Therefore, the Project would result in no new or more severe impacts as it pertains to placement of utilities and sewer systems, or wastewater treatment capacity and no new and/or modified mitigation measures are required.

Mitigation Program

Mitigation Measures from the Approved IS/ND

None identified in the Approved IS/ND.

b. Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry, and multiple dry years?

No New or More Significant Impact: The Project would not result in direct housing construction, but would facilitate future housing development. According to the 2021 City of Arcadia Urban Water Management Plan (UWMP), the City's per capita water usage rate is approximately 230 gallons per day (gpd).[38] When applied to the 13,382-person population facilitated by the Project, the Project would generate a demand of 3,077,860 gpd or approximately 3,450 AFY. This would constitute approximately 25 percent of the current water demand of 13,935 AFY.[39] This would also lead to a 202 AFY reduction in water demand compared to the Approved IS/ND.

During dry years, the City would be able to source water from the Raymond Basin Area and the Main Basin Area. Additionally, it is anticipated that the City's diverse water supply (imported water, surface water, and groundwater) would provide adequate supply through five drought years.[40] Lastly, future residential project development would require preparation of a Water Supply Assessment (WSA) in order to verify sufficient water supply is available to meet the development's water demand. Therefore, no new or more severe impacts would occur, and no new mitigation measures are required.

Stormwater

It is anticipated that the future residential developments facilitated by the Project would require the construction of storm drainages to tie into existing stormwater drainage facilities within existing rights-of-way. It is not anticipated that water discharged from the future residential sites would negatively affect off-site or downstream flows. See **Section 4.10: Hydrology and Water Quality** for further discussion. No new or more severe impacts are anticipated, and no new mitigation measures are required.

[38] City of Arcadia. (2021). *Final 2020 Urban Water Management Plan*. Page 4-13. https://cms9files.revize.com/arcadia/Shape%20Arcadia/Public%20Works%20Services%20Department/Water%20&%20Sewer%20Services/Final%202020%20UWMP.pdf (accessed November 2023).
[39] Ibid, Page 4-5.
[40] Ibid, Page 7-6.

Mitigation Program

Mitigation Measures from the Approved IS/ND

None identified in the Approved IS/ND.

c. Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project projected demand in addition to the provider's existing commitments?

No New or More Significant Impact: Similar to the Arcadia HEU, future housing developments facilitated by the Project would be subject to discretionary permits and would be required to adhere to all federal, state, and local requirements related to wastewater treatment during construction and operations, including the City's Sewer System guidelines (Arcadia MC Chapter 4) and required construction permits. The Project is only proposing an additional 117 residential dwelling units compared to the Approved IS/ND. Considering these requirements, and the available capacity discussed above, the Project would not result in a determination by the wastewater treatment provider that it has inadequate capacity to serve the Project's projected demand in addition to the provider's existing commitments. Therefore, no new or more severe impacts would occur, and no new mitigation measures are required.

Mitigation Program

Mitigation Measures from the Approved IS/ND

None identified in the Approved IS/ND.

d. Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?

No New or More Significant Impact: Although the Project would facilitate increased housing development, it is not anticipated that the future residential projects would lead to inadequate landfill capacity at the Scholl Canyon Landfill, which has a daily capacity of 3,400 tons per day. The landfill has the capacity for 58.9 million cubic yards and has an operational life through 2030.[41] Solid waste generated from future housing developments facilitated by the Project would represent a reduction in disposal rates in comparison to those analyzed in the Approved IS/ND. It is anticipated that existing landfill capacity would be sufficient to serve future development within the City. Additionally, future housing development facilitated by the HEU would be subject to the City's development review process, which may include discretionary permit review and approval; as well as environmental review under CEQA, and be required to adhere to all federal,

[41] CalRecycle. 2011. *SWIS Facility/Site Activity Details Scholl Canyon Landfill (19-AA-0012)*. https://www2.calrecycle.ca.gov/SolidWaste/SiteActivity/Details/3531?siteID=1000 (accessed November 2023).

State, and local requirements for solid waste reduction and recycling. Therefore, no new or more severe impacts would occur, and no new mitigation measures are required.

Mitigation Program

Mitigation Measures from the Approved IS/ND

None identified in the Approved IS/ND.

e. Comply with federal, State, and local management and reduction statutes and regulations related to solid waste?

No New or More Significant Impact: As previously noted, the Project would not result in direct housing construction, but would facilitate future housing development. All future residential developments facilitated by the Project would be required to demonstrate compliance with federal, state, and local statutes and regulations for solid waste. Construction activities would be subject to compliance with the 50 percent diversion of solid waste requirement pursuant to the California Integrated Waste Management Act of 1989 (AB 939). Additionally, AB 341 requires that Cities and Counties implement recycling programs, reduce refuse at the source, and compost waste to achieve the established 75 percent diversion of solid waste from landfills. Further, future construction of residential developments would be required to comply with the most recent CalGreen Code, which implements design and construction measures that aim to reduce construction related waste through material conservation measures and other construction-related efficiency measures. Therefore, no new or more severe impacts would occur, and no new mitigation measures are required.

Mitigation Program

Mitigation Measures from the Approved IS/ND

None identified in the Approved IS/ND.

Conclusion

The Project would not result in new or more severe impacts. A less than significant impact was identified in the Approved IS/ND along with a no impact determination. The Project would be consistent with the analysis contained in the Approved IS/ND. Therefore, no new mitigation measures are required for issues related to utilities and service systems.

4.20 Wildfire

Summary of Previous Environmental Analysis

The Approved IS/ND concluded that most of the candidate sites identified for the Arcadia HEU except those in the northernmost portion of the City, are not located within a State Responsibility Area (SRA) or a Very High Fire Hazard Severity Zone (VHFHSZ). Future development facilitated by the Arcadia HEU would also require additional project level City and CEQA review for wildfire risk. The Approved IS/ND determined that the Arcadia HEU would have a less than significant impact in regard to wildfire.

Analysis of the Proposed Project

a. Substantially impair an adopted emergency response plan or emergency evacuation plan?

No New or More Significant Impact: As previously discussed the Project would not result in direct housing construction, but would facilitate future housing development. The candidate housing sites are located in developed areas of the City which reduces risk for wildland fire in the wildland urban interface. It is not anticipated that emergency services traveling from the City to undeveloped areas of the City would be impeded by future construction facilitated by the Project. According to the CalFire Hazard Severity Zone Map, the majority of the candidate housing sites, except those north of Foothill Boulevard, are not within an SRA or a VHFSZ.[42] The candidate housing sites north of Foothill Boulevard are located in a VHFHSZ and a Local Responsibility Area (LRA). Future development facilitated by the Project would be required to comply the California Fire Code (CFC), the California Building Code (CBC), and go through the established City permitting process. As a result, the Project would not substantially impair an adopted local or county-wide emergency response or evacuation plan. Therefore, Project implementation would not result in any new or more sever impacts with respect to emergency response or evacuation plans and no new mitigation measures are required.

Mitigation Program

Mitigation Measures from the Approved IS/ND

None identified in the Approved IS/ND.

b. Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from wildlife or the uncontrolled spread of a wildfire?

No New or More Significant Impacts: As discussed above candidate housing sites located north of Foothill Boulevard are located in a VHFHSZ. To further minimize risk from wildfire, future development on these candidate housing sites would be required to comply with the 2022 CFC, Title 24, Part 9, §304.1.2. Future development facilitated by the Project would adhere to all other

[42] CAL FIRE. 2022. *FHSZ Viewer*. https://egis.fire.ca.gov/FHSZ/ (accessed November 2023).

applicable fire prevention requirements and regulations. Therefore, Project implementation would not result in any new or more severe impacts with respect to wildfire, and no new mitigation measures are required.

Mitigation Program

Mitigation Measures from the Approved IS/ND

None identified in the Approved IS/ND.

c. Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water resources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?

No New or More Significant Impact: As previously discussed, the Project would not result in direct housing construction, and would only facilitate future housing development. The candidate housing sites are located primarily in developed parts of the City, and it is anticipated that they would be served by the extension of existing utility infrastructure located in existing rights-of-way. Additionally, the need for installation and maintenance of new infrastructure (such as road, fuel breaks, emergency water resources, power lines, or other utilities) would be evaluated on a project-by-project basis during the discretional development permit review process. Through compliance with applicable development regulations in the case of future development, Project implementation would not result in any new or more severe impacts and no new mitigation measures are required.

Mitigation Program

Mitigation Measures from the Approved IS/ND

None identified in the Approved IS/ND.

d. Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?

No New or More Significant Impact: The Project would not result in the construction of housing, but would facilitate future housing development. Future construction facilitated by the Project would adhere to state and City codes, and emergency and evacuation plans set by the City and the County to prevent impacts to people or structures from risks, including downslope or downstream flooding, or landslides as a result of runoff, post-fire slope instability, or drainage changes. Therefore, Project implementation would not result in any new ore more severe impacts, and no new modified mitigation measures are required.

Mitigation Program

Mitigation Measures from the Approved IS/ND

None identified in the Approved IS/ND.

Conclusion

The Project would not result in new or more severe impacts. A less than significant impact was identified in the Approved IS/ND along with a no impact determination. The Project would be consistent with the analysis contained in the Approved IS/ND. Therefore, no new mitigation measures are required for issues related to wildfire.

5.0 DETERMINATION OF APPROPRIATE CEQA DOCUMENTATION

The following discussion lists the appropriate subsections of Sections 15162 and 15164 of the CEQA Guidelines and provides justification for the City to make a determination of the appropriate CEQA document for the Project, based on the environmental analysis provided above.

CEQA Guidelines Section 15162 – Subsequent EIRs and Negative Declarations

(a) When an EIR has been certified or a negative declaration adopted for a project, no subsequent EIR shall be prepared for that Project unless the lead agency determines, on the basis of substantial evidence in light of the whole record, one or more of the following:

(1) Substantial changes are proposed in the Project which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects.

The City proposes to implement the Project within the context of the Approved IS/ND, as described in this Addendum. As discussed in the Environmental Impact Analysis section of this Addendum, no new or more severe significant environmental effects beyond what was evaluated in the Approved IS/ND would occur.

(2) Substantial changes occur with respect to the circumstances under which the project is undertaken which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects.

As documented herein, no circumstances associated with the location, type, setting, or operations of the Project have substantively changed beyond what was evaluated in the Approved IS/ND; and none of the Project elements would result in new or more severe significant environmental effects than previously identified. No major revisions to the Approved IS/ND are required.

(3) New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified as complete or the negative declaration was adopted, shows any of the following:

(A) The project will have one or more significant environmental effects not discussed in the previous EIR or negative declaration;

No new significant environmental effects beyond those addressed in the Approved IS/ND were identified.

(B) Significant effects previously examined will be substantially more severe than shown in the previous EIR;

The Approved IS/ND identified no significant effects.

(C) Mitigation measures or alternatives previously found not to be feasible would in fact be feasible, and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative; or

The Approved IS/ND did not identify any mitigation measures.

(D) Mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative.

No other mitigation measures or feasible alternatives have been identified that would substantially reduce significant impacts.

(b) If changes to a project or its circumstances occur or new information becomes available after adoption of a negative declaration, the lead agency shall prepare a subsequent EIR if required under subsection (a). Otherwise, the lead agency shall determine whether to prepare a subsequent negative declaration, an addendum, or no further documentation.

Subsequent to certification of the Approved IS/ND in February 2022, additional analyses were performed for the Project and are the subject of this Addendum. Based on the analysis in this document, the Project would not result in any new significant environmental effects, nor would it increase the severity of significant effects previously identified in the Approved IS/ND. None of the conditions listed under subsection (1) would occur that would require preparation of a subsequent EIR.

(c) Once a project has been approved, the lead agency's role in project approval is completed, unless further discretionary approval on that project is required. Information appearing after an approval does not require reopening of that approval. If after the project is approved, any of the conditions described in subsection (a) occurs, a subsequent EIR or negative declaration shall only be prepared by the public agency which grants the next discretionary approval for the project, if any. In this situation, no other Responsible Agency shall grant an approval for the project until the subsequent EIR has been certified or subsequent negative declaration adopted.

None of the conditions listed in subsection (a) would occur as a result of the Project. No SEIR is required.

CEQA Guidelines Section 15164 – Addendum to an EIR or Negative Declaration

(a) The lead agency or responsible agency shall prepare an addendum to a previously certified EIR if some changes or additions are necessary, but none of the conditions described in Section 15162 calling for preparation of a subsequent EIR have occurred.

As described above, none of the conditions described in the CEQA Guidelines Section 15162 calling for the preparation of a SEIR have occurred.

(b) An addendum to an adopted negative declaration may be prepared if only minor technical changes or additions are necessary or none of the conditions described in Section 15162 calling for the preparation of a subsequent EIR or negative declaration have occurred.

None of the conditions described in Section 15162 calling for preparation of a subsequent EIR would occur as a result of the Project. Therefore, an addendum to the certified Approved IS/ND is the appropriate CEQA document for the Project.

(c) An addendum need not be circulated for public review but can be included in or attached to the Approved IS/ND or adopted negative declaration.

This Addendum will be attached to the Approved IS/ND and maintained in the administrative record files at the City.

(d) The decision-making body shall consider the addendum with the Approved IS/ND or adopted negative declaration prior to making a decision on the project.

The City will consider this Addendum with the Approved IS/ND prior to making a decision on the Project.

(e) A brief explanation of the decision not to prepare a subsequent EIR pursuant to Section 15162 should be included in an addendum to an EIR, the lead agency's required findings on the Project, or elsewhere in the record. The explanation must be supported by substantial evidence.

This document provides substantial evidence for City records to support the preparation of this Addendum for the Project.

6.0 CONCLUSION

This Addendum has been prepared in accordance with the provisions of the CEQA Statute and the CEQA Guidelines to document the finding that none of the conditions or circumstances that would require preparation of a SEIR, pursuant to Section 15162 and Section 15164 of the CEQA Guidelines, exist in connection with the Project. No major revisions would be required to the Approved IS/ND prepared for the Arcadia HEU as a result of the Project. No new significant environmental impacts have been identified. Since the certification of the Approved IS/ND, there has been no new information showing that alternatives once considered infeasible are now feasible or showing that alternatives substantially different from those analyzed in the EIR that the City declined to adopt. Therefore, preparation of a SEIR is not required and the appropriate CEQA document for the Project is this Addendum to the Approved IS/ND. This document will be maintained in the administrative record files at the City.

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Arcadia 6th Cycle HEU
Administrative Draft
INITIAL STUDY/NEGATIVE DECLARATION

December 2021

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1.0 INTRODUCTION

1.1 Project Overview

This Initial Study/Negative Declaration (IS/ND) was prepared by Kimley-Horn and Associates (Kimley-Horn) for the City of Arcadia (City) to assess whether there may be significant environmental impacts of future housing development on the candidate housing sites and of the other Project components described in Section 2.0 Project Description, associated with the proposed 6th Cycle Housing Element Update (HEU) Project (Project). The Project includes 7,222 candidate housing units within the City's boundaries; see **Appendix A: Candidate Housing Sites Inventory.** The candidate housing units are located within 751 sites, totaling approximately 512 acres. The Project area and candidate housing site locations are illustrated on **Exhibit 3: Map of Candidate Housing Sites.**

Per California Government Code (CGC) §§65580 – 65589.11, also referred to as the California Housing Law, jurisdictions are required to maintain and update Housing Elements within their General Plans. Furthermore, CGC §§65580–65589.8 require that jurisdictions evaluate their Housing Elements every eight (8) years. Currently, this regulation requires jurisdictions to update their Housing Element for the 2021 to 2029 6th Cycle Housing Element Update. The City is preparing an update for its Housing Element, which will include updated goals and policies intended to increase the City's housing potential to combat the growing housing scarcity in the State.

The HEU will provide the City with a coordinated and comprehensive strategy for promoting the production of safe, decent, and affordable housing for all within the City. The HEU will be prepared to ensure the City establishes policies, procedures, and incentives in its land use planning and development activities that result in maintenance and expansion of the housing supply to adequately accommodate households currently living and expected to live in the City. The Arcadia's HEU consists of four (4) sections, Chapters 5 and 10 of the Arcadia General Plan (2010), a Technical Background Section, and associated appendices. The HEU is intended to summarize the existing status of the City's communities, the City's existing housing strategy, and provide updated policies to be implemented for the 6th Cycle. To assist the State in mitigating its current housing crisis, in which residents are facing a shortage of housing units, the State Department of Housing and Community Development (HCD) Determines Regional Housing Needs Assessment (RHNA) for all the metropolitan planning organizations (MPOs) statewide. HCD approves and the Southern California Association of Governments (SCAG) adopts SCAG's RHNA allocation methodology for 196 jurisdictions in the SCAG region, which includes the City of Arcadia.

Based on SCAG's final adopted RHNA allocation in March 20201, the City's RHNA allocation was finalized as 3,214 dwelling units (DUs). This is broken down between each income category as:

- 1,102 units for very low-income households;
- 570 units for low-income households;
- 605 units for moderate-income households; and
- 937 units for above moderate-income households

This IS/ND was prepared consistent with the requirements of the California Environmental Quality Act (CEQA) on the basis that there was no substantial evidence that there may have significant environmental impacts on specific environmental areas. If a potentially significant impact may occur, the most appropriate mitigation measure(s) have been identified and would be applied to avoid or mitigate the potential impact to a level of less than significant.

1.2 Lead Agency

The lead agency is the public agency with primary responsibility for a proposed project. Where two or more public agencies will be involved with a project, CEQA Guidelines §15051 establishes criteria for identifying the lead agency. In accordance with CEQA Guidelines §15051(b) (1), "the lead agency will normally be the agency with general governmental powers, such as a city or county, rather than an agency with a single or limited purpose." Pursuant to State CEQA Guidelines §15367 and based on the criterion above, the City of Arcadia is the lead agency for the proposed Project.

1.3 Purpose and Scope of the Initial Study

In accordance with CEQA (California Public Resources Code [PRC] §21000 et seq.) and its Guidelines (California Code of Regulations [CCR], Title 14, §15000 et seq.), this IS/ND has been prepared to evaluate the potential environmental effects associated with the construction and operation of the Project.

Per State CEQA Guidelines, §15070, a public agency shall prepare or have prepared a proposed negative declaration or ND for a project subject to CEQA when:

a) The initial study shows no substantial evidence, in light of the whole record before the agency, that the project may have a significant effect on the environment, or

b) The initial study identifies potentially significant effects, but:

    1) Revisions in the project plans or proposals made by, or agreed to by the applicant before the proposed mitigated negative declaration and initial study are released for public review would avoid the effects or mitigate the effects to a point where clearly no significant effects would occur, and

    2) There is no substantial evidence, in light of the whole record before the agency, that the project as revised may have a significant effect on the environment.

1.4 Environmental Resource Topics

This IS/ND evaluates the proposed Project's impacts on the following resource topics:

- Aesthetics
- Agricultural and Forestry Resources
- Air Quality
- Biological Resources
- Cultural Resources
- Energy
- Geology and Soils
- Greenhouse Gas Emissions
- Hazards and Hazardous Materials
- Hydrology and Water Quality
- Land Use and Planning
- Mineral Resources
- Noise
- Population and Housing
- Public Services
- Recreation
- Transportation
- Tribal Cultural Resources
- Utilities and Service Systems
- Wildfire
- Mandatory Findings of Significance

1.5 Document Organization

This IS/ND is divided into the following sections:

Section 1.0: Introduction – This section describes the purpose and organization of the document.

Section 2.0: Project Description describes the whole of the Project in detail. It also identifies any other public agencies whose review, approval, and/or permits may be required.

Section 3.0: Initial Study Environmental Checklist and Evaluation – This section describes the environmental setting and overview for each of the environmental resource topics, using the City of Arcadia's Form J: Initial Study. It evaluates a range of impacts classified as "no impact," "less than significant impact," "less than significant impact with mitigation incorporated," and "potentially significant impact" in response to the CEQA Appendix G: Environmental Checklist Form (Environmental Checklist).

Section 4.0: References: The section identifies resources used to prepare the initial study.

1.6 Permits and Approvals

Upon its adoption by the Arcadia City Council, the 6th Cycle Housing Element Update would serve as a comprehensive statement of City's housing policy and program of actions to support those policies. The Project involves approval of the following City of Arcadia entitlement:

- General Plan Amendment for Housing Element adoption (GPA 21-02) to include the 6th Cycle Housing Element.

1.7 Summary of Findings

Section 3.0 of this document contains the Environmental Checklist (Arcadia Form J – Initial Study) that was prepared for the proposed Project pursuant to Appendix G of the State CEQA Guidelines. The Environmental Checklist indicates that the proposed Project would not result in significant impacts with the implementation of mitigation measures, as identified where applicable throughout this document.

1.8 Initial Study Review Process

The IS and a Notice of Intent (NOI) to adopt an ND will be distributed to responsible and trustee agencies, other affected agencies, and other parties for a 30-day public review period.

Written comments regarding this ND should be addressed to:

Lisa Flores – Planning & Community Development Administrator
240 West Huntington Drive
P.O. Box 60021
Arcadia, CA 91066-6021
626-574-5445
lflores@ArcadiaCA.gov

Comments submitted to the City during the 30-day public review period will be considered and addressed prior to the adoption of the ND by the City.

1.9 Project Applicant(s)/Sponsor(s)

City of Arcadia
240 West Huntington Drive
P.O. Box 60021
Arcadia, CA 91066-6021

2.0 PROJECT DESCRIPTION

2.1 Location

The City of Arcadia (City) is located in central Los Angeles County (County) in the northwest portion of the San Gabriel Valley (Valley). The City is bounded by the San Gabriel Mountains, the Angeles National Forest, and the City of Sierra Madre to the north, the City of Pasadena to the northwest, the City of Monrovia to the east and northeast, Temple City to the southwest, and unincorporated County communities to the west and southeast. Regional access to the City is provided via the Interstate 210 Freeway (I-210), which runs in an east-west direction through the northern portion of the City. The Interstate 605 Freeway (I-605), known as the San Gabriel River Freeway), runs in a north-south direction, is approximately 0.18 miles east of the City's southeastern edge. **Exhibit 1: Regional Map** depicts the City's location in a regional context, while **Exhibit 2: Local Vicinity Map** depicts the City in a local context.

This Initial Study considers candidate housing sites to accommodate 7,222 units within the City's boundaries. The proposed number of available candidate housing units exceeds the City's RHNA allocation of 3,214 by 4,008 units.; see **Appendix A: Candidate Housing Sites Inventory**. The candidate housing sites are comprised of 751 parcels totaling approximately 512 acres. The Project area and candidate housing site locations are illustrated in **Exhibit 3: Map of Candidate Housing Sites**. Solely for analysis purposes, the candidate housing sites identified in **Appendix A** have been assigned a numeric label, as depicted on **Exhibits 3 through 13**.

2.2 Environmental Setting

Physical Setting

Arcadia is located in the northwest portion of the Valley and in the central portion of Los Angeles County. The County covers an approximately 4,084-square-mile area in the Southern California region and the Valley covers approximately 400-square-mile area.[1] The Valley is bounded on the north by the San Gabriel Mountains, on the west by the Repetto and Merced Hills, on the south by the Puente Hills, and on the east by the San Jose Hills.[2]

The City encompasses approximately 7,109 acres of land area or 11.1 square miles.[3] As described above, the City is bordered by the San Gabriel Mountains, the Angeles National Forest, and the City of Sierra Madre to the north, the City of Pasadena to the northwest, the City of Monrovia to the east and northeast, Temple City to the southwest, and unincorporated County communities to the west and southeast.

[1] City of Arcadia. *General Plan Final Environmental Impact Report, November 2010*. Available at https://www.arcadiaca.gov/shape/development_services_department/planning___zoning/general_plan.php#outer-708. Accessed on October 15, 2021.
[2] Ibid.
[3] Ibid.

The City is predominantly comprised of residential land uses, with other notable land uses including the Los Angeles Arboretum, Santa Anita Racetrack, Arcadia County Park, Westfield Santa Anita Mall, and Santa Anita Golf Course; as well as various commercial and industrial areas throughout the City.

Population

The 2010 Census reported the total population for the City to be 56,364 persons, which is higher than the neighboring City of Monrovia (to the east), but significantly lower than nearby jurisdictions, such as Pasadena (to the west) and El Monte (to the south); as shown in **Table 1: Population Growth (2010 – 2045)**. In addition to the data shown in **Table 1**, the California Department of Finance (DOF) estimated the total population for Arcadia to be approximately 57,660 persons in 2020.[4] Therefore, from 2010 to 2020, the City's population increased by approximately 2.58 percent (or 1,456 persons). The Southern California Association of Governments (SCAG) compiled a Regional Growth Forecast using data and direction from multiple state entities to produce socio-economic estimates and projections at multiple geographic levels and in multiple years. The SCAG's 2020-2045 Regional Transportation Plan and Sustainable Communities (RTP/SCS) projected Arcadia's population to be 62,200 persons by 2045.[5] Therefore, from 2020 to 2045, the City is expected to see an increase in population of 7.58 percent (or 4,380 persons), similar to the City of Pasadena's projected increase, but less than Cities of Monrovia and El Monte. **Table 1** shows the projected growth for Arcadia, the Cities of Monrovia, Pasadena, and El Monte, and the County of Los Angeles.

Table 1: Population Growth (2010 – 2045)

Jurisdictions	Population			Percent Change	
	2010 Actual[1]	2020 Estimate[2]	2045 Projected[3]	2010-2020	2020-2045
Monrovia	36,590	37,964	42,100	3.76%	10.90%
Pasadena	137,122	145,061	155,500	5.79%	7.20%
Arcadia	**56,364**	**57,820**	**62,200**	**2.58%**	**7.58%**
El Monte	113,475	116,876	137,500	3.00%	17.65%
Los Angeles County	9,818,605	10,135,614	11,674,000	3.23%	15.18%

Sources:
[1] U.S. Census Bureau, 2010 Census of Population and Housing
[2] DOF E-5 City/County Population and Housing Estimates 1/1/2020.
[3] SCAG Connect SoCal 2020-2045 Demographics and Growth Forecast (September 3, 2020).

Housing

In 2020, the California Department of Finance (DOF) estimated a total of 21,237 housing units in the City. According to the DOF, the City's housing stock increased by 2.66 percent (551 housing units) between 2010 and 2020. Single-family detached housing units were the most common

[4] California Department of Finance. *E-5 City/County Population and Housing Estimates with 2010 Census Benchmark, 1/1/2020.* Available at https://dof.ca.gov/Forecasting/Demographics/Estimates/e-5/. Accessed on October 17, 2021.
[5] Southern California Association of Governments (SCAG). Retrieved from *2016-2040 RTP/SCS Final Growth Forecast by Jurisdiction.* Accessed on October 6, 2021.

housing type in Arcadia in 2020, comprising approximately 70.34 percent (or 14,939 units). **Table 2: Housing Units (2010-2020)** shows the increase in the number of housing unit comparison between the City of Arcadia and neighboring Cities of Monrovia, Pasadena, and El Monte, and the County of Los Angeles. Arcadia experienced a smaller increase when compared to Monrovia, Pasadena, and the County. However, the City had a higher increase in the number of housing units when compared to the City of El Monte.

Table 2: Housing Units (2010-2020)

Jurisdictions	Housing Units		Percent Change
	2010	2020 Estimate	2010-2020
Monrovia	14,473	15,084	4.22%
Pasadena	59,551	62,753	5.38%
Arcadia	**20,686**	**21,237**	**2.66%**
El Monte	29,069	29,588	1.79%
Los Angeles County	3,443,087	3,590,574	4.28%
Source: Department of Finance. May 2021. E-5 Population and Housing Estimates for Cities, Counties, and the State, 2011-2021 with 2010 Census Benchmark. https://www.dof.ca.gov/forecasting/demographics/estimates/e-5/.			

Candidate Housing Sites

Every eight (8) years, SCAG prepares and designates Regional Housing Needs Allocation (RHNA) for each local jurisdiction. For the 2021-2029 planning period, Arcadia is required to meet the RHNA number of 3,214 housing units. The Housing Element is required to identify potential candidate housing sites by income category to meet the City's RHNA Allocation. The sites identified within the Housing Element represent the City's plan for housing at the designated income levels within the 6th housing cycle planning period. The identified sites are either residentially zoned at a minimum of 30 dwelling units per acre (du/ac) or within areas of focus identified by the City with supporting strategies to stimulate future housing growth.

To select the sites, the City evaluated candidate housing sites based on surrounding and existing on-site development to determine the extent to which on-site uses have the potential to redevelop within the planning period (2021-2029). The City identified 751 parcels within a variety of different residentially and non-residentially zoned areas. These 751 parcels have the capacity to accommodate up to approximated 7,222 total housing units, which includes 1,087 units under pipeline projects, 1,091 units within existing residentially zoned land, 385 projected accessory dwelling units (ADUs), and 4,748 units under rezone strategies. The candidate housing site inventory in **Appendix A** provides a breakdown of these housing sites.

General Plan

The Arcadia General Plan (Arcadia GP) and the Arcadia GP Environmental Impact Report (Arcadia GP EIR) were adopted and certified in November 2010. The Arcadia GP provides the City's long-range planning goals and policies for development within the City. The Arcadia GP is the City's vision for growth to 2035. Arcadia GP Chapters 2 through 9 include the necessary GP elements: Land Use and Community Design, Economic Development, Circulation and

Infrastructure, Housing, Resources Sustainability, Parks, Recreation, and Community Resources, Safety, and Noise.

The Land Use and Community Design Element establishes land use designations for the City. The existing land use designations for the identified candidate housing sites are described in **Table 3: Candidate Housing Sites - Existing General Plan Land Use Designations**.

Table 3: Candidate Housing Sites - Existing General Plan Land Use Designations

Land Use Designation	Description
Commercial (C)	The Commercial designation with a 0.5 Floor Area Ratio (FAR) 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 enterprises, including restaurants, durable goods sales, food stores, lodging, professional offices, specialty shops, indoor and outdoor recreational facilities, and entertainment uses. Adjacent to Downtown, the Commercial designation is intended to encourage small-scale office and neighborhood-serving commercial uses that complement development in the Downtown Mixed-Use areas. While the land use designation provides the general parameters within which development must take place, the Zoning Code or other land use regulatory document specifies the type and intensity of uses that will be permitted in a given area. In the Downtown area, for example, where properties are designated Commercial, land use regulations might specify that restaurants and cafes are permitted, but secondhand stores are not. The Zoning Code and other regulatory documents also indicate permitted building height limits for specific properties. Maximum FAR – 0.50 (0.30 FAR for Santa Anita Park) Higher intensity overlays are applied to portions of Downtown along Santa Anita Avenue, Colorado Place, and Huntington Drive (1.0 FAR). Building Height: up to 48 feet in the Downtown area (including Santa Anita Avenue, Colorado Place, and Huntington Drive); up to 40 feet for commercial uses outside of Downtown
Commercial (C 1.0)	The Commercial designation that allows mixed-use development with a density of 80 du/acre and a 1.0 Floor Area Ratio (FAR) is within the City's Downtown area. This Commercial designation is intended to encourage a strong pedestrian-oriented environment that provides a variety of retail and service uses, restaurants, and neighborhood-serving commercial uses that complement development in the Downtown Mixed-Use areas. In order to provide the residential population that is required to support the uses in the downtown and around the Metro Gold Line transit station, residential uses in a mixed-use development are permitted above ground floor commercial or adjacent to a commercial use. The Development Code and other regulatory documents also indicate permitted building height limits for specific properties. Maximum FAR – 1.0 (only commercial square footage is counted in calculation of FAR) Unit Density: Up to 80 du/ac - Maximum Height: Up to 60 feet
Downtown Mixed Use (DMU)	The Downtown Mixed-Use designation provides opportunities for complementary service and retail commercial businesses, professional offices, and residential uses to locate within the City's downtown. Downtown Mixed Use encourages the inclusion of a ground-floor, street-frontage commercial component, but is not required. Residential uses in a mixed-use development are permitted above ground floor commercial or adjacent to a commercial use. Mixed commercial/office and residential tenancies and standalone commercial or office uses are allowed. However, exclusively residential buildings are not allowed. Development approaches encourage shared use of parking areas and

Land Use Designation	Description
	public open spaces, pedestrian travel ways, and interaction of uses within the district. Particular features that will define Downtown include public open space as an integral component of the Gold Line station, as well as any larger mixed-use or commercial developments. Guided by the policies and vision of the General Plan, a specific plan or subsequent zoning changes for Downtown will contain detailed development standards, infrastructure requirements, land use regulations, and implementation measures for coordinated development. Maximum FAR: 1.0 (only commercial square footage is counted in calculation of FAR) Unit Density: Up to 80 du/ac - Maximum Height: up to 60 feet
Mixed Use (MU)	The Mixed-Use designation provides opportunities for commercial and residential mixed-use development that takes advantage of easy access to transit and proximity to employment centers, and that provide complementary mixes of uses that support and encourage pedestrian activity. Mixed-use districts support commercial uses that integrate well with residential activity without creating conflicts. Development approaches encourage shared use of parking areas and public open spaces, pedestrian movement, and interaction of uses within a mixed-use district. Design approaches should minimize or limit curb cuts/driveways at the front of the development when rear or side egress options are available. Residential uses in a mixed-use development are permitted above ground floor commercial or adjacent to a commercial use. Mixed commercial/office and residential tenancies and stand-alone commercial or office uses are allowed. However, exclusively residential buildings are not. Maximum FAR – 1.0 (only commercial square footage is counted in calculation of FAR) Unit Density: 22 -30 du/ac - Maximum Height: up to 40 feet
Medium Density Residential (MDR)	The Medium Density Residential designation accommodates varied housing types and sizes within a suburban neighborhood context. Permitted residential uses include detached and attached residences with private and/or shared yards and open space areas. Other uses that may be appropriate, consistent with zoning regulations, include public and private schools, public parks, and other open space uses. Unit Density: 6 to 12 du/ac Typical Population Density: 17-35 persons per acre
High Density Residential (HDR)	The High-Density Residential designation accommodates higher-density attached housing types for both renter and owner households within a neighborhood context. Such housing types generally are located near transit stops, along arterials and transit corridors, and within easy walking distance of shops and services. Appropriate transition to adjacent lower-density neighborhoods is required through the use of yards, other open areas, and building heights. Other uses that may be appropriate, consistent with zoning regulations, include public and private schools, public parks, and other open space uses. Unit Density: 12 to 30 du/ac - Typical Population Density: 34-86 persons per acre
Commercial/ Light Industrial (C/LI)	The Commercial/Light Industrial designation provides areas for a complementary mix of light manufacturing businesses, limited auto service and repair, and support office and retail uses. The designation recognizes the importance of small-scale industrial and quasi-industrial businesses for the community in terms of business start-ups/entrepreneurship, job provision, residents' access to needed goods and services, and revenue from point-of-sales operations. Such uses are low scale, with development and operating conditions built into the development to minimize impact on surrounding uses. Permitted retail uses are limited to those that support the industrial businesses. Larger-scale commercial uses will be considered on a case-by-case basis in the Lower Azusa Road Reclamation area. Maximum FAR: 0.50

Land Use Designation	Description
Open Space – Outdoor Recreation (OS-OR)	The Open Space–Outdoor Recreation designation encompasses all City, county, state, and federal parks and associated facilities, including private facilities on leased public lands. The designation identifies public lands intended to be used for active and passive recreational activities, such as parks, golf courses, trails, and the Arboretum. Public lands used as detention basins may also be designated Open Space – Outdoor Recreation when co-located with active recreational uses or when open spaces serve two uses, such as a sports field and a detention basin. Maximum FAR: N/A

Source: City of Arcadia. (2010). *City of Arcadia General Plan*. Chapter 2: Land Use and Community Design Element. Retrieved from: https://www.arcadiaca.gov/Shape%20Arcadia/Development%20Services/general%20plan/Land%20Use%20Element%20Update%20Final.pdf. Accessed on October 15, 2021.

Zoning

The City's Zoning Code/Development Code (Arcadia DC) can be found in City of Arcadia Municipal Code (Arcadia MC) Article IX Chapter 1. The Arcadia DC's intent is to regulate the use and development of land within the City, consistent with the Arcadia GP.[6] The existing zoning for each of the candidate housing sites is specified in **Appendix A** and each zone is described below in **Table 4: Existing Zoning**.

Table 4: Candidate Housing Sites - Existing Zoning

Zone	Description
Commercial Manufacturing (C-M)	The C-M zone is intended to provide areas for a complementary mix of light manufacturing businesses, minor vehicle service and repairs, and support office and retail uses. A wide range of small-scale industrial and quasi-industrial uses with minimal impact to surrounding uses are appropriate. Retail uses are limited to business services, food service, and convenience goods for those who work in the area. Residential uses are not permitted in this zone. This zone implements the General Plan Commercial/Light Industrial designation.
Downtown Mixed Use (DMU)	The Downtown Mixed-Use zone is intended to provide opportunities for complementary service and retail commercial businesses, professional offices, and residential uses located within the City's downtown. A wide range of commercial and residential uses are appropriate, oriented towards pedestrians to encourage shared use of parking, public open space, and interaction of uses within the zone. Residential uses are permitted above ground floor commercial or adjacent to a commercial development. Both uses must be located on the same lot or on the same project site, and exclusive residential structures are not allowed. This zone implements the General Plan Downtown Mixed-Use designation.
General Commercial (C-G)	The C-G zone is intended to provide areas for retail and service uses, offices, restaurants, public uses, and similar and compatible uses. This zone implements the General Plan Commercial designation.
Specific Plan-Arroyo Pacific (SP-AP)	The purpose of the Arroyo Pacific Academy Specific Plan is to create an educational campus that is pedestrian-oriented and integrated with the surrounding area. More specifically, the Specific Plan creates a zone for a high school use on N. Santa Anita Avenue at the edge of Downtown Arcadia.

[6] City of Arcadia. *Municipal Code Article IX Chapter 1 – Development Code.* Available at https://library.municode.com/ca/arcadia/codes/code_of_ordinances?nodeId=ARTIXDIUSLA_CH1DECO_DIV1ENAPEN_S9101.01PUAPDECOAccessed on October 15, 2021.

Zone	Description
Commercial Business District (CBD)	The Commercial Business District zone is intended to promote a strong pedestrian-oriented environment and to serve community and regional needs for retail and service uses, professional offices, restaurants, public uses, and other similar and compatible uses. Residential uses are permitted above ground floor commercial or adjacent to a commercial development. Both uses must be located on the same lot or on the same project site. This zone implements the General Plan Commercial designation.
Medium Density Residential (R-2)	The R-2 zone is intended to provide areas for a variety of dwelling types and accessory uses compatible with the residential use of the zone. Types of dwelling units include attached or detached single- unit and multi-unit homes and duplexes at a density of six to 12 dwelling units per acre. This zone implements is the General Plan Medium Density Residential designation.
High Density Residential Zone (R-3)	The R-3 zone is intended to provide areas for a variety of medium- to high-density residential development and accessory uses compatible with the residential use of the zone. Types of dwelling units include single unit attached, townhomes, condominiums, and apartment structures at a density of 12 to 30 units per acre. This zone implements the General Plan High Density Residential designation.
Mixed Use (MU)	The Mixed-Use zone is intended to provide opportunities for commercial and residential mixed-use development that takes advantage of easy access to transit and proximity to employment centers and encourages pedestrian activity. A wide range of integrated commercial and residential uses are appropriate. Residential uses are permitted above ground floor commercial or adjacent to a commercial development. Both uses must be located on the same lot or on the same project site, and exclusive residential structures are not allowed. This zone implements the General Plan Mixed Use designation.
Professional Commercial (C-O)	The C-O zone is intended to provide sites for development as administrative, financial, business, professional, medical and governmental offices. This zone implements the General Plan Commercial designation.
Open Space – Outdoor Recreation (OS-OR)	The OS-OR zone is intended to provide areas to be used for active and passive recreational activities, such as parks, golf courses, trails, and the Los Angeles County Arboretum. This zone implements the General Plan Open Space-Outdoor Recreation designation.
Source: City of Arcadia. (2016). *City of Arcadia Development Code Title IX, Division 2*. Available at https://www.arcadiaca.gov/Shape%20Arcadia/Development%20Services/development%20code/2021%20Update/Arcadia%20DevCode%20-%20Division%202%20Zones,%20Uses,%20and%20Standards%20-TA%207-19-2021.pdf. Accessed on October 15, 2021.	

2.3 Background

State Policy and Authorization

California State Housing Element Law (California Government Code Article 10.6), enacted in 1969, establishes the requirements for Housing Elements. California Government Code (CGC) §65583 requires that local governments review and revise the Housing Element of their comprehensive General Plans not less than once every eight years. Additionally, the California Legislature identifies overall housing goals for the state to ensure every resident has access to housing and a suitable living environment.

Housing Element

Through the Housing Element, all California jurisdictions (cities and counties) are mandated to adequately plan to meet the housing needs of everyone in the community, regardless of economic status.[7] State law requires each city and county to adopt a General Plan as a "blueprint" for its physical development. A General Plan is a key tool that addresses a variety of subject areas and expresses the community's development goals related to the jurisdiction's future land uses. The Housing Element, one of seven State-mandated General Plan elements (i.e., Land Use, Housing, Circulation, Noise, Safety, Open Space, and Conservation), is prepared according to CGC §65583 requirements. California Government Code §65583 sets forth the specific content requirements of a jurisdiction's housing element. Included in these requirements are obligations on the part of local jurisdictions to provide their "fair share" of regional housing needs.

The City's Housing Element is designated as Arcadia GP Chapter 5. Arcadia's Housing Element was last adopted in 2013 for the 5th Cycle Update – 2013-2021 planning period. The City of Arcadia 6th Cycle Housing Element Update 2021-2029 (HEU or Project) is a comprehensive update to the 5th Cycle Update. The HEU is part of a new update cycle for jurisdictions within the SCAG region to allow for synchronization with SCAG's Regional Transportation Plan/Sustainable Communities Strategy (RTP/SCS). The Housing Element sets forth an eight (8) -year strategy to address the City's identified housing needs, including specific implementing programs and activities. Some amendments have been made to Housing Element law since adoption of the City's 5th Cycle Housing Element 2013-2021. These new statutory provisions change the Housing Element's analysis reporting and policy requirements. The Project complies with these amendments to state housing law and all other federal, state, and local requirements.

Household Income

The California State Department of Housing and Community Development (HCD) has identified the following income categories based on the County of Los Angeles' Area Median Income (AMI):

- Extremely Low-income: households earning up to 30 percent of the AMI
- Very Low-income: households earning between 31 and 50 percent of the AMI
- Low-income: households earning between 51 percent and 80 percent of the AMI
- Moderate Income: households earning between 81 percent and 120 percent of the AMI
- Above Moderate Income: households earning over 120 percent of the AMI

Lower income groups refer to extremely low, very low, and low-income groups. Arcadia's household income characteristics can help identify housing types that would be affordable to the City's population. Income characteristics assist in determining what housing types and

[7] California Department of Housing and Community Development (HCD). Available at https://www.hcd.ca.gov/community-development/housing-element/index.shtml. Accessed on October 6, 2021.

characteristics are required to meet the population's needs. **Table 5: Households by Income Category in Arcadia** shows that lower income categories represent 28.74 percent of Arcadia's households, while moderate to above moderate-income households represent 71.26 percent.

Table 5: Households by Income Category in Arcadia

Income Category (Percent of County MFI)	Households	Percent
Extremely Low (30% AMI or less)	2,515	8.48%
Very Low (31 to 50% AMI)	2,115	7.63%
Low (51 to 80% AMI)	2,455	12.63%
Moderate or Above (over 80% AMI)	14,245	71.26%
Total	19,990	100.0%
Source: Department of Housing and Urban Development (HUD) Comprehensive Housing Affordability Strategy (CHAS), 2013-2017.		

Regional Housing Needs Assessment

As previously noted, CGC §65583 sets forth the specific content requirements of a jurisdiction's housing element. Included in these requirements are obligations on the part of local jurisdictions to provide their "fair share" of regional housing needs. Local governments and Councils of Governments (COGs) are required to determine existing and future housing need and the allocation of this need must be approved by HCD.

The City is a member agency of SCAG, who is responsible for preparing the Regional Housing Needs Assessment (RHNA) for all jurisdictions within the SCAG region and therefore acts as the COG for San Bernardino County in this case. The RHNA is mandated by State Housing Law as part of the periodic process of updating local General Plan Housing Elements.[8] It quantifies the housing need within each jurisdiction for all economic segments of the community (known as RHNA allocation plan) in four (4) income categories: very low, low, moderate, and above moderate.

Per CGC §65584(d), the RHNA allocation plan determines existing and projected housing need with the following objectives:

- Increasing the housing supply and the mix of housing types, tenure, and affordability in all cities and counties within the region in an equitable manner, which shall result in each jurisdiction receiving an allocation of units for low- and very low-income households.
- Promoting infill development and socioeconomic equity, the protection of environmental and agricultural resources, the encouragement of efficient development patterns, and the achievement of the region's greenhouse gas reductions targets provided by the State Air Resources Board pursuant to CGC §65080.

[8] Southern California Association of Governments (SCAG). *What is RHNA?* Available at https://scag.ca.gov/rhna. Accessed on August 10, 2021

- Promoting an improved intraregional relationship between jobs and housing, including an improved balance between the number of low-wage jobs and the number of housing units affordable to low-wage workers in each jurisdiction.
- Allocating a lower proportion of housing need to an income category when a jurisdiction already has a disproportionately high share of households in that income category, as compared to the countywide distribution of households in that category from the most recent American Community Survey.
- Affirmatively furthering fair housing.

Each jurisdiction must demonstrate within its Housing Element that it can accommodate its RHNA allocation at all income levels. The California Department of Finance (DOF)'s population estimates and RHNA are also used for regional transportation planning purposes. Senate Bill (SB) 375 integrates RHNA with SCAG's Regional Transportation Plan (RTP) and Sustainable Communities Strategy (SCS). In the past, the RHNA was undertaken independently from the RTP. However, in 2008, the California Legislature passed SB 375 as the land use and transportation planning component of the State's effort to reduce vehicle miles traveled (VMT) to achieve the Global Warming Solutions Act of 2006 (Assembly Bill [AB] 32) GHG emission reduction. The law recognizes the importance of planning for housing and land use in creating sustainable communities where residents of all income levels have access to jobs, services, and housing by using transit, walking, or bicycling.

In addition, SB 166 ensures that jurisdictions at all times have sites available and identified in their Housing Elements to meet their RHNA allocation if unmet. In the event that at any time during the 6th Cycle planning period, the City does not have sufficient sites to meet their RHNA need, the City will be required to take remedial action by identifying and if necessary, rezoning, alternative sites to replace the ones not developed at the affordability or densities projected in the candidate housing sites inventory so that there is no net loss of residential unit capacity.

RHNA Allocation

As previously mentioned, RHNA allocates housing need based on future estimates of housing unit growth need over the RHNA planning period (2021-2029). The RHNA allocation plan identifies the projected number of housing units that will be needed to accommodate estimated future growth need during the planning period at specified levels of affordability.

On March 4, 2021, SCAG adopted the final RHNA allocations and distributed the RHNA allocation to all local jurisdictions. **Table 6: City of Arcadia 2021-2029 RHNA Allocation** provides the final RHNA allocation to the City. The City's projected housing need for the 6th Cycle planning period is 3,214 housing units, including 1,102 very low-income units and 570 low-income units.

Table 6: City of Arcadia 2021-2029 RHNA Allocation

Income Level	% of Average Median Income (AMI)	RHNA Allocation (Housing Units)
Very Low Income	<50%	1,102
Low-income	50-80%	570
Moderate Income	80-120%	605
Above Moderate Income	>120%	937
Total		**3,214**
Source: SCAG, 2021		

In accordance with State Housing law, local governments must be accountable for ensuring that projected housing needs can be fully accommodated at all times during the Housing Element planning period. The HEU provides a framework for evaluating the adequacy of local zoning and regulatory actions to ensure each local government is providing sufficient appropriately designated land throughout the planning period. The Housing Element must identify and analyze the City's housing needs and establish reasonable goals, objectives, and policies based on those needs. The HEU must also identify candidate housing sites with the potential to accommodate housing at higher densities to meet the City's assigned low-income RHNA (extremely low, very low and low-income) category need.

2.4 Project Characteristics

Housing Element Overview and Organization

The City of Arcadia is proposing the 6th Cycle Housing Element (2021–2029 planning period) as a comprehensive update to the City's 5th Cycle (2013-2021) Housing Element. The City's goal for the HEU Project is to achieve HCD certification of its 6th Cycle Housing Element. The Housing Element includes the City's Housing Policy Plan in Chapter 10 of the Arcadia GP, which addresses the City's identified housing needs, and includes goals, policies, and programs concerning housing and housing-related services, and the City's approach to addressing its share of the regional housing need.

The City's 6th Cycle Housing Element (2021-2029) has been prepared in compliance with State Housing Element law, contains the following components:

- **City of Arcadia General Plan Chapter 5: Housing Element**
- **City of Arcadia General Plan Chapter 10: Implementation Plan**
- **Technical Background Report:**
    - **Section 1: Introduction** contains a summary of the Housing Element's content, organization, and statutory considerations;

- **Section 2: City of Arcadia Community Profile** contains analysis of the City's population, household and employment base, and the characteristics of the housing stock;
- **Section 3: Housing Constraints, Resources, and Affirmatively Furthering Fair Housing (AFFH)** examines governmental and non-governmental constraints on housing production, maintenance, and affordability and summarizes housing resources, including identification of housing sites, and funding and financial considerations
- **Section 4: Review of Past Performance** reviews and evaluations the City's housing project and program performance from the 5th Cycle (2013-2020 Planning Period).
- **Appendices:**
  - Appendix A: Adequate Sites
  - Appendix B: Community Engagement Summary
  - Appendix C: Glossary of Housing Terms

Candidate Housing Sites Inventory

To demonstrate the availability of sites, the City completed a land inventory that identifies potential candidate housing sites with capacity to accommodate the 2021-2029 RHNA allocation. These sites represent the City's plan for housing at the designated income levels within the 6th housing cycle planning period (2021 – 2029) and are either residentially zoned at a minimum of 30 du/ac or are within areas of focus identified by the City with supporting strategies to stimulate future housing growth. It should be noted that while all the candidate sites were found to be suitable for future housing development, the HEU does not necessitate or directly propose the full development of the identified candidate sites, especially those beyond the established RHNA allocation for the City.

Through the analysis of existing residentially zoned sites and non-residentially zoned sites, the City has identified the following categories of properties to accommodate the 6th Cycle RHNA:

- 23 existing residentially zoned parcels at their existing densities
- 30 parcels as part of the Downtown Mixed Use expansion strategy
- 75 parcels as part of the Downtown Mixed Use residential flex overlay implementation strategy
- 106 parcels as part of the Mixed Use Upzone strategy
- 31 parcels as part of the Las Tunas Residential flex overlay implementation strategy
- 26 parcels as part of the Live Oak residential flex overlay implementation strategy

- 76 parcels as part of the C-G residential flex overlay implementation strategy
- 355 parcels as part of the High Density Residential (R-3) Upzone strategy
- The Arcadia Golf Course site

The City has identified a total of 751 parcels within a variety of different residentially and non-residentially zoned areas that have the capacity to accommodate up to approximately 7,222 total housing units. **Appendix A** provides a comprehensive inventory of the candidate housing sites. Each site is identified by assessor parcel number (APN) and a unique identifier. **Table 7: Summary of RHNA Status and Sites Inventory** identifies the City's 2021-2029 RHNA by income category that meet the RHNA allocation.

Table 7: Summary of RHNA Status and Sites Inventory (Housing Units)

	Very Low Income	Low Income	Moderate Income*	Above Moderate Income	Total
RHNA (2021-2029)	**1,102**	**570**	**605**	**937**	**3,214**
	1,672				
Unit Capacity on Site Inventory					
Pipeline Projects	26		80	981	1,087
Existing Residentially Zoned Land	277		112	702	1,091
Accessory Dwelling Unit Projection	202		6	88	296
Total Existing Capacity	**303**		**192**	**1,683**	**2,178**
Total Existing Capacity plus ADUs	**443**		**198**	**1,771**	**2,474**
Remaining Unmet RHNA	**1,167**		**407**	**--**	**1,574**[1]
Focus Areas					
Downtown Mixed-Use	375		148	960	1,483
Mixed-Use Upzone	124		51	302	477
Live Oak Residential Flex	203		82	509	794
C-G Residential Flex	252		100	640	992
R-3 Upzone	213		84	513	810
Arcadia Golf Course	48		72	72	192
Total Potential Development Capacity with Focus Areas	**1,215**		**669**	**4,184**	**4,748**
Total Potential Development Capacity	**1,658**		**866**	**5,979**	**7,222**
Sites Surplus/Shortfall	48		130	3,830	+4,008
Percentage Buffer	3%		22%	409%	125%

[1] The total remaining unmet RHNA is calculated from the remaining unmet Very Low, Low, and Moderate income units. Above Moderate Income inventory was not included in this calculation.

Table 7 demonstrates the capacity to accommodate up to a total of 7,222 candidate housing units through existing capacity, which includes 1,087 units under pipeline projects and 1,091 units within existing residentially zoned land, 296 projected ADUs, and 4,748 units within Focus Areas. **Exhibit 3** depicts the candidate housing sites identified for future housing development, as facilitated by Project implementation. The City has identified candidate sites that yield 7,222 potential housing units within the City, which exceed the total required RHNA growth need of 3,214 housing units and results in a surplus of 4,008 housing units or 125 percent.

Projects in the Pipeline

The City has identified a number of projects currently in, or that have completed the entitlement process. These projects are likely to be developed and/or first occupied during the planning period and count as credit towards the 2021-2029 RHNA allocation. As shown in **Table 7**, the City has currently identified 28 parcels with a planned development of 1,087 units, 26 of 1,087 units will be affordable to Low and Very Low-income households.

Redevelopment of Nonvacant Sites for Residential Use

The City of Arcadia does not have sufficient vacant land available to accommodate 50 percent of the low/very-low income RHNA. To accommodate the need at all income levels, the City has analyzed sites that currently permit residential development. As part of the candidate housing sites analysis, the City has evaluated recent projects that have redeveloped on non-vacant sites to include residential units. The City has also conducted a parcel specific analysis of existing uses for each of the identified sites. This analysis is based on existing use data and other information that can be found through online research. As part of the site selection process, the City identified 23 parcels to accommodate a total of 1,091 units, 277 of 1,091 units can accommodate Low and Very Low-income households.

Accessory Dwelling Units

Accessory dwelling units (ADUs) are housing units which may be developed in addition to an existing single- or multi-family residential use. These housing units can be free-standing or attached to a primary structure and provide additional housing on an existing residential lot. Other ADUs provide housing for family members or are rented to members of the community. In accordance with State Law, ADUs are allowed in all zones that allow single dwelling unit or multiple dwelling unit development. Junior Accessory Dwelling Units (JADUs) are permitted only in single dwelling unit zones.

The City of Arcadia has determined based on past performance that it is appropriate to anticipate the development of 296 accessory dwelling units from 2021 to 2029. To facilitate the development of ADUs available for lower income households, the City has developed relevant policies and programs as contained in Arcadia GP Chapter 10: Implementation Plan. The City has allocated 202 ADUs to Low- and Very-Low Income, 88 ADUs to Above Moderate Income, and six

ADUs to Moderate Income categories. To assist the City's ADU development projections, Arcadia has included **Housing Program 5-12**, which explores actions the City will take to promote and monitor the development of ADUs during the planning period.

Selection of Sites to Accommodate Remaining Need

In addition to sites that can accommodate housing at their existing capacity, the City identified six (6) Focus Areas that would benefit from residential development to apply strategies such as upzoning and rezoning to achieve the remaining unmet RHNA. These six (6) Focus Areas are (1) Downtown Mixed-Use Expansion and Overlay, (2) Mixed-Use Upzone, (3) Live Oak Corridor, (4) C-G Residential Flex Overlay, (5) R-3 Upzone, and (6) Arcadia Golf Course.

(a) Downtown Mixed-Use Expansion & Overlay

The City has identified properties zoned as General Commercial and Commercial Manufacturing in and adjacent to Downtown Arcadia. These properties provide an opportunity to introduce high density residential flex overlays and Downtown Mixed-Use zoning that are compatible with adjacent Central Business District and Downtown Mixed-Use zoned parcels. The existing Central Business District and Downtown Mixed-Use zoned currently allow up to 80 units per acre in conjunction with a commercial development and other uses that will support residential development.

These parcels were identified due to dilapidated commercial uses and at an assumed density of 64 du/ac, the assumed capacity of these sites is projected at 1,480 units, 374 of which are projected to develop affordably for Low and Very Low-income households. **Exhibit 4: Downtown Mixed-Use Expansion** and **Exhibit 5: Downtown Mixed-Use Overlay** show the candidate housing sites identified within the Downtown Mixed-Use Focus Area which can help accommodate a portion of the City's RHNA allocation.

Mixed-Use Upzone

The City has identified parcels in the Mixed-Use zone that have the potential to accommodate 477 units of development at an assumed density of 50 du/acre, 124 of which are projected to develop affordably. **Exhibit 6: Map of Site Inventory - Mixed Use Upzone (1)** and **Exhibit 7: Map of Site Inventory - Mixed Use Upzone (2)** show the candidate housing sites identified within the Mixed-Use Focus Area.

(b) Live Oak Corridor

The City has identified the Live Oak Corridor as an opportunity to both increase density and introduce residential density on viable commercial properties. The adjacent Mixed-Use zoning and access to transit supports the increase of residential uses in the corridor. The City identified two opportunities based on adjacent use and densities to introduce Residential Flex Overlays on

commercial properties within the corridor. The two opportunity areas, referred to as Las Tunas Residential Flex Overlay and Live Oak Residential Flex Overlay, have the total capacity to accommodate up to 794 units, as shown on **Exhibit 8: Map of Site Inventory – (Live Oak Corridor) Residential Flex Overlay.**

(i) Las Tunas Residential Flex Overlay

The City identified parcels west of Santa Anita Avenue, along Las Tunas suitable for higher density development. The identified parcels within the Las Tunas Residential Flex Overlay have the capacity to accommodate up to 609 units of development at an assumed density of 48 du/acre.

(ii) Live Oak Residential Flex Overlay

The City identified parcels east of Santa Anita Avenue, along Live Oak Avenue suitable for higher density development. The identified parcels within the Live Oak Residential Flex Overlay have the capacity to accommodate up to 118 units of development at an assumed density of 40 du/acre.

(c) C-G Residential Flex Overlay

The City has identified General Commercial zoned properties as a redevelopment opportunity where underutilized, smaller scale commercial development can transition to support residential development. The identified parcels have the capacity to accommodate 992 units of development at an assumed density of 24 du/acre, as shown on **Exhibit 9: Map of Site Inventory – C-G Residential Flex Overlay.** An assumption of approximately 50% redevelopment has been applied considering development history, economic factors, and AFFH requirements. In addition, the 80% redevelopment limit would preserve commercial zoned parcels to maintain a commercial base throughout the City.

(d) R-3 Upzone

The R-3 Zone has been identified by the City as an area with the opportunity to support increased density that is compatible with adjacent higher density residential uses and other uses that support residential development. Higher density within this Focus Area can be expected to accommodate lower income units. The identified parcels within the Sites Inventory have the capacity to accommodate 810 units of development at an assumed density of 32 du/acre, as shown on **Exhibit 10: Map of Site Inventory – R-3 Upzone (1), Exhibit 11: Map of Site Inventory – R-3 Upzone (2),** and **Exhibit 12: Map of Site Inventory – R-3 Upzone (3). A**n assumption of approximately 25% redevelopment has been applied considering development history, economic factors, and AFFH requirements.

Arcadia Golf Course

The City has identified the Arcadia Golf Course as a site to accommodate residential units across all of the income categories. As shown on **Exhibit 13**: **Map of Site Inventory – Arcadia Golf**

Course, the Arcadia Golf Course is approximately 25.86 acres in size and has the capacity to accommodate up to 192 units. However, future development of the Arcadia Golf Course may not generate the full 192 units due to the intention of retaining a portion of the site for open space and recreation uses.

(e) Goals and Policies

As required by State Housing Element law, the proposed Project includes a Housing Plan to facilitate and encourage the provision of housing consistent with the RHNA. The plan would implement strategies and programs intended to address the City's housing needs and meet the City's current housing goals, which are:

Housing Goal #1: Preservation, conservation, and enhancement of existing housing stock and residential neighborhoods within Arcadia.

Housing Goal #2: Provide suitable sites for housing development to accommodate a range of housing for residential use that meet the City's RHNA growth needs for all income levels.

Housing Goal #3: A range of housing choices for all social and economic segments of the community, including housing for persons with special needs.

Housing Goal #4: Mitigated governmental and non-governmental constraints to housing production and affordability.

Housing Goal #5: Equitable and fair housing opportunity in the City's housing market.

The goals listed above are described throughout the Arcadia GP Chapter 5: Housing Element with accompanying policies and programs to achieve them. The goals and policies are provided in their entirety in Plan to The Housing Element Update (see Appendix A).

(f) Implementation Programs

The Implementation Programs proposed to implement each goal and policy are included in their entirety in the Arcadia GP Chapter 10: Implementation Plan and Housing Element.

Housing Program 5-1: Home Rehabilitation

Housing Program 5-2: Code Enforcement

Housing Program 5-3: Residential Design Guidelines

Housing Program 5-4: Prevention of At-Risk Units

Housing Program 5-5: Preservation of Middle-Income Housing through New Housing Authorities

Housing Program 5-6: Residential Sites Inventory

Housing Program 5-7: Establish and Overlay to Permit Residential

Housing Program 5-8: Expansion of the Downtown Mixed-Use Area to Permit Residential Use

Housing Program 5-9: Expand and Update the Residential Flex Mixed Use Overly in the Live Oak Corridor

Housing Program 5-10: Encourage Development of Housing Sites Listed in Inventory

Housing Program 5-11: Housing Density Bonus

Housing Program 5-12: ADU and JADU Incentive and Monitoring

Housing Program 5-13: Candidate Sites Used in Prior Housing Element Planning Cycle

Housing Program 5-14: Inclusionary Housing Policy

Housing Program 5-15: Lot Consolidation Incentives

Housing Program 5-16: Preservation of Rental Opportunities

Housing Program 5-17: Public Information About Affordable Housing

Housing Program 5-18: Emergency Shelters, Transitional, and Supportive Housing

Housing Program 5-19: Participation in the San Gabriel Valley Housing Trust

Housing Program 5-20: SB 35 Streamlining

Housing Program 5-21: Section 8 Housing Choice Voucher Program

Housing Program 5-22: Affordable Housing for Families and Persons with Special Needs

Housing Program 5-23: Homeless Program Assistance

Housing Program 5-24: Housing Sustainability

Housing Program 5-25: Fair Housing

Housing Program 5-26: Fair Housing Assistance

Housing Program 5-27: Supportive Housing/Low Barrier Navigation Centers

Housing Program 5-28: Water and Sewer Service Providers

2.5 Development Capacity Projections for Future Site Development

State CEQA Guidelines § 15378(a) defines a "project" as "the whole of an action, which has a potential for resulting in either a direct physical change in the environment, or a reasonably foreseeable indirect physical change in the environment." The proposed HEU Project does not propose new residential or other development on the 751 candidate sites evaluated in this IS/ND; rather, it provides capacity for future development consistent with State law. Future development would occur on these sites in incremental phases over time depending upon

numerous factors such as market conditions, and economic and planning considerations, and at the individual property owners' discretion. Additionally, future development facilitated by the proposed HEU Project would be required to undergo environmental review and evaluation under CEQA and other applicable federal, state and local regulations as each project is proposed.

2.6 Project Approvals

The City is the Lead Agency under CEQA and is responsible for reviewing, approving, and adopting this IS/ND. The City will consider the following discretionary approvals for the Project:

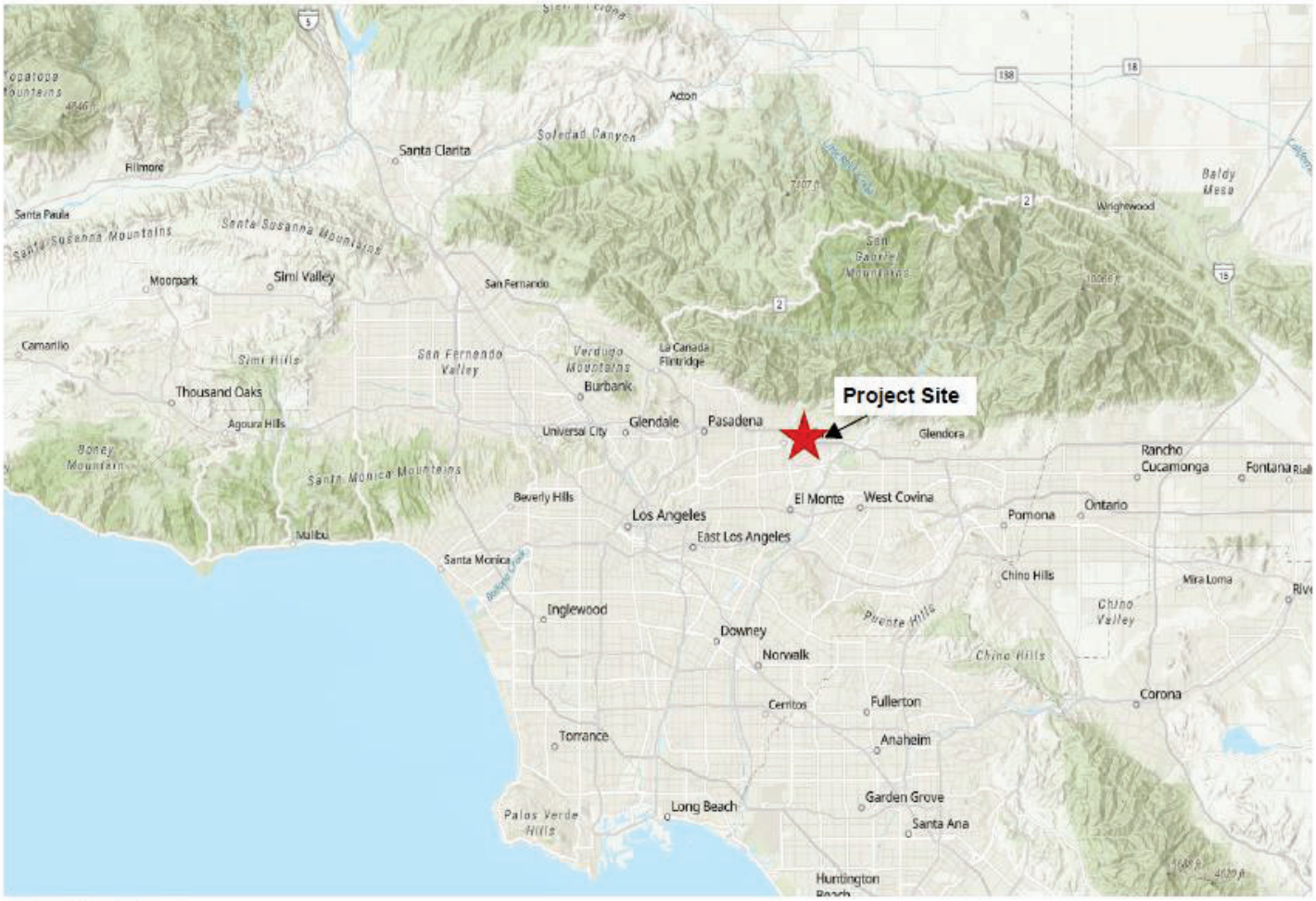
- Adoption of the 6th Cycle Housing Element Update (2021-2029)

The Project additionally requires the following approval from HCD following the City's final adoption of the 2021-2029 Housing Element Update:

- Review of the draft 2021-2029 Housing Element Update to determine compliance with state law and submittal of written findings to the City.

No discretionary approvals from other agencies are required.

Exhibit 1: Regional Map



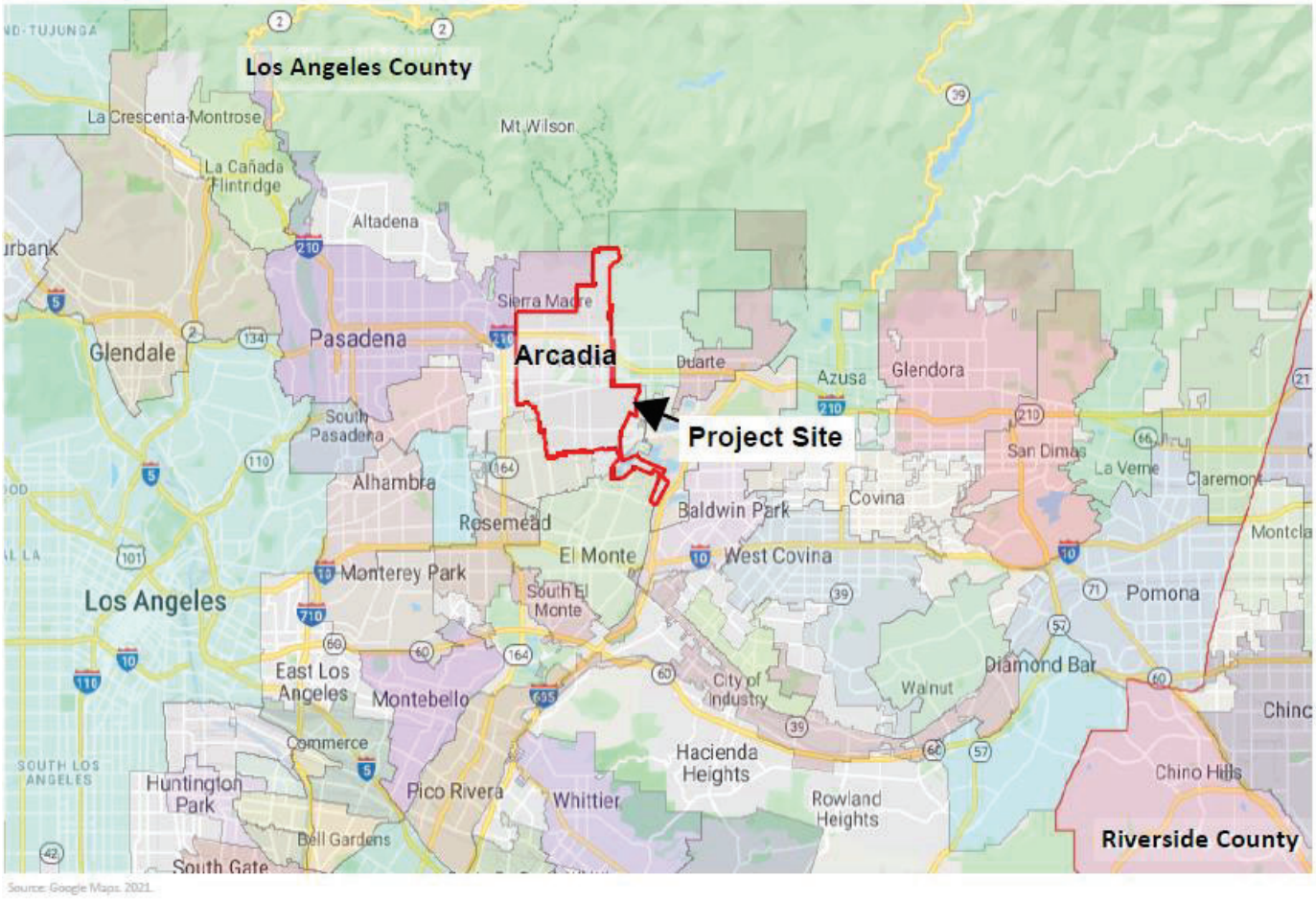
Source: ESRI World Imagery 2021.

EXHIBIT 1: Regional Map
Arcadia *6th Cycle HEU, City of Arcadia*

Not to scale

Kimley»Horn

Exhibit 2: Vicinity Map



Source: Google Maps, 2021.

EXHIBIT 2: Vicinity Map
Arcadia 6th Cycle HEU, City of Arcadia

Not to scale

Kimley»Horn

Exhibit 3: Map of Candidate Housing Sites

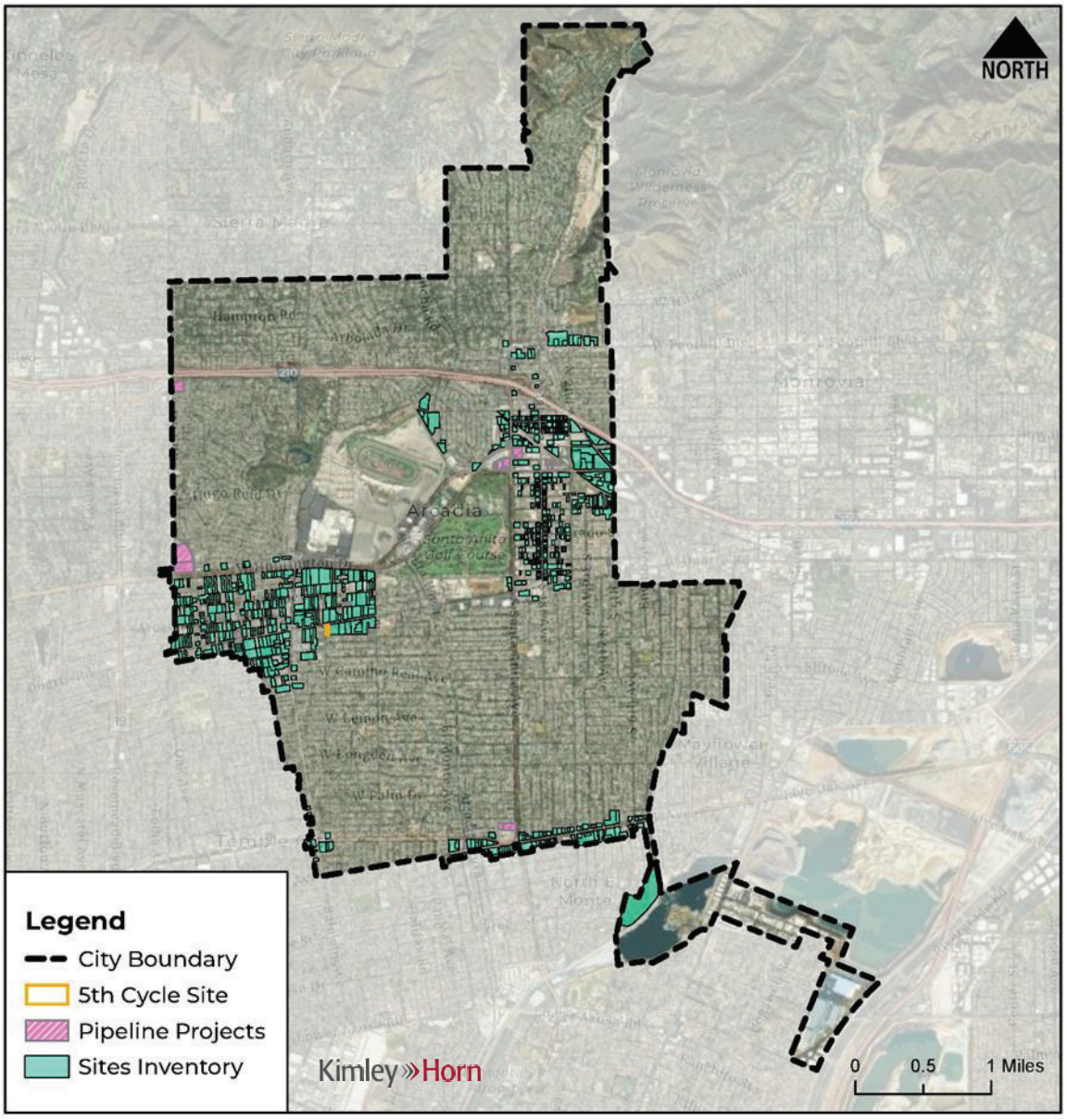


Exhibit 4: Map of Downtown Mixed-Use Expansion

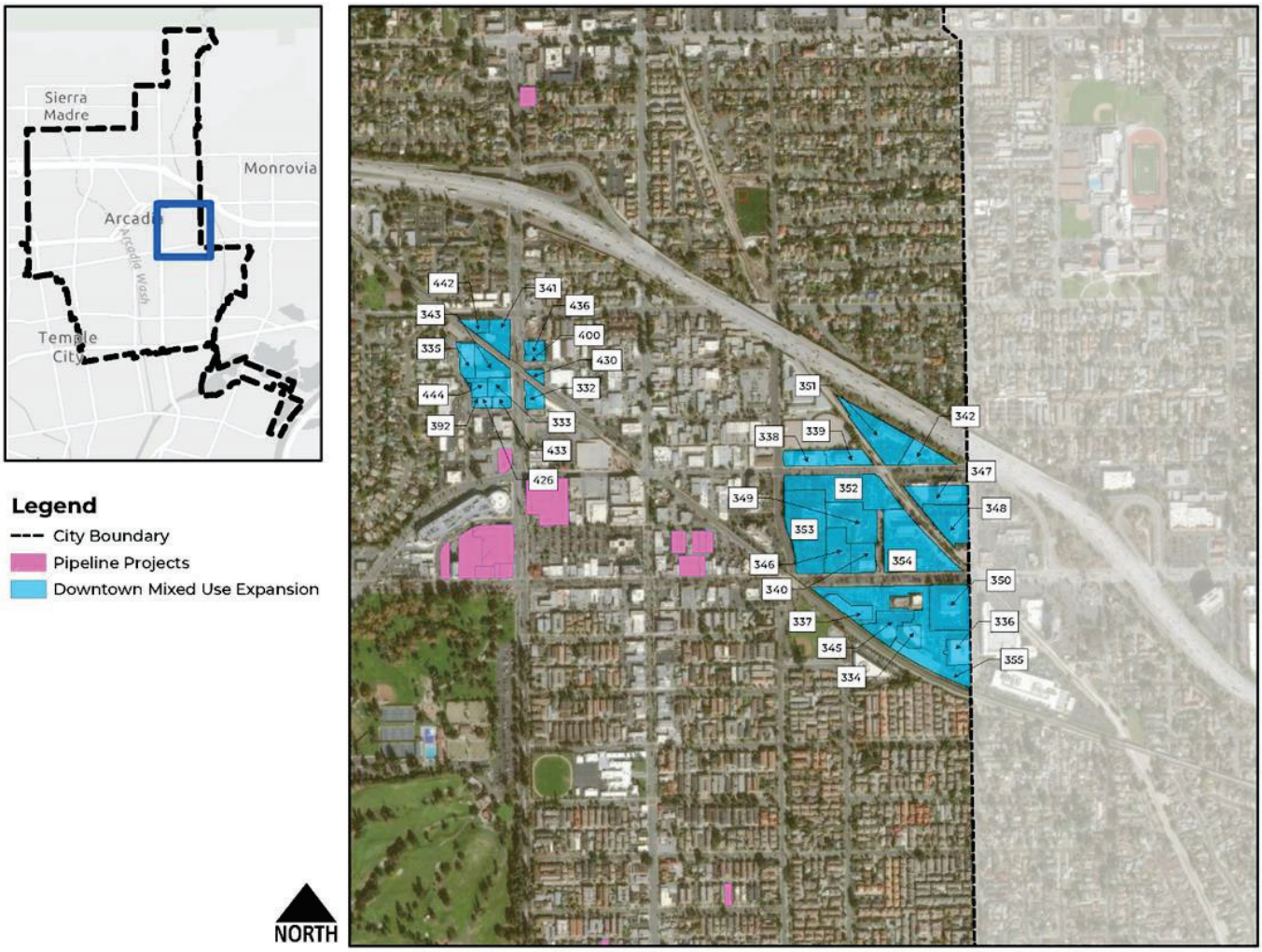


Exhibit 5: Map of Downtown Mixed-Use Overlay

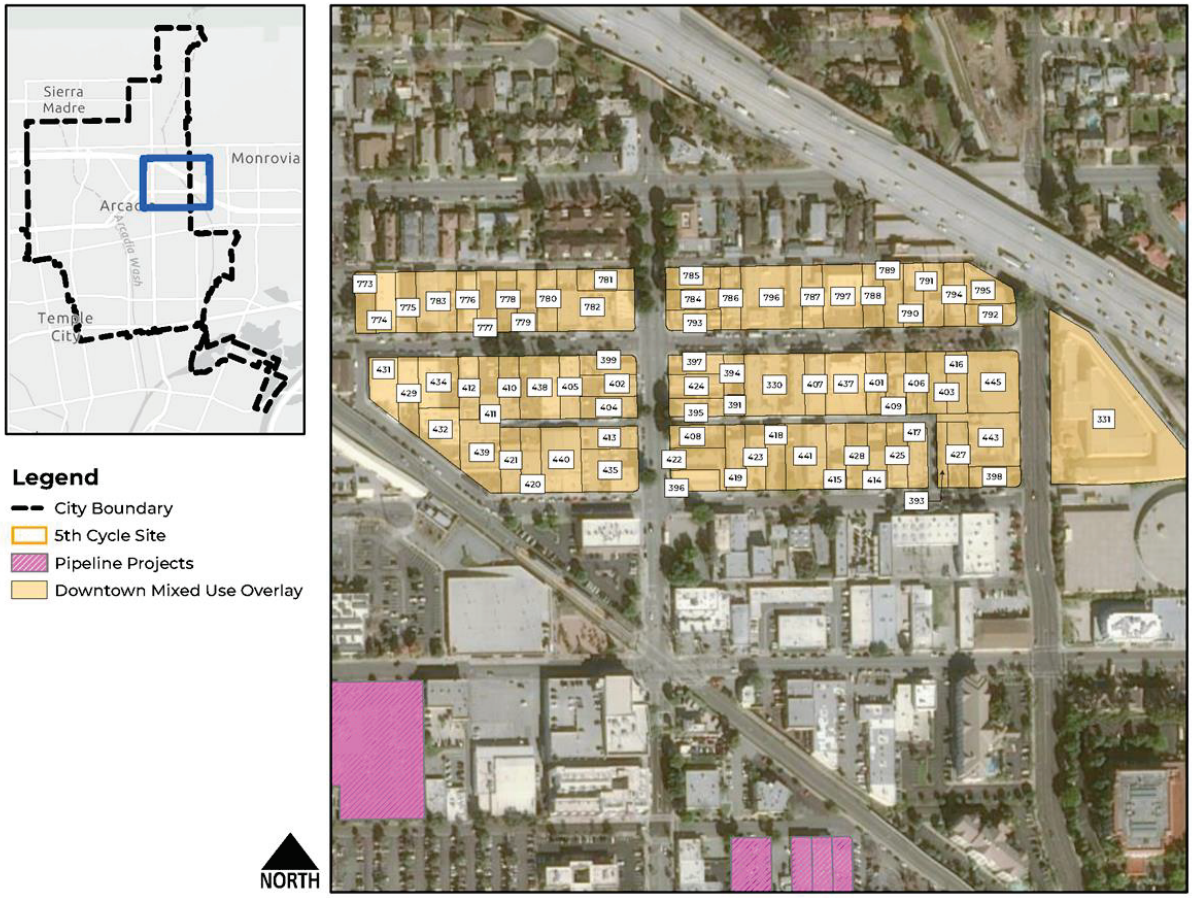


Exhibit 6: Map Site Inventory – Mixed-Use Upzone (1)

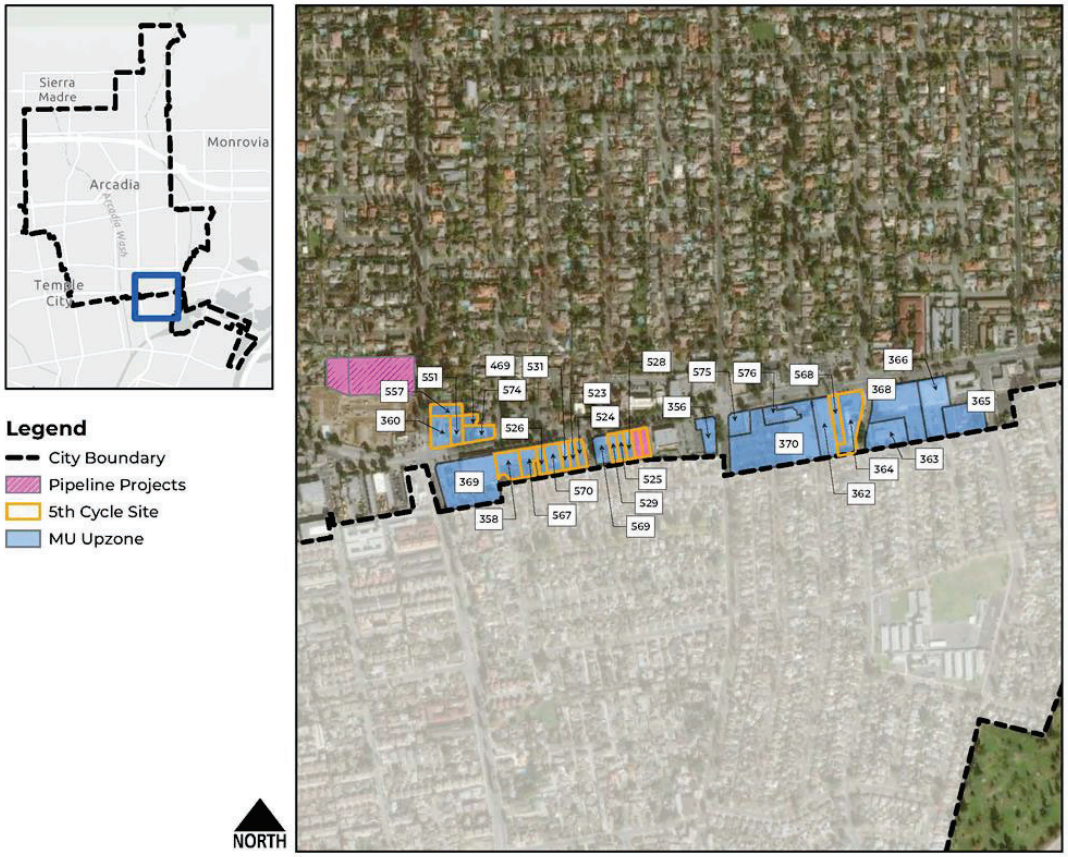


Exhibit 7: Map of Site Inventory – Mixed-Use Upzone (2)



Exhibit 8: Map of Site Inventory – (Live Oak Corridor) Residential Flex Overlays



Exhibit 9: Map of Site Inventory – C-G Residential Flex Overlay



Exhibit 10: Map of Site Inventory – R-3 Upzone (1)

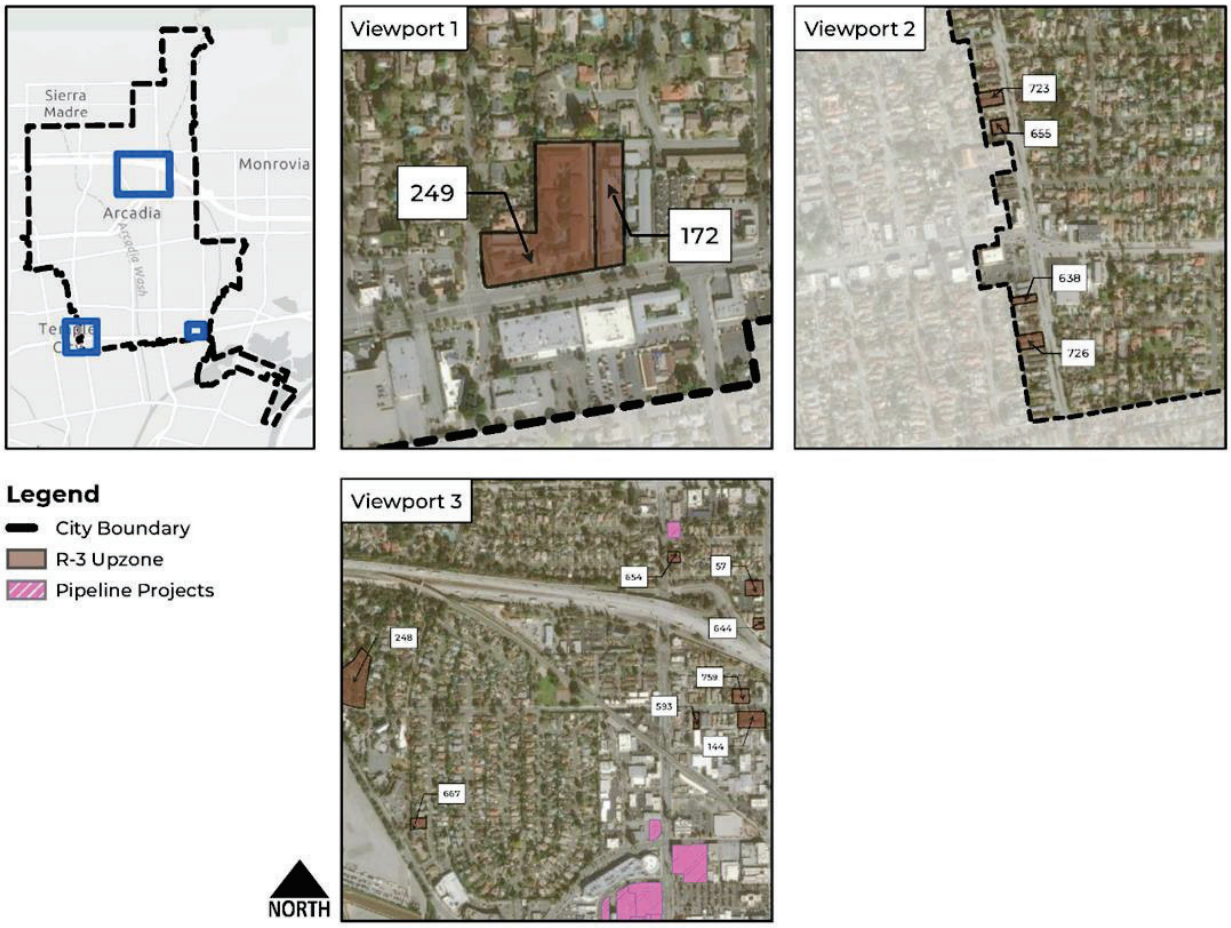


Exhibit 11: Map of Site Inventory – R-3 Upzone (2)

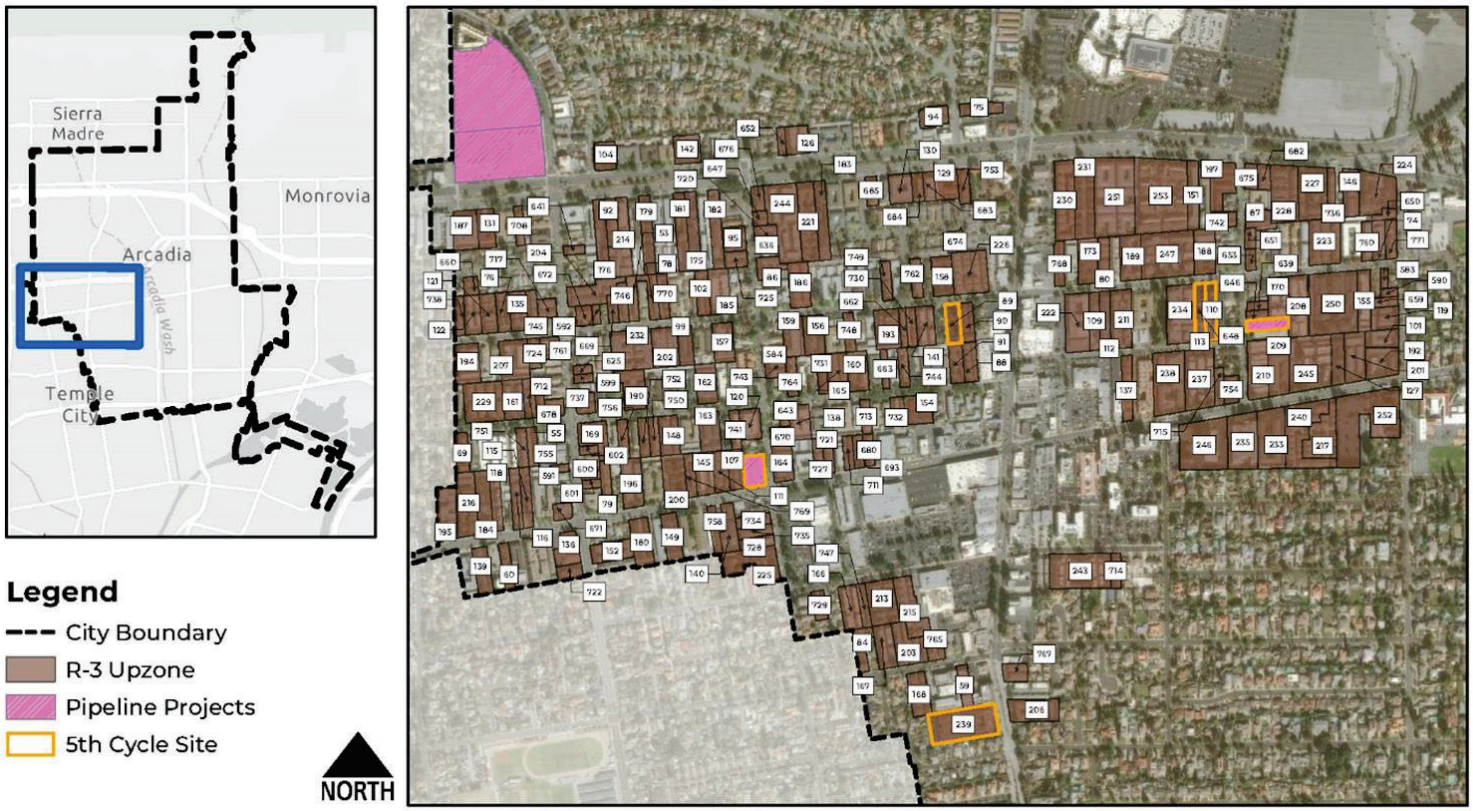
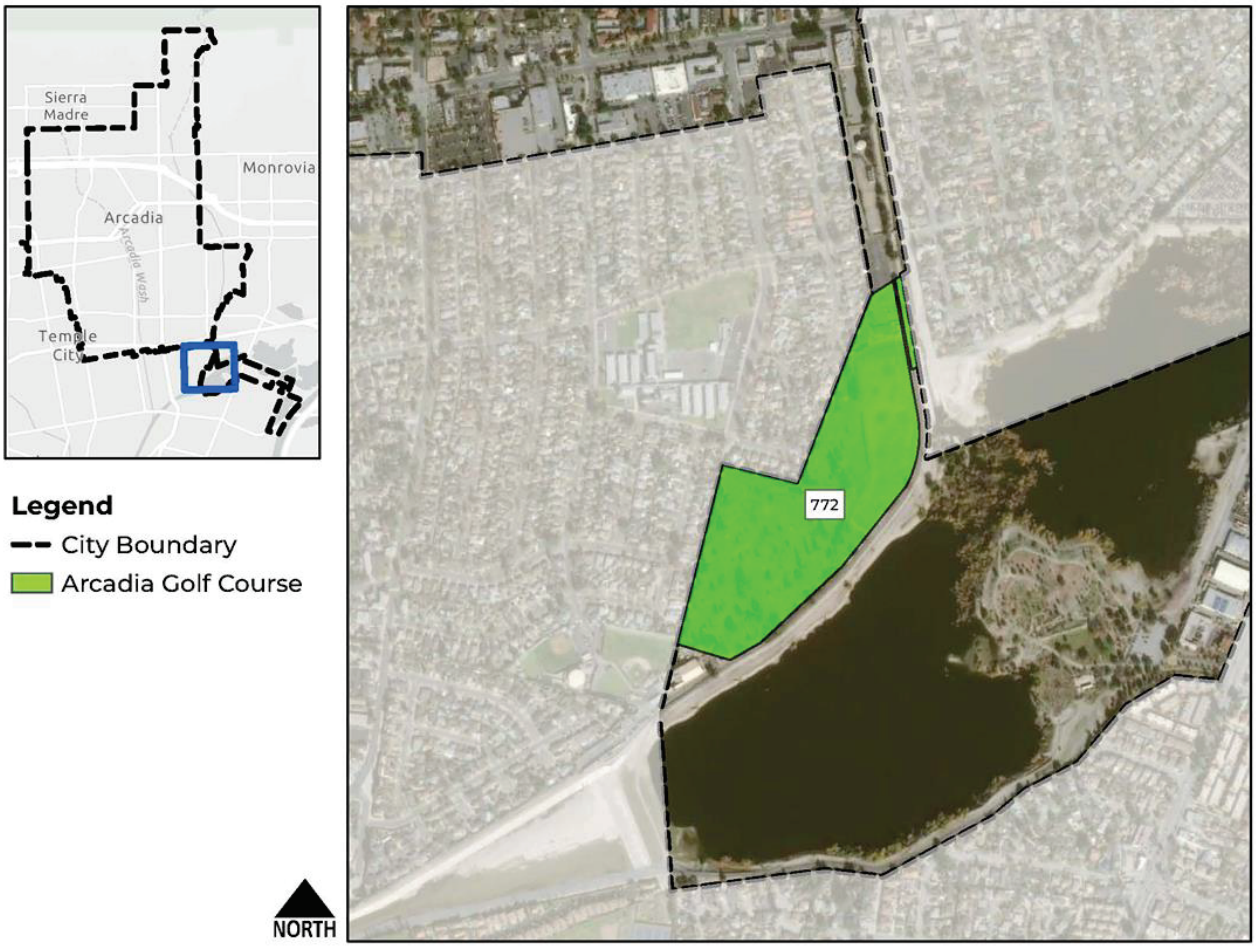


Exhibit 12: Map of Site Inventory – R-3 Upzone (3)



Exhibit 13: Map of Site Inventory – Arcadia Golf Course



3.0 INITIAL STUDY

1. Project Title: City of Arcadia 6th Cycle Housing Element Update (2021-2029)

2. Lead Agency Name and Address:

   City of Arcadia
   240 West Huntington Drive
   Arcadia, CA 91007

3. Contact Person and Phone Number: Lisa Flores at 626-574-5445

4. Project Location: City of Arcadia

5. Project Sponsor's Name and Address:

   City of Arcadia
   240 West Huntington Drive
   Arcadia, CA 91007

6. General Plan Designation: City-Wide 7. Zoning: City-Wide

8. Description of Project: (Describe the whole action involved, including but not limited to later phases of the project, and any secondary, support, or off-site features necessary for its implementation. Attach additional sheet(s) if necessary.)

   See Section 2.0 Project Description.

9. Surrounding Land Uses and Setting: (Briefly describe the project's surroundings.)

   The Project encompasses the entire City.

10. Other public agencies whose approval is required (e.g., permits, financing approval, or participation agreement):

    California Department of Housing and Community Development (HCD)

11. Have California Native American tribes traditionally and culturally affiliated with the project area requested consultation pursuant to Public Resources Code section 21080.3.1? If so, is there a plan for consultation that includes, for example, the determination of significance of impacts to tribal cultural resources, procedures regarding confidentiality, etc.?

    Note: Conducting consultation early in the CEQA process allows tribal governments, lead agencies, and project proponents to discuss the level of environmental review, identify and address potential adverse impacts to tribal cultural resources, and reduce the potential for delay and conflict in the environmental review process. (See Public Resources Code section 21080.3.2.) Information may also be available from the California Native American Heritage Commission's Sacred Lands File per Public Resources Code section 5097.96 and the California Historical Resources Information System administered by the California Office of Historic Preservation. Please also note that Public Resources Code section 21082.3(c) contains provisions specific to confidentiality.

    On June 1, 2021, the City received the negative result of the Sacred Lands File (SFL) from the Native American Heritage Commission (NAHC). On June 10, 2021, the City initiated tribal consultation with interested California Native American tribes consistent with Assembly Bill (AB) 52 and Senate Bill (SB) 18. No responses were received from any of the California Native American tribe representatives regarding AB 52 and SB 18.

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" as indicated by the checklist on the following pages.

☐ Aesthetics	☐ Agriculture/Forestry Resources	☐ Air Quality
☐ Biological Resources	☐ Cultural Resources	☐ Geology / Soils
☐ Greenhouse Gas Emissions	☐ Hazards & Hazardous Materials	☐ Hydrology / Water Quality
☐ Land Use / Planning	☐ Mineral Resources	☐ Noise
☐ Population / Housing	☐ Public Services	☐ Recreation
☐ Transportation	☐ Utilities / Service Systems	☐ Mandatory Findings of Significance
☐ Tribal Cultural Resources	☐ Wildfire	☐ Energy

DETERMINATION (To be completed by the Lead Agency):

On the basis of this initial evaluation:

☒ **I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.**

☐ I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.

☐ I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.

☐ I find that the proposed project MAY have a "potentially significant" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.

☐ I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

Signature	Date: 12/14/21
Printed Name: Lisa Flores	For: City of Arcadia

EVALUATION OF ENVIRONMENTAL IMPACTS:

1) A brief explanation is required for all answers except "No Impact" answers that are adequately supported by the information sources a Lead Agency cites in the parentheses following each question. A "No Impact" answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A "No Impact" answer should be explained where it is based on project-specific factors as well as general standards (e.g., the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).

2) All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.

3) Once the Lead Agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. "Potentially Significant Impact" is appropriate if there is substantial evidence that an effect is significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.

4) "Negative Declaration: Less Than Significant with Mitigation Incorporated" applies where the incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less than Significant Impact." The Lead Agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level (mitigation measures from Section XVII, "Earlier Analyses," may be cross-referenced).

5) Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration. Section 15063(c)(3)(D). In this case, a brief discussion should identify the following:

   a) Earlier Analyses Used. Identify and state where they are available for review.

   b) Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.

   c) Mitigation Measures. For effects that are "Less than Significant with Mitigation Measures Incorporated," describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.

6) Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.

7) Supporting Information Sources. A source list should be attached, and other sources used, or individuals contacted should be cited in the discussion.

8) This is only a suggested form, and lead agencies are free to use different formats; however, lead agencies should normally address the questions from this checklist that are relevant to a project's environmental effects in whatever format is selected.

9) The explanation of each issue should identify:

   a) the significance criteria or threshold, if any, used to evaluate each question; and

   b) the mitigation measure identified, if any, to reduce the impact to less than significance.

Issues:

		Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
I.	AESTHETICS. Except as provided in Public Resources Code section 21099, would the project:				
	a) Have a substantial adverse effect on a scenic vista?	☐	☐	☒	☐
	b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	☐	☐	☒	☐
	c) In non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage point). If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?)	☐	☐	☒	☐
	d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	☐	☐	☒	☐
II.	AGRICULTURE AND FOREST RESOURCES -- In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and forest carbon measurement methodology provided in Forest protocols adopted by the California Air Resources Board.				

		Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:					
a)	Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	☐	☐	☐	☒
b)	Conflict with existing zoning for agricultural use, or a Williamson Act contract?	☐	☐	☐	☒
c)	Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?	☐	☐	☐	☒
d)	Result in the loss of forest land or conversion of forest land to non-forest use?	☐	☐	☐	☒
e)	Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?	☐	☐	☐	☒
III.	AIR QUALITY -- Where available, the significance criteria established by the applicable air quality management district or air pollution control district may be relied upon to make the following determinations. Would the project:				
a)	Conflict with or obstruct implementation of the applicable air quality plan?	☐	☐	☒	☐
b)	Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard?	☐	☐	☒	☐
c)	Expose sensitive receptors to substantial pollutant concentrations?	☐	☐	☒	☐

			Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
	d)	Result in other emissions (such as those leading to odors adversely affecting a substantial number of people?	☐	☐	☒	☐
IV.	BIOLOGICAL RESOURCES -- Would the project:					
	a)	Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	☐	☐	☒	☐
	b)	Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	☐	☐	☒	☐
	c)	Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	☐	☐	☒	☐
	d)	Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	☐	☐	☒	☐
	e)	Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	☐	☐	☒	☐
	f)	Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	☐	☐	☐	☒

		Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
V.	CULTURAL RESOURCES -- Would the project:				
	a) Cause a substantial adverse change in the significance of a historical resource pursuant to § 15064.5?	☐	☐	☒	☐
	b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to § 15064.5?	☐	☐	☒	☐
	c) Disturb any human remains, including those interred outside of dedicated cemeteries?	☐	☐	☒	☐
VI.	ENERGY. Would the project:				
	a) Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?	☐	☐	☒	☐
	b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?	☐	☐	☒	☐
VII.	GEOLOGY AND SOILS -- Would the project:				
	a) Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury or death involving:	☐	☐	☒	☐
	i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.	☐	☐	☒	☐
	ii) Strong seismic ground shaking?	☐	☐	☒	☐
	iii) Seismic-related ground failure, including liquefaction?	☐	☐	☒	☐
	iv) Landslides?	☐	☐	☒	☐
	b) Result in substantial soil erosion or the loss of topsoil?	☐	☐	☒	☐

			Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
	c)	Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction, or collapse?	☐	☐	☒	☐
	d)	Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code, creating substantial direct or indirect risks to life or property?	☐	☐	☒	☐
	e)	Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?	☐	☐	☐	☒
	f)	Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	☐	☐	☒	☐
VIII.	GREENHOUSE GAS EMISSIONS -- Would the project:					
	a)	Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	☐	☐	☒	☐
	b)	Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emission of greenhouse gases?	☐	☐	☒	☐
IX.	HAZARDS AND HAZARDOUS MATERIALS -- Would the project:					
	a)	Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	☐	☐	☒	☐
	b)	Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	☐	☐	☒	☐

		Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
c)	Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	☐	☐	☒	☐
d)	Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	☐	☐	☒	☐
e)	For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area?	☐	☐	☒	☐
f)	Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	☐	☐	☒	☐
g)	Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?	☐	☐	☒	☐
X.	HYDROLOGY AND WATER QUALITY -- Would the project:				
a)	Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?	☐	☐	☒	☐
b)	Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?	☐	☐	☒	☐
c)	Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would:	☐	☐	☒	☐

			Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
		i) result in substantial erosion or siltation on- or off-site;	☐	☐	☒	☐
		ii) substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or offsite;	☐	☐	☒	☐
		iii) create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff; or	☐	☐	☒	☐
		iv) impede or redirect flood flows?	☐	☐	☒	☐
	d)	In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?	☐	☐	☒	☐
	e)	Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?	☐	☐	☒	☐
XI.	LAND USE AND PLANNING -- Would the project:					
	a)	Physically divide an established community?	☐	☐	☒	☐
	b)	Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?	☐	☐	☒	☐
XII.	MINERAL RESOURCES -- Would the project:					
	a)	Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	☐	☐	☒	☐
	b)	Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan, or other land use plan?	☐	☐	☒	☐

			Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
XIII.	NOISE -- Would the project result in:					
	a)	Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	☐	☐	☒	☐
	b)	Generation of excessive groundborne vibration or groundborne noise levels?	☐	☐	☒	☐
	c)	For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	☐	☐	☒	☐
XIV.	POPULATION AND HOUSING -- Would the project:					
	a)	Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of road or other infrastructure)?	☐	☐	☒	☐
	b)	Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?	☐	☐	☒	☐
XV.	PUBLIC SERVICES -- Would the project:					
	a)	Result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:	☐	☐	☒	☐
		Fire protection?	☐	☐	☒	☐

			Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
		Police protection?	☐	☐	☒	☐
		Schools?	☐	☐	☒	☐
		Parks?	☐	☐	☒	☐
		Other public facilities?	☐	☐	☒	☐
XVI.	RECREATION --					
	a)	Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	☐	☐	☒	☐
	b)	Does the project include recreational facilities or require the construction or expansion of recreational facilities which have an adverse physical effect on the environment?	☐	☐	☒	☐
XVII.	TRANSPORTATION -- Would the project:					
	a)	Conflict with program plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle, and pedestrian facilities?	☐	☐	☒	☐
	b)	Conflict or be inconsistent with CEQA Guidelines section 15064.3[9] or will conflict with an applicable congestion management program, including, but not limited to, level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?	☐	☐	☒	☐
	c)	Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	☐	☐	☒	☐
	d)	Result in inadequate emergency access?	☐	☐	☒	☐

[9] CEQA Guidelines section 15064.3(c) provides that a lead agency "may elect to be governed by the provisions" of the section immediately; otherwise, the section's provisions apply July 1, 2020. Here, the District has not elected to be governed by Section 15064.3. Accordingly, an analysis of vehicle miles traveled (VMT) is not necessary to determine whether a proposed project will have a significant transportation impact.

			Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
XVII.	TRIBAL CULTURAL RESOURCES – Would the project:					
	a)	Cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:	☐	☐	☒	☐
		i) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k), or	☐	☐	☒	☐
		ii) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resources Code section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.	☐	☐	☒	☐
XVIII.	UTILITIES AND SERVICE SYSTEMS -- Would the project:					
	a)	Require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?	☐	☐	☒	☐

			Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
	b)	Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry, and multiple dry years?	☐	☐	☒	☐
	c)	Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	☐	☐	☒	☐
	d)	Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?	☐	☐	☒	☐
	e)	Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?	☐	☐	☒	☐
XIX.	WILDFIRE – If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:		☐	☐	☒	☐
	a)	Substantially impair an adopted emergency response plan or emergency evacuation plan?	☐	☐	☒	☐
	b)	Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?	☐	☐	☒	☐
	c)	Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?	☐	☐	☒	☐

			Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
	d)	Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?	☐	☐	☒	☐
XX.		MANDATORY FINDINGS OF SIGNIFICANCE --				
	a)	Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number, or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?	☐	☐	☒	☐
	b)	Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current project, and the effects of probable future projects.)	☐	☐	☒	☐
	c)	Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	☐	☐	☒	☐

Note: Authority cited: Public Resources Code sections 21083, 21083.05, 21083.09.

Reference: Gov. Code section 65088.4; Public Resources Code sections 21073, 21074, 21080(c), 21080.1, 21080.3, 21080.3.1, 21080.3.2, 21082.3, 21083, 21083.3, 21083.5, 21084.2, 21084.3, 21093, 21094, 21095 and 21151; *Sundstrom v. County of Mendocino* (1988) 202 Cal.App.3d 296; *Leonoff v. Monterey Board of Supervisors* (1990) 222 Cal.App.3d 1337; *Eureka Citizens for Responsible Govt. v. City of Eureka* (2007) 147 Cal.App.4th 357; *Protect the Historic Amador Waterways v. Amador Water Agency* (2004) 116 Cal.App.4th 1099, 1109; *San Franciscans Upholding the Downtown Plan v. City and County of San Francisco* (2002) 102 Cal.App.4th 656.

ENVIRONMENTAL IMPACT DISCUSSION

A brief discussion of each impact conclusion is included below based on the environmental issues listed above and in Appendix G of the CEQA Guidelines.

I. Aesthetics

Would the Project:

a. Have a substantial adverse impact on a scenic vista?

Less Than Significant Impact. According to the Arcadia GP, the City's scenic resources and vistas include the San Gabriel Mountains and San Gabriel Mountains foothills located to the north of the City. A substantial adverse effect to visual resources could result in situations in which a development project introduces physical features that are not characteristic of current development, obstructs an identified public scenic vista, impairs views from other properties, or has a substantial change to the natural landscape.

The project would not result in direct housing construction but would facilitate and provide a policy framework for future housing development throughout the City. The proposed HEU would not result in a significant adverse effect on a scenic vista. All future housing development facilitated by the HEU would be subject environmental review under CEQA, the City's development review process, and required to demonstrate consistency with Arcadia GP policies and compliance with Arcadia Municipal Code (Arcadia MC), including Article IX, Chapter 1 - Development Code (Arcadia DC) standards. The City contains policies within the Arcadia GP which focus on the preservation of scenic vistas. These scenic vistas are visible mainly from the Hillside area of the City and are the focus of the policies within the Arcadia GP. The Project, however, does not identify any candidate sites within the Hillside area of the City, as shown in ***Exhibit 3***. Furthermore, the Arcadia GP EIR notes that the City does not contain any scenic vistas.[10]

Although the Project would not result in direct housing construction, any future housing developments would be required to demonstrate consistency with the above General Plan policies and ensuring that any proposed building heights would be consistent with the scale of surrounding and existing development. The proposed HEU would not result in a significant adverse effect on a scenic vista. Therefore, impacts to scenic vistas would be less than significant.

b. Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a State scenic highway?

Less Than Significant Impact. There are no officially designated State scenic highways within the City. The nearest officially designated highway is a portion of SR 2 transition from Los Angeles

[10] City of Arcadia. (2010). City of Arcadia General Plan EIR. Page 4.1-5.

County into San Bernardino County through the San Gabriel Mountains, starting at and Los Angeles Post Mile (PM) 27.2 and finishing at PM 82.265.[11] The final location of the SR 2 is approximately 2.7 miles north of Route 210 in the City of La Canada Flintridge, approximately 8.4 miles northwest of the City.[12] This scenic highway is approximately 6.4 miles north of the City's northernmost boundary. There are no highways within the City which are eligible for scenic highway classification.

Despite the lack of officially designated and eligible highways within the City, all future housing development facilitated by the HEU would be subject to the City's development review process and required to demonstrate consistency with Arcadia GP policies and compliance with Arcadia MC standards, including those intended to protect scenic resources. Therefore, project implementation would not substantially damage scenic resources associated with a scenic highway, historic building, or scenic resource. A less than significant impact would occur.

c. Substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage point). If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?

Less Than Significant Impact. As previously noted, the project would not result in direct housing construction, but would facilitate future housing development, which is anticipated to occur in urbanized areas throughout the City. The Arcadia GP contains goals and policies that govern scenic quality. However, these goals apply to the Hillside area which has not been identified with any candidate sites.

All future housing development facilitated by the HEU would be subject to the City's development review process, which may include review pursuant to CEQA, and be required to comply with Arcadia GP policies, Arcadia MC standards, as well as be required to adhere to all federal, State, and local regulations for avoiding impacts to existing visual character or quality of public views of the site and its surroundings., including those that protect against degradation of visual resources by requiring project modifications, conditions of approval or mitigation measures, as needed. Because future housing development consistency with General Plan policies and compliance with Arcadia MC standards would be verified through the City's development review process, the project would not conflict with applicable policies or standards governing scenic quality. Therefore, impacts would be less than significant.

[11] California Department of Transportation (Caltrans). (2021). California State Scenic Highway System Map. Retrieved from: https://caltrans.maps.arcgis.com/apps/webappviewer/index.html?id=465dfd3d807c46cc8e8057116f1aacaa. Accessed October 12, 2021

[12] Ibid.

d. Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?

Less Than Significant Impact. As previously noted, the Project would not result in direct housing construction, but would facilitate future housing development throughout the City. Future housing development could add a new source of substantial light and glare. Potential new light sources include exterior nighttime lighting fixtures, parking area lighting, light glow from windows, doors and skylights, and accent lighting. The introduction of concentrated or multiple sources of nighttime lighting near low-density areas could result in potential impacts.

All future housing development facilitated by the HEU would be subject to the City's development review process, which may include review pursuant to CEQA and be required to comply with all applicable requirements concerning light and glare, including the California Green Building Standards Code (Title 24 Part 11) and Arcadia MC §9103.01.120 – Exterior Lighting, which control light emissions in the City, and requires that lighting fixtures be shielded appropriately to eliminate light directed above the horizontal. Therefore, the HEU would not create a new source of substantial light or glare. Impacts would be less than significant.

II. Agriculture and Forestry

Would the Project:

a. Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?

b. Conflict with existing zoning for agricultural use, or a Williamson Act contract?

c. Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?

d. Would the project result in the loss of forest land or conversion of forest land to non-forest use?

e. Would the project involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest land?

No Impact. The Project would not result in direct housing construction but would facilitate and provide a policy framework for future housing development throughout the City. The City is predominantly categorized as urban and build-up and there are no properties within or near the candidate housing sites designated Prime Farmland, Unique Farmland or Farmland of Statewide Importance, as classified by the State Department of Conservation Farmland Mapping and Monitoring Program (FMMP).[13] Therefore, Project implementation would not conflict with existing agricultural zoning or a Williamson Act contract, or result in the conversion of Prime Farmland, Unique Farmland, or Farmland of Statewide Importance to non-agricultural use, or conversion or loss of forest land. Future housing development facilitated by the HEU would allow for residential development on vacant and developed sites that are zoned for residential development and sites zoned for non-residential development that would be amended through prospective discretionary actions to allow future residential development. Future discretionary actions would be implemented in a case-by-case basis for future housing developments facilitated by the Project. Consequently, the HEU would not conflict with existing zoning nor would it cause rezoning of forest land, timberland, or timberland zoned Timberland Production. Project implementation would not rezone or convert forest land or timberland. Therefore, the HEU would result in no impact to agricultural or forest resources.

[13] California Department of Conservation, California Important Farmland Finder. https://maps.conservation.ca.gov/DLRP/CIFF/, Accessed October 7, 2021.

III. Air Quality

Would the Project:

a. Conflict with or obstruct implementation of the applicable air quality plan?

Less Than Significant Impact. The City is located in the South Coast Air Basin (SoCAB). The South Coast Air Quality Management District (SCAQMD) and SCAG are responsible for developing and implementing the clean air plans for attainment and maintenance of ambient air quality standards in the SoCAB - specifically, the State Implementation Plan (SIP) and SCAG's Connect SoCal RTP/SCS, which includes the urbanized portions of Los Angeles, Riverside, Orange, and San Bernardino Counties.

The SCAQMD develops rules and regulations; establishes permitting requirements for stationary sources; inspects emissions sources; and enforces such measures through educational programs or fines, when necessary. In 2016, the SCAQMD adopted the Air Quality Management Plan (AQMP) that integrated strategies and measures needed to meet the national ambient air quality standards (NAAQS) and the California ambient air quality standards (CAAQS). The 2016 AQMP establishes a program of rules and regulations directed at reducing air pollutant emissions and achieving State and national air quality standards. The primary purpose of an air quality plan is to bring an area that does not attain federal and State air quality standards into compliance with the requirements of the federal Clean Air Act and California Clean Air Act. In addition, air quality plans are developed to ensure that an area maintains a healthful level of air quality based on the NAAQS and CAAQS.

Air quality impacts were assessed in accordance with methodologies recommended by California Air Resources Board (CARB) and the SCAQMD. Where criteria air pollutant quantification was required, emissions were modeled using the California Emissions Estimator Model (CalEEMod). The CARB mobile source emission projections and SCAG growth projections are based on population forecasts, vehicle trends, and land use plans developed by SCAG and the member counties, cities, as part of their general plan development.

As previously discussed, the HEU Project would not result in direct housing construction but would facilitate and provide a policy framework for future housing development throughout the City. Future housing development facilitated by the HEU would allow for residential development on vacant and developed sites that are zoned for residential development and sites zoned for non-residential development that would be amended through prospective discretionary actions to allow future residential development. Future discretionary actions would be limited to the candidate housing sites.

Additionally, all future housing development facilitated by the HEU would be subject to environmental review under CEQA, the City's development review process, and required to adhere to all federal, State, and local regulations for minimizing construction and operational pollutant emissions, including the SCAQMD Rules listed below:

- **Rule 402 (Nuisance) –** This rule prohibits the discharge from any source whatsoever such quantities of air contaminants or other material which cause injury, detriment, nuisance, or annoyance to any considerable number of persons or to the public, or which endanger the comfort, repose, health, or safety of any such persons or the public, or which cause, or have a natural tendency to cause, injury or damage to business or property. This rule does not apply to odors emanating from agricultural operations necessary for the growing of crops or the raising of fowl or animals.
- **Rule 403 (Fugitive Dust) –** This rule requires fugitive dust sources to implement best available control measures for all sources, and all forms of visible particulate matter are prohibited from crossing any property line. This rule is intended to reduce PM_{10} emissions from any transportation, handling, construction, or storage activity that has the potential to generate fugitive dust. PM_{10} suppression techniques are summarized below.
    - Portions of a construction site to remain inactive longer than a period of three months will be seeded and watered until grass cover is grown or otherwise stabilized.
    - All on-site roads are paved as soon as feasible, watered regularly, or chemically stabilized.
    - All material transported off-site will be either sufficiently watered or securely covered to prevent excessive amounts of dust.
    - The area disturbed by clearing, grading, earthmoving, or excavation operations will be minimized at all times.
    - Where vehicles leave a construction site and enter adjacent public streets, the streets will be swept daily or washed down following the workday to remove soil from pavement.
- **Rule 1113 (Architectural Coatings) –** This rule requires manufacturers, distributors, and end-users of architectural and industrial maintenance coatings to reduce VOC emissions from the use of these coatings, primarily by placing limits on the VOC content of various coating categories.

Future housing development would be required to be consistent with the Arcadia GP, including Goals RS-1, RS-2, and RS-3 which encourages the reduction of toxic emissions and carbon

footprint. Therefore, air quality impacts from future development on candidate housing sites would be less than significant following compliance with the existing regulatory framework.

It is noted, the City's goal for the Project is to achieve Housing and Community Development (HCD) HEU certification; therefore, the project must comply with applicable federal, State, regional, and local housing laws, and policies. As a result, it is not anticipated that future housing development facilitated by the HEU would interfere with SCAQMD goals for improving air quality in the SoCAB or conflict with or obstruct implementation of applicable air quality plans. Therefore, anticipated air quality impacts would be less than significant.

b. Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or State ambient air quality standard?

Less Than Significant Impact. As previously noted, the project would not result in direct housing construction, but would facilitate future housing development throughout the City, which would occur as market conditions allow and at the discretion of the individual property owners. Future housing development could result in temporary, short-term pollutants from construction-related soil disturbance, fugitive dust emissions, and combustion pollutants from on-site construction equipment, as well as from off-site trucks hauling construction materials. Construction emissions would be temporary, with construction activities and associated emissions ceasing once housing development is complete. Further, construction emissions can vary substantially from day to day depending on activity level, the specific operation type, and, for dust, prevailing weather conditions.

California has 35 specific air districts, which are each responsible for ensuring that the criteria pollutants are below the NAAQS and CAAQS. Air basins that exceed either the NAAQS or the CAAQS for any criteria pollutants for set periods are designated as "non-attainment areas" for that pollutant. The cumulative setting for air quality includes Arcadia and the SoCAB. The SoCAB is designated as a nonattainment area for State standards of ozone, PM_{10}, and $PM_{2.5}$. Cumulative growth in population and vehicle use could inhibit efforts to improve regional air quality and attain the ambient air quality standards.

The SCAQMD's approach to assessing cumulative impacts is based on the AQMP forecasts of attainment of ambient air quality standards in accordance with the requirements of the federal and California Clean Air Acts. The AQMP is designed to assist the region in attaining the applicable State and national ambient air quality standards and is intended to bring the SoCAB into attainment for all criteria pollutants.

All future housing development facilitated by the HEU would be subject the City's development review process and required to demonstrate compliance with federal, State, and local regulations in effect at the time of development, including the Arcadia GP policies and Arcadia MC standards.

The City's Environmental Assessment process outlined in the Arcadia MC §9107.03.070 and development process may require future housing development conduct air quality (and other technical) studies to demonstrate compliance with SCAQMD air quality construction thresholds. SCAQMD Rules 402 and 403 (e.g., prohibition of nuisances, watering of inactive and perimeter areas, track out requirements, etc.) would be applied to future developments on a project-by-project basis in order to minimize those potential negative air quality effects. Emissions resulting from construction would be temporary and construction activities and associated emissions would cease following completion of each housing development.

Concerning operational thresholds, future housing development facilitated by the HEU would likely generate VOC, NO_X, CO, SO_X, PM_{10}, and $PM_{2.5}$ operational emissions from mobile sources (i.e., vehicle trips), use of consumer products, architectural coatings for repainting, and landscape maintenance equipment; and energy sources (i.e., combustion of fuels used for space and water heating and cooking appliances). In analyzing cumulative impacts for future housing development facilitated by the HEU, an analysis must specifically evaluate a development's contribution to the cumulative increase in pollutants for which the SoCAB is designated as nonattainment for the CAAQS and NAAQS. The nonattainment status is the result of cumulative emissions from all sources of these air pollutants and their precursors within the SoCAB. Future housing developments would be required to demonstrate that VOC, NO_X, CO, SO_X, PM_{10}, and $PM_{2.5}$ emissions would be below the significance thresholds for both construction and operational activities.

All future housing development would require further evaluation under this criterion to demonstrate that both daily construction emissions and operations would not exceed SCAQMD's significance thresholds for any criteria air pollutant. Additionally, future housing development construction activities would be subject to SCAQMD Rule 403: Fugitive Dust, which requires actions to restrict visible emissions of fugitive dust beyond the property line. Compliance with Rule 403 would limit fugitive dust (i.e., PM_{10} and $PM_{2.5}$) that may be generated during grading and construction activities.

Future housing developments would also be subject to SCAQMD Rule 1113: Architectural Coatings, which establishes maximum VOC contents. All future development facilitated by the HEU would also be subject to environmental review under CEQA, the City's development review process, and required to adhere to relevant federal, State, and local regulations for minimizing construction and operational pollutant emissions. Future housing development, at a minimum, would be required to meet California Green Building Standards Code (CALGreen) and Energy Code (Title 24, Part 6 of the California Code of Regulations) mandatory energy requirements in effect at the time of the development application. Projects would benefit from the efficiencies associated with these regulations as they relate to building heating, ventilating, and air conditioning mechanical systems, water heating systems, and lighting. Considering these

requirements, future development housing development facilitated by the HEU would not result in a cumulatively considerable net increase of any criteria pollutant for which the SoCAB is in nonattainment under an applicable federal or State ambient air quality standard. Therefore, impacts would be less than significant.

c. Expose sensitive receptors to substantial pollutant concentrations?

Less Than Significant Impact. As discussed above, the Project does not propose any development; however, the Project facilitates future housing development consistent with State Housing laws. The candidate housing sites were evaluated in this IS/ND at a programmatic level, as discussed above. Future housing development would be evaluated on a case-by-case basis. As a result, no air modeling was conducted for this analysis

Toxic Air Contaminants

Future housing development facilitated by the Project could include emissions of pollutants identified by the State and federal government as toxic air contaminants (TACs) or hazardous air pollutants (HAPs). The greatest potential for TAC emissions during construction would be diesel particulate matter (DPM) emissions from heavy equipment operations and heavy-duty trucks and the associated health impacts to sensitive receptors. Compliance with various measures (e.g., 13 California Code of Regulations (CCR) 2449 and 13 CCR 2485) would be required by State law to reduce DPM emissions. It is unlikely that future housing development facilitated by the HEU would require the extensive operation of heavy-duty construction equipment, or extensive use of diesel trucks, which would be subject to a CARB Airborne Toxics Control Measure for in-use diesel construction equipment to reduce diesel particulate emissions. The following measures are required by State law to reduce DPM emissions:

- Fleet owners of mobile construction equipment are subject to the CARB Regulation for in-use off-road diesel vehicles (13 CCR 2449), the purpose of which is to reduce DPM and criteria pollutant emissions from in-use (existing) off-road diesel-fueled vehicles.
- All commercial diesel vehicles are subject to Title 13, Section 2485 of the California Code of Regulations, limiting engine idling time. Idling of heavy-duty diesel construction equipment and trucks during loading and unloading shall be limited to five minutes; electric auxiliary power units should be used whenever possible.

Carbon Monoxide Hot Spots

Mobile-source impacts, including those related to CO, occur essentially on two scales. Regionally, construction travel associated with future housing development would add to regional trip generation and increase the vehicle miles travelled (VMT) within the local airshed and the SoCAB. Locally, construction traffic would be added to the roadway system in the vicinity of future housing development sites. There is a potential for the formation of microscale CO “hotspots” to

occur immediately around points of congested traffic. Hotspots can form if traffic occurs during periods of poor atmospheric ventilation that is composed of a large number of vehicles cold-started and operating at pollution-inefficient speeds, and/or is operating on roadways already congested with existing traffic.

Typically, high CO concentrations are associated with congested roadways. Traffic associated with future housing development facilitated by the HEU could contribute to traffic congestion that could result in the formation of CO hotspots. Because of continued improvement in vehicular emissions at a rate faster than the rate of vehicle growth and/or congestion, the potential for CO hotspots in the SoCAB is steadily decreasing.

All future housing development facilitated by the HEU would require further evaluation under this criterion through the City's development review process to demonstrate that both daily construction emissions and operations would not exceed SCAQMD's significance thresholds for any criteria air pollutant.

Future construction activities would be subject to environmental review under CEQA and comply with SCAQMD Rules. Therefore, future housing development facilitated by the HEU would not expose sensitive receptors to substantial pollutant concentrations.

d. Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?

Less than Significant. The SCAQMD CEQA Air Quality Handbook identifies certain land uses as sources of odors. These land uses include agriculture (farming and livestock), wastewater treatment plants, food processing plants, chemical plants, composting facilities, refineries, landfills, dairies, and fiberglass molding. The Project would not include any of the land uses that have been identified by the SCAQMD as odor sources.

However, future housing development facilitated by the Project could result in odors generated from vehicles and/or equipment exhaust emissions during construction. These odors are a temporary short-term impact that is typical of construction projects and would disperse rapidly. The HEU Project does not propose any development nor include any of the land uses that have been identified by the SCAQMD as odor sources. Therefore, the Project would not create objectionable odors and a less than significant impact would occur.

IV. Biological Resources

Would the Project:

a. Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special-status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?

Less Than Significant Impact. According to the Arcadia GP EIR, the City is nearly built out and only approximately one (1) percent of the total land area in the City and its SOI remain as vacant and undeveloped.[14] As such, the majority of plant and animal habitats are located in urban environments with non-native and ornamental landscaping.[15] Outdoor recreation areas in the City include the Arboretum of Los Angeles County, Arcadia County Park, Santa Anita County Golf Course, Wilderness Park (which includes high quality alder riparian forest), and a few other smaller parks and a private golf course.[16] Although the vegetation consists mainly of non-native ornamental landscaping in these areas, some patches of native vegetation remain, and many native trees exist including coast live oaks and western sycamores.[17] There are open spaces are found along the Sierra Madre, Santa Anita, and Arcadia Washes, with larger areas in the upper Santa Anita Wash in the northeastern portion of the City and Peck Road County Park in the southeastern portion of the City.[18] The Santa Anita Wash open space area consists mainly of mechanically disturbed areas that function as access routes and spreading grounds for flood control activities. It also supports many coast live oak and western sycamore trees, along with patches of native habitat, including oak-sycamore riparian forest with native understory components and high quality coastal sage scrub.[19] Peck Road County Park was once a gravel mining pit, and now consists of a large lake fed by the Santa Anita and Sawpit Washes. The park is utilized by the public for fishing and bird-watching and supports a few stands of willow (Salix spp.) riparian forest and scrub vegetation at the lake margins.[20]

The California Department of Fish and Wildlife (CDFW) and the U.S. Fish and Wildlife Service (USFWS) may list species as threatened or endangered under the California Endangered Species Act (CESA) or Federal Endangered Species Act (FESA), respectively. The USFWS can designate critical habitat that identifies specific areas that are essential to the conservation of a listed species.

[14] City of Arcadia. *2010 General Plan Update Environmental Impact Report.* Available at https://www.arcadiaca.gov/shape/development_services_department/planning___zoning/general_plan.php#outer-708. Accessed November 2021.
[15] Ibid.
[16] Ibid.
[17] Ibid.
[18] Ibid.
[19] Ibid.
[20] Ibid.

The HEU is a policy document and would not result in direct housing construction but would facilitate and provide a policy framework for future housing development on candidate housing sites throughout the City. However, given the City is predominantly urban and developed, the candidate housing sites mostly include properties that have either been developed, disturbed, and/or adjacent to existing development. However, future housing development could potentially impact candidate, sensitive, or special status wildlife or plan species through direct or indirect disturbance or elimination of essential habitat.

Additionally, future housing development facilitated by the HEU may have the potential to impact nesting birds which have acclimated to urban life and nest and forage in the local trees and shrubs. These bird species are protected under the Migratory Bird Treaty Act (MBTA). Although the MBTA is no longer interpreted to protect migratory birds and raptors from incidental take, State Fish and Game Commission §3503 and §3503.5 still provide these protections. If vegetation clearing would occur during the bird breeding season (February 1 to July 15 for raptors and January 15 to August 31 for other birds), direct impacts to nesting birds could occur.

The City has identified the Arcadia Golf Course as a site to accommodate residential units across all of the income categories. As shown on **Exhibit 2-13**, the Arcadia Golf Course is approximately 25.86 acres in size and has the capacity to accommodate up to 192 units. Future development of the Arcadia Golf Course facilitated by the HEU would be subject to project-specific CEQA review and would be required to comply with site-specific applicable mitigation measures, if any. Future development of the Arcadia Golf Course site would also be subject to the City's development review process. However, as stated above, the HEU is a policy document and would not result in direct housing construction but would facilitate and provide a policy framework for future housing development on candidate housing sites throughout the City, including the Arcadia Golf Course.

All future housing development facilitated by the HEU would be subject to the City's development review process, which may include review pursuant to CEQA that includes site-specific analysis and would be required to demonstrate compliance with federal, State, and local regulations aimed at protecting biological resources.

Following compliance with the established regulatory framework described above, future housing development would not result in substantial adverse effect, either directly or indirectly, or through habitat modifications to special status wildlife and plants. Therefore, impacts would be less than significant level.

b. Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?

Less Than Significant Impact. The HEU Project would not result in direct housing construction but would facilitate future housing development throughout the City. All future housing development facilitated by the HEU would be subject to the City's development review process, which may include environmental review under CEQA which includes site-specific analysis where sensitive vegetation communities are assumed to be present. Surveys would verify and confirm the presence of sensitive vegetation communities and determine the extent of any potential impacts and the need for mitigation.

All future housing development facilitated by the HEU would be required to demonstrate compliance with federal, State, and local requirements aimed at protecting biological resources, including those in the Arcadia GP, as discussed in Threshold 4(a) above. Therefore, the HEU would not result in substantial adverse effect, either directly or indirectly, on any sensitive vegetation communities and impact would be less than significant in this regard.

c. Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?

Less Than Significant Impact. As previously noted, the project would not result in direct housing construction but would facilitate future housing development throughout the City. All future housing development facilitated by the HEU would be subject to the City's development review process, which may include environmental review under CEQA, and required to demonstrate compliance with relevant federal, State, and local regulations for avoiding and minimizing impacts to wetlands and other waters of the U.S. and State. Following compliance with the established regulatory framework future housing development would not result in substantial adverse effect, either directly or indirectly, on any known wetlands or other waters of the U.S. and State. A less than significant impact would occur.

d. Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?

Less Than Significant Impact. Future projects are not expected to substantially interfere with the movement of any native species. All future housing development facilitated by the HEU would also be subject to environmental review under CEQA, the City's development review process, and required to adhere to relevant federal, State, and local regulations for avoiding and minimizing interference with the movement of any native resident or migratory fish and wildlife species, migratory wildlife species, or migratory wildlife corridors. Future housing development where the City has determined a potential for impacts to a wildlife corridor, would be required to comply with the established regulatory framework and mitigation measures of the Arcadia GP and Arcadia MC. Therefore, future housing development would result in a less than significant impact on wildlife corridors. Anticipated impacts would be less than significant.

e. Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?

Less Than Significant Impact. The City has policies and ordinances for the protection of trees. The City's Oak Tree Regulations protect Engelmann oaks, coast live oaks, and other oak trees. The City also has a Comprehensive Tree Management Program for the protection of street trees.21 As previously stated, the HEU is a policy document and would not result in direct housing construction but would facilitate and provide a policy framework for future housing development on candidate housing sites throughout the City. All future housing development facilitated by the HEU would be subject to the City's development review process which may include environmental review under CEQA and be required to demonstrate compliance with the Arcadia GP goals and policies, Arcadia MC standards, federal, State, and local regulations. Future housing development would also be required to comply with the Oak Tree Regulations and the Comprehensive Tree Management Program. Therefore, HEU would not conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance, and impacts would be less than significant.

f. Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or State habitat conservation plan?

No Impact. Currently, the City does not have Habitat Conservation Plans, Natural Community Conservation Plans, or other approved local, regional, or State habitat conservation plans that cover habitats located within the City. As discussed above, the project would not result in direct housing construction, but would facilitate future housing development throughout the City. All future housing development facilitated by the HEU would be subject to the City's development review process, which may include environmental review under CEQA, and be required to demonstrate compliance with federal, State, and local regulations regarding biological resources and policies. The Project would not conflict with any local policies or ordinances protecting biological resources, and no impact is anticipated in this regard.

[21] City of Arcadia. *2010 General Plan Update Environmental Impact Report.* Available at https://www.arcadiaca.gov/shape/development_services_department/planning___zoning/general_plan.php#outer-708. Accessed November 2021

V. Cultural Resources

Would the Project:

a. Cause a substantial adverse change in the significance of a historical resource pursuant to §15064.5?

Less Than Significant Impact. The HEU is a policy document and would not result in direct housing construction but would facilitate and provide a policy framework for future housing development throughout the City. Therefore, future housing development facilitated by the HEU could cause a substantial adverse change in the significance of a historical resource, as defined in CEQA Guidelines §15064.5, through demolition, destruction, relocation, or alteration, if such a resource is present on or near the site. There are 31 cultural resources, including both archaeological and historic resources, recorded at the South Central Coastal Information Center (SCCIC). In addition, there are three (3) built environmental historic resources that are eligible for listing or listed in the National Register of Historic Places (NRHP). The potential impacts to known cultural resources resulting from future housing development facilitated by the HEU would be assessed on a case-by-case basis at the time of the projects are proposed. All future housing development facilitated by the HEU would be subject to the City's development review process, which may include environmental review under CEQA and be required to adhere to all federal, State, and local regulations for avoiding impacts to historical resources, including the National Historic Preservation Act. Arcadia GP Goal PR-9aims to retain and preserve the City's significant historical and cultural resources and provide public understanding and involvement of the unique heritage of the City.

b. Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?

Less Than Significant Impact. As previously noted, the HEU is a policy document and would not result in direct housing construction but would facilitate future housing development throughout the City. Therefore, ground-disturbing activities such as grading or excavation, associated with future housing development facilitated by the HEU could impact archaeological resources. The likelihood of encountering archeological resources on undeveloped sites is greatest given these have been minimally disturbed in the past (e.g., undeveloped parcels, vacant lots, and lots containing undeveloped areas). Alternately, previously disturbed sites are generally considered to have a lower potential for archeological resources, since previous construction activities may have already removed or disturbed soil that may have contained resources. A majority of the candidate housing sites are located in areas urban and built areas that have been developed, except for the approximately 25.86-acre Arcadia Golf Course. However, future development of the proposed 192-unit within the Arcadia Golf Course facilitated by the HEU would be subject to project-specific CEQA review and would be required to comply with site-specific applicable

mitigation measures, if any. Future development of the Arcadia Golf Course site would also be subject to the City's development review process. However, as stated above, the HEU is a policy document and would not result in direct housing construction but would facilitate and provide a policy framework for future housing development on candidate housing sites throughout the City, including the Arcadia Golf Course.

Future housing development could disturb and potentially destroy subsurface prehistoric/historic archaeological resources through ground disturbances. All future housing development facilitated by the HEU would therefore be subject to the City's development review process, which may include environmental review under CEQA, and be required to adhere to all federal, State, and local requirements for avoiding impacts to archeological resources. This includes compliance with the Arcadia GP, which includes goals aimed at reducing archeological impacts. Compliance with the established regulatory framework would reduce any potential impacts to less than significant.

c. Disturb any human remains, including those interred outside of dedicated cemeteries?

Less Than Significant Impact. According to the Arcadia GP EIR, no known human remains, including those interred outside of formal cemeteries, have been identified in the City.[22]While it is not expected human remains within a formal cemetery would be disturbed as a result of future development facilitated by the Project, human remains could be accidentally uncovered during grading and ground moving activities occurring during future housing development facilitated by the Project. Thus, future construction of the candidate housing sites has the potential to disturb sacred human remains through grading, thereby resulting in a potentially significant impact.

In the unlikely event that human remains are discovered, the provisions set forth in California PRC §5097.98 and State HSC §7050.5 would be implemented in consultation with the assigned most likely descendant as identified by the NAHC. In this event, no further construction activities would be permitted until the coroner is contacted, as well as any applicable Native American tribes. The City would be required to comply with the California Native American Graves Protection and Repatriation Act (2001) and the Federal Native American Graves Protection and Repatriation Act (1990). These regulations would address inadvertent uncovering of human remains during grading. Compliance with the established regulatory framework would result in a less than significant impact.

[22] City of Arcadia. *2010 General Plan Update Environmental Impact Report.* Available at https://www.arcadiaca.gov/shape/development_services_department/planning___zoning/general_plan.php#outer-708. Accessed November 2021.

VI. Energy

Would the Project:

a. Result in a potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?

Construction

Less Than Significant Impact. The Project would not result in direct housing construction but would facilitate and provide a policy framework for future housing development throughout the City. Therefore, future housing development facilitated by the HEU would result in the direct consumption of electricity and natural gas resources. Energy use from construction activities would primarily result from the use of diesel fuel (e.g., mobile construction equipment), fuel use by vehicles and construction equipment and vehicle trips associated with workers commuting to and from construction sites, and electricity (e.g., power tools) and fuel use. During construction, some incidental energy conservation would occur through compliance with State requirements. Construction equipment would also be required to comply with the latest Environmental Protection Agency (EPA) and CARB engine emissions standards. Construction-related energy consumption associated with future housing developments would be subject to project-level review, approval by the City, and environmental review under CEQA.

Future construction activities associated with future housing development would also be required to monitor air quality emissions using applicable regulatory guidance per SCAQMD. This requirement indirectly relates to construction energy conservation because when air pollutant emissions are reduced as a result of monitoring and the efficient use of equipment and materials, this results in reduced energy consumption. There are no aspects of the HEU that would foreseeably result in the inefficient, wasteful, or unnecessary consumption of energy during construction activities of future housing developments.

There are no unusual characteristics that would necessitate the use of construction equipment that would be less energy efficient than at comparable construction sites in the region or State. Future housing developments would be subject to environmental review under CEQA and project-specific review and approval to ensure compliance with applicable City goals, policies, and code requirements. Therefore, it is expected that construction fuel consumption associated with the HEU would not be any more inefficient, wasteful, or unnecessary than other similar projects of this nature. Impacts to energy resources associated with the future developments' construction activities would be less than significant. Project implementation would not grant any entitlements or building permit issuances that would result in wasteful, inefficient, or unnecessary consumption of energy resources.

Operations

Less Than Significant Impact. As previously noted, the project would not result in direct housing construction, but would facilitate future housing development. Future housing development facilitated by the HEU would consume energy during operations through building electricity, water, and natural gas usage, as well as fuel usage from on-road vehicles. Passenger vehicles would be mostly powered by gasoline, with some fueled by diesel or electricity. Public transit would be powered by diesel or natural gas and could potentially be fueled by electricity. All future housing development facilitated by the HEU would be subject to the City's development review process and required to adhere to all federal, State, and local requirements for energy efficiency, including Senate Bill (SB) 32's Scoping Plan that includes a 50 percent reduction in petroleum use in vehicles and the latest Title 24 standards. It is also be noted that the project design and materials would be subject to compliance with the most current Building Energy Efficiency Standards. Prior to issuance of a building permit, the City would review and verify that the project plans demonstrate compliance with the current version of the Building and Energy Efficiency Standards. The project would also be required adhere to the provisions of CALGreen, which establishes planning and design standards for sustainable site development, energy efficiency (in excess of the California Energy Code requirements), water conservation, material conservation, and internal air contaminants. Therefore, project implementation would not result in a substantial increase in transportation-related energy uses, such that it would result in a wasteful, inefficient, or unnecessary consumption of energy resources.

b. Conflict with or obstruct a State or local plan for renewable energy or energy efficiency?

Less Than Significant Impact. As previously discussed, the Project would not result in direct housing construction, but would facilitate future housing development. Future housing development facilitated by the Project would be required to comply with State Building Energy Efficiency Standards, appliance efficiency regulations, and green building standards. Project development would not cause inefficient, wasteful, and unnecessary energy consumption, and no adverse impact would occur. Further, the Project would also be required to comply with the policies included in the Arcadia GP Goal RS-5 aimed at reducing energy consumption.

Future housing development facilitated by the proposed project would be required to obtain permits and comply with federal, State, and local regulations aimed at reducing energy consumption. Federal and State energy regulations, such as the California Energy Code Building Energy Efficiency Standards (CCR Title 24, Part 6), the CALGreen Code (CCR Title 24, Part 11), and SB 743 transportation-related impact analysis requirements would also be imposed through future development permit review to minimize future energy consumption. Therefore, future housing development facilitated by the HEU would be required to be consistent with applicable federal, State, and local laws, policies, and regulations related to renewable energy and energy efficiency. No direct physical environmental impacts would occur.

VII. Geology and Soils

Would the Project:

a. Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving

i. Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault?

ii. Strong seismic ground shaking?

Less Than Significant Impact. The Alquist-Priolo Earthquake Fault Zoning Act (Act) was passed in 1972 to address the hazard of surface faulting to structures for human occupancy. Alquist-Priolo fault zones are those that contain active faults that have erupted within the last 11,000 years. Alquist-Priolo fault zones prohibit the development of structures which allow for human occupancy within their boundaries or along their fault lines. The City contains two fault zones; the Arcadia – Colton Fault, and a portion of the San Jacinto Fault. The City contains two fault zones; the Raymond Fault, and a portion of the Sierra Madre Fault. The portion of the Sierra Madre Fault is not considered an Alquist-Priolo Fault Zone, the Raymond Fault is. A portion of the candidate housing sites in are located in the Alquist-Priolo fault zone. However, these areas were previously evaluated in the Arcadia GP EIR analysis and future housing development facilitated by the HEU would be required to adhere to the applicable mitigation measures to reduce impacts to less than significant. Furthermore, the Project would comply with applicable goals and policies contained within the Arcadia GP including Goal S-1, Policy S-1.2, and Policy S-1.3.

All other future housing development outside of the Alquist-Priolo fault zone area would also be required to demonstrate conformance with seismic design guidelines and requirements contained in the current Title 24 - California Standards Building Code (CBC). The CBC contains design and construction regulations pertaining to seismic safety for buildings, which covers issues such as ground motion, soil classifications, redundancy, drift, and deformation compatibility. The City's Geotechnical Investigation Ordinance requires new developments to fully analyze the geological condition of their project sites as well as any potential effect associated with development of their project sites. Therefore, impacts would be less than significant, and no mitigation is required.

iii. Seismic related ground failure, including liquefaction?

iv. Landslides?

Less Than Significant Impact. Liquefaction is the loss of strength where loose, saturated, relatively cohesion-less soil deposits lose shear strength during strong ground motions. According to the Arcadia GP's Figure S-3, Liquefaction and Landslide Hazards, the Project site contains a general area designated as an Area of Moderately Liquefication Susceptibility in the City's northern and southern portions. The project would not result in direct housing construction but would facilitate future housing development throughout the City. Therefore, future housing facilitated by the HEU could be subject to liquefaction. All future housing development facilitated by the HEU would be subject to environmental review under CEQA, the City's development review process, and required to adhere to all federal, State, and local requirements. The City requires inclusion of a Soils Report, per the Arcadia MC §9105.09.110, to be included in grading plans. Therefore, future housing development would be subject to the requirements of the Arcadia MC §9105.09.110. Considering these requirements, including the preparation of Soils Reports for future housing developments, as required by City Codes, future housing development facilitated by the HEU would not create substantial risks to life or property associated with expansive soils. The Project candidate housing focus areas are relatively flat and not within an area susceptible to landslides. Therefore, impacts would be less than significant.

b. Result in substantial soil erosion or the loss of topsoil?

Less Than Significant Impact. The Project would not result in direct housing construction but would facilitate future housing development throughout the City. Therefore, future development facilitated by the HEU would involve grading activities that would disrupt soil profiles, and thereby result in potential increased exposure of soils to wind and rain. Erosion on graded slopes could cause downstream sedimentation impacts. Other related impacts resulting from substantial short-term erosion or loss of topsoil include topography changes and the creation of impervious surfaces. As previously noted, all future housing development facilitated by the HEU would be subject to environmental review under CEQA, the City's development review process, and required to adhere to all federal, State, and local requirements for avoiding and minimizing impacts concerning soil erosion or loss of topsoil.

Prior to initiation of ground disturbing activities, future project applicants would be required to demonstrate compliance with the Arcadia MC including requirements pertaining to erosion control to the satisfaction of the City engineers. Short-term construction-related erosion would be addressed through compliance with the NPDES program, which requires implementation of a Storm Water Pollution Prevention Plan (SWPPP) and best management practices (BMPs) intended to reduce soil erosion. Considering these requirements, future housing development facilitated by the HEU would not result in substantial soil erosion or loss of topsoil. Therefore, impacts would be less than significant.

c. Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction, or collapse?

d. Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property?

Less Than Significant Impact. Subsidence occurs when a large portion of land is displaced vertically, usually due to the withdrawal of groundwater, oil, or natural gas. Soils that are particularly subject to subsidence include those with high silt or clay content. The potential for liquefaction is greatest in the northeast portion of the City, away from potential candidate sites.

The project would not result in direct housing construction but would facilitate future housing development throughout the City. All future housing development facilitated by the HEU would be subject to environmental review under CEQA, the City's development review process, and required to adhere to all federal, State, and local requirements, including the City's Building and Construction codes (Arcadia MC Article VIII). Considering these requirements, including the preparation of Soils Reports for future housing developments, future housing development facilitated by the HEU would not create substantial risks to life or property associated with expansive soils. Therefore, impacts would be less than significant.

e. Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?

No Impact. The Project would not result in direct housing construction but would facilitate and provide a policy framework for future housing development throughout the City. All future housing development facilitated by the HEU would be in areas served by the City's sanitary sewer system and would therefore not use septic tanks or other alternative wastewater disposal systems. Therefore, no impact would occur.

f. Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?

Less Than Significant Impact. While the Project would not result in direct housing construction, it would facilitate and provide a policy framework for future housing development throughout the City. Therefore, there is a likelihood that earthwork activities associated with future housing development facilitated by the HEU would encounter a paleontological resource. Direct impacts to paleontological resources could occur when earthwork activities (e.g., grading) cut into sensitive paleontological areas, thereby directly damaging the resource, or exposing paleontological resources to potential indirect impacts (e.g., surficial erosion, uncontrolled specimen collection). All future housing development facilitated by the HEU would be subject to environmental review under CEQA, the City's development review process, and relevant federal

and State regulations regarding paleontological resources. The City's development review process may require additional studies if paleontological resources are suspected to be impacted by future development on future candidate housing sites. Compliance with the established regulatory framework would ensure potential impacts from future housing development concerning the destruction of a unique paleontological resource or unique geologic feature would be less than significant.

VIII. Greenhouse Gas Emissions

Would the Project:

a. Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?

Less Than Significant Impact. The project would not result in direct housing construction but would facilitate and provide a policy framework for future housing development throughout the City. As noted in **Section 14: Population and Housing**, the future housing development facilitated by the HEU could potentially result in a population growth of 17,346 persons or approximately 30 percent from the estimated 2020 population of 57,820, as shown in **Table 1**.

Future housing development facilitated by the HEU would result in an increase in GHG due to increased VMT, construction activities, stationary area sources (i.e., natural gas consumption for space and water heating devices, landscape maintenance equipment operations, and use of consumer products), energy consumption, water supply, and solid waste generation. Increased GHG emissions could contribute to global climate change patterns and the adverse global environmental effects thereof. GHG emissions associated with future development are anticipated to include CO2, N2O, and CH4. Future housing development would be subject to the City's discretionary review process, CEQA evaluation, and plan check process, which may require future applicants prepare air quality and greenhouse gas emission studies using the California Emissions Estimator Model (CalEEMod). CalEEMod relies upon project-specific land use data to calculate emissions. Site-specific details are not available for this analysis of the HEU, which is programmatic in nature.

The SCAG's Connect SoCal: The 2020 – 2045 Regional Transportation Plan/Sustainable Communities Strategy (RTP/SCS) is a long-range visioning plan that balances future mobility and housing needs with economic, environmental and public health goals.[23] The City's existing zoning designations could potentially facilitate housing developing in certain commercially zoned areas, and therefore reduce VMT and GHG impacts by creating housing opportunities in areas with pedestrian connectivity between residential and commercial uses and in proximity to public transportation, along established transportation corridors, near recreation opportunities, and away from environmentally sensitive resources. Future housing development facilitated by the HEU would be required to meet the mandatory energy requirements of California Green Building Standards Code (CALGreen) and the Energy Code (CCR Title 24, Part 6) in effect at the time of development. These regulations require that new development incorporate design features to capture energy efficiencies associated with building heating, ventilating, and air conditioning mechanical systems, water heating systems, and lighting. Future housing development would

[23] SCAG. *Connect SoCal (2020).* Retrieved from https://scag.ca.gov/connect-socal. Accessed on August 25, 2021.

also be required to implement strategies outlined in the City's climate action plan, which includes several measures that have the potential to reduce GHG emissions. As a result, fewer VMT results in fewer GHGs. Therefore, future development facilitated by the HEU would not generate significant greenhouse gas emissions impacts. Impacts are anticipated to be less than significant.

b. Conflict with applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?

Less Than Significant Impact. The Project does not include physical alterations to the City which could directly create changes to the City's existing air quality or regional air quality. Instead, the Project proposes multiple regulatory changes to the City's General Plan. The City has identified candidate housing sites which would allow for the future development of additional DUs. These candidate housing sites are spread throughout the City. **Exhibit 3: Map of Candidate Housing Sites** shows the location of the identified candidate housing sites within the City.

As summarized in **Section 14: Population and Housing**, additional housing developments facilitated by the Project would exceed the City's buildout growth projections in 2035. Therefore, the additional housing associated with the Project could inherently generate GHG at a rate that exceeds previous estimates or established limitations. Future housing development facilitated by the Project would result in an increase in GHG due to increased vehicle miles traveled (VMT), construction activities, stationary area sources (i.e., natural gas consumption for space and water heating devices, landscape maintenance equipment operations, and use of consumer products), energy consumption, water supply, and solid waste generation. Increased GHG emissions could contribute to global climate change patterns and the adverse global environmental effects thereof. GHG emissions associated with future development are anticipated to include CO_2, N_2O, and CH_4. At the time of their initiation, new developments facilitated by the Project would be required to comply with applicable federal, State, and local regulations regarding GHG emission. This includes policies instituted by SCAQMD in which developers would be required to comply with one of five exclusion tiers in order to avoid significant environmental impacts. Furthermore, future projects facilitated by the Project would continue to be required to comply with the California Building Code, which includes Title 24, Part 11. This requires residential developments to be planned and developed in a manner that is consistent with any applicable regulations involving energy efficiency, water efficiency/conservation, material conservation and resource efficiency, and environmental quality.

The HEU is a policy document and would not directly generate additional GHG emissions within the City. The Project is being created in accordance with the State Housing Law and general plan laws. To comply with the laws, the Project would need to be created within the framework provided by State law and would therefore not conflict with other established State laws such as GHG regulations. Further, future development facilitated by the Project would be required to comply with existing GHG regulations and with the proposed additions to the Arcadia GP.

Therefore, potential impacts to GHG levels as a result of Project implementation would be less than significant without mitigation.

IX. Hazards and Hazardous Materials

Would the Project:

a. Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?

Less Than Significant Impact. Exposure of the public or the environment to hazardous materials can occur through transportation accidents; environmentally unsound disposal methods; improper handling of hazardous materials or hazardous wastes (particularly by untrained personnel); and/or emergencies, such as explosions or fires. The severity of these potential effects varies by type of activity, concentration and/or type of hazardous materials or wastes, and proximity to sensitive receptors.

The Project would not result in direct housing construction but would facilitate and provide a policy framework for future housing development throughout the City. Demolition and construction activities associated with future housing development facilitated by the HEU would require transport of hazardous materials (e.g., asbestos containing materials, lead-based paint, and/or contaminated soils). This transport would be limited in duration. Compliance with handling measures is required by the City and the State Department of Toxic Substances Control (DTSC) during construction and operational phases of future development projects. These measures include standards and regulations regarding the storage, handling, and use of hazardous materials.

Future housing development facilitated by the HEU would not involve ongoing or routine use of substantial quantities of hazardous materials during operations (occupancy of future housing). Only small quantities of hazardous materials would be anticipated including cleaning solvents, fertilizers, pesticides, and other materials used in regular maintenance. Impacts associated with the transport, use, or disposal of hazardous materials would be less than significant.

b. Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?

Less Than Significant Impact. The Project would not result in direct housing construction but would facilitate future housing development throughout the City. Therefore, excavation and grading activities associated with future development facilitated by the HEU could expose construction workers and the general public to unknown hazardous materials present in soil or groundwater. All future housing development facilitated by the HEU would be subject to the City's development review process, which may include environmental review under CEQA, and be required to demonstrate consistency with the regulatory framework for minimizing upset associated with hazardous materials. Following compliance with the established regulatory

framework potential impacts involving the accidental discovery of unknown wastes or suspect materials during construction would be less than significant.

c. Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?

Less Than Significant Impact. The Project would not result in direct housing construction but would facilitate future housing development throughout the City. The future housing development facilitated by the HEU would have a potentially significant impact on the environment if it would emit hazardous emissions or substances within 0.25-mile of an existing or proposed school. However, by its nature, and compared to existing land uses, future residential uses from the proposed candidate housing sites would not typically emit hazardous materials, substances, and wastes that are more hazardous than that of more intense uses such as commercial, industrial, and mixed uses. Further, all future housing development facilitated by the HEU would be subject to the City's development review process, which may include environmental review under CEQA, and be required to adhere to regulations related to the emissions or handling of hazardous materials, substances, or wastes near schools to reduce the potential for impacts to schools. Adherence to California Hazardous Waste Control Law, California Health and Safety Code, and Resource Conservation and Recovery Act (RCRA) regulations would reduce potential impacts associated with the accidental release of hazardous materials. As a result, future housing development facilitated by the HEU would not conflict with any State or local plan aimed at preventing emissions or handling of hazardous materials near schools. Therefore, impacts would be less than significant.

d. Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?

Less Than Significant Impact. Refer to the responses above. The Department of Toxic Substance Control (DTSC) is a department of Cal/EPA and is the primary agency in California that regulates hazardous waste, clean-up existing contamination, and looks for ways to reduce the hazardous waste produced in California. Government Code §65962.5 (commonly referred to as the Cortese List) includes DTSC-listed hazardous waste facilities and sites, the State Department of Health Services' lists of contaminated drinking water wells, sites listed by the State Water Resources Control Board (SWRCB) as having underground storage tank leaks and having had a discharge of hazardous wastes or materials into the water or groundwater; as well as, lists from local regulatory agencies of sites that have had a known migration of hazardous waste/material.

As previously noted, the HEU is a policy document and would not result in direct housing construction but would facilitate and provide a policy framework for future housing development throughout the City. As Such, all future development would be subject to verification of the site(s) none-inclusion on the list of hazardous waste sites (Cortese List) compiled by the DTSC pursuant

to CGC §65962.5. Per Arcadia GP Goal S-4 and Implementation Actions 8-6 and 8-7, future housing development facilitated by the HEU would be required to comply with existing regulations; as well as prepare Environmental Site Assessments to identify and abate hazardous material releases from prior land uses.[24] In addition, compliance with applicable federal, State, and local regulations would result in a less than significant impact concerning hazardous materials sites.

e. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area?

Less Than Significant Impact. As discussed in the Arcadia GP EIR, the nearest airport to the City is the El Monte Airport; however, the Runway Protection Zone (RPZ) for the El Monte Airport does not extend into the City of Arcadia.[25] However, future housing development facilitated by the HEU in the southern section of the City, including development within the Live Oak Corridor and the Arcadia Golf Course may extend into the navigable airspace (within two (2) miles) of the El Monte Airport and could affect aircraft landing and take-off operations.[26] As such, future housing development facilitated by the HEU in these areas would be required to comply with the height limitations in the FAR Part 77.[27] Further, all future housing development facilitated by the HEU would be subject to the City's development review process, which may include environmental review under CEQA, and be required to adhere to all applicable regulations. A Less than significant impact would occur in this regard.

f. Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?

Less Than Significant Impact. The project would not result in direct housing construction but would facilitate future housing development throughout the City. Future housing development facilitated by the HEU would increase allowable housing capacity in certain areas located throughout the City. This increase in density could result in an increased demand on emergency evacuation services in the event of a citywide or partial city emergency. However, the increased housing capacity associated with the HEU would predominantly occur within areas that have already been developed with residential and non-residential uses. Therefore, no changes in the City's existing circulation network are proposed or required under the HEU and no impact to emergency response or evacuation is anticipated. All future housing development facilitated by the HEU would be subject to the City's development review process, which may include

[24] City of Arcadia. *2010 General Plan – Section 10 Implementation Plan.* Available at https://cms9files.revize.com/arcadia/Shape%20Arcadia/Development%20Services/general%20plan/Implementation%20Plan.pdf. Accessed November 2021.
[25] City of Arcadia. *2010 General Plan Environmental Impact Report – Section 4.7 Hazards and Hazardous Materials.* Available at https://cms9files.revize.com/arcadia/Shape%20Arcadia/Development%20Services/eir/Hazards.pdf. Accessed November 2021.
[26] Ibid.
[27] Ibid.

environmental review under CEQA, Arcadia MC, including §9103.07 which requires developers to include suitable site access for emergency vehicles. As a result, future housing development facilitated by the HEU would not conflict with any State, County, or local plan aimed at preserving and maintaining adopted emergency response or emergency evacuation plans. Impacts would be less than significant.

g. Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?

Less Than Significant Impact. Refer to **Section 20: Wildfire**. Future housing development facilitated by the Project would not directly or indirectly expose people or structures to a risk of loss, injury or death involving wildland fires. The City has significant interface areas where a proactive approach to preventing the start and spread of wildland fire is vital to protecting lives and property. The northern portion of the City's area is designated as Very High fire hazard severity zones, as mapped by CAL FIRE. The candidate housing sites may be developed in these areas adjacent to areas near open space; therefore, risk of wildfire could occur.

Federal, State, and county fire suppression agencies have responsibility areas in the City. To protect the City and its residents from fire hazards, the City has building and fire codes that must be followed. Using fire-resistant building materials, implementing fuel modification zones, and maintaining vegetation clearance around structures is required to protect buildings and reduce the potential loss of life and property. New development in wildland and urban-wildland interface areas must be consistent with the existing regulations, including the State Fire Code, to meet fire safety standards for building construction. Additionally, the California Building Code includes sections on fire-resistant construction material requirements based on building use and occupancy. The construction requirements are a function of building size, purpose, type, materials, location, proximity to other structures, and the type of fire suppression systems installed. Because the State of California, County of San Bernardino, and the City require adherence to building codes and review by the fire department to reduce wildland fires, fire hazard impacts would be less than significant.

X. Hydrology and Water Quality

Would the Project:

a. Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or groundwater quality?

Less Than Significant Impact. The Project would not result in direct housing construction but would facilitate and provide a policy framework for future housing development throughout the City. Future housing development could result in potential impacts related to water quality over three (3) different periods:

- During the earthwork and construction phase, where the potential for erosion, siltation, and sedimentation would be the greatest;
- Following construction, before the establishment of ground cover, when the erosion potential may remain relatively high; and
- After project completion, when impacts related to sedimentation would decrease markedly but those associated with urban runoff would increase.

Urban runoff, both dry and wet weather, discharges into storm drains, and in most cases, flows directly to creeks, rivers, lakes, and the ocean.

Construction

Short-term impacts related to water quality can occur during the earthwork and construction phases of future housing development projects. During this phase, the potential for erosion, siltation, and sedimentation would be the greatest. Additionally, impacts could occur prior to the establishment of ground cover when the erosion potential may remain relatively high. All future housing development facilitated by the HEU would be subject to environmental review under CEQA, the City's development review process, and compliance with the established regulatory framework pertaining to water quality. If future developments disturb more than one acre of land surface, they would be required to obtain coverage under the National Pollution Discharge Elimination System (NPDES) storm water program. The NPDES Construction General Permit program calls for the implementation of best management practices (BMPs) to reduce or prevent pollutant discharge from these activities to the Maximum Extent Practicable for urban runoff and meeting the Best Available Technology Economically Achievable and Best Conventional Pollutant Control Technology standards for construction storm water. Construction activities would be required to comply with a project-specific Stormwater Pollution Prevention Program (SWPPP) that identifies erosion-control and sediment-control BMPs that would meet or exceed measures required by the Construction Activity General Permit to control potential construction-related

pollutants. Erosion-control BMPs are designed to prevent erosion, whereas sediment controls are designed to trap sediment once it has been mobilized.

Additionally, the future development projects facilitated by the HEU would be required to comply with the City's Storm Water Management and Discharge Control Ordinance (Arcadia MC Article VII Chapter 8). The Stormwater Ordinance establishes requirements for the management of storm water flows from development projects, both to prevent erosion and to protect and enhance existing water-dependent habitats. The Ordinance assures consistency with the purpose and intent of this chapter and shall implement the requirements of an NPDES Permit.

Operations

Due to the built-out nature of the City, most surface flows are directed toward existing stormwater drainage facilities. The project would not result in direct housing construction but would facilitate future housing development throughout the City.

All future housing development facilitated by the HEU would be subject to environmental review under CEQA, the City's development review process, to install, implement, and maintain the BMPs identified in Arcadia MC §7823 including, but not limited to erosion management; materials storage; inspection, maintenance, repair, upgrade of BMPs; and preparation of SWPPP. Additionally, future developments would be required to comply with Arcadia MC §7823 pertaining to Residential BMP requirements including minimum BMPs specified for landscaping, home care and maintenance, and motor vehicle maintenance.

All new development would also be required to comply with existing water quality standards and waste discharge regulations set forth by the State Water Quality Control Board (SWQCB). Future developments facilitated by the HEU would comply with these regulations and waste discharges would be connected to the public wastewater system.

Future housing development facilitated by the HEU would be required to adhere to all federal, State, and local requirements for avoiding violation of water quality standards during construction and operations. Considering these requirements, future housing development facilitated by the HEU would not violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or groundwater quality. Therefore, impacts would be less than significant.

b. Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?

Less Than Significant Impact. In 2014, the State of California adopted the Sustainable Groundwater Management Act (SGMA) to help manage its groundwater. The SGMA requires that local Groundwater Sustainability Agency (GSAs) be formed for all high and medium priority basins

in the State. These GSAs must develop and implement Groundwater Sustainability Plans (GSPs) for managing and using groundwater without causing undesirable results.

The City's potable water supply is served by the City via the Public Works Services Department. These water utilities acquire their water from groundwater basins in the area, surface water, and from importing water from surrounding utilities and water districts. While potential projects could increase water demand by increasing residential density and population, the City would need to meet this demand without increasing groundwater withdrawal significantly. Examples of achieving this would be to increase the amount of water imported, implementing water conservation measures, increase recycled water use, and/or implement groundwater recharging projects.

Future developments facilitated by the Project could potentially increase the amount of impervious surface area in the City from development of undeveloped parcels, particularly the 25.86-acre Arcadia Golf Course. As such, future development within the Arcadia Golf Course will be required to comply with the Arcadia MC §7554.9 – Stormwater Management and Rainwater Retention and implement BMPs into the landscape and grading design plans to minimize runoff and to increase on-site infiltration that recharges groundwater and improves water quality. However, a large portion of the identified candidate housing site areas have been developed into residential and non-residential uses. Because redevelopment of existing structures is a primary effort, any potential project would not significantly interfere substantially with groundwater recharge.

Additionally, construction of any potential project that would involve excavation into or below the water table would require dewatering and those dewatering operations would need to comply with all dewatering requirements to protect groundwater quality and supply. This is coupled with the BMPs that will be utilized during construction as laid out in the SWPPP to limit the amount of pollution in stormwater that recharges groundwater basins. With the proper implementation of stormwater BMPs, the impact of potential projects on groundwater resources would be minimized and these impacts would be less than significant.

c. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would:

i. Result in substantial erosion or siltation on- or off-site?

ii. Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?

iii. Create or contribute runoff water which would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted runoff?

iv. Impede or redirect flood flows?

Less Than Significant Impact. The Project would not result in direct housing construction but would facilitate future housing development throughout the City. Most candidate housing candidate sites are developed and contain impervious surfaces, which direct surface flows toward existing City facilities. Due to the primarily built-out nature of the City, construction of future housing developments facilitated by the HEU would not substantially alter the existing drainage pattern through the addition of impervious surfaces. The drainage areas, as well as the drainage characteristics/patterns in the implementation condition would be similar to existing conditions.

All future housing development facilitated by the HEU would be subject to environmental review under CEQA, the City's development review process, and required to adhere to all federal, State, and local requirements for avoiding impacts that could substantially alter the existing drainage pattern or alter the course of a stream or river, including the City's Stormwater Management and Discharge Control Ordinance (Arcadia MC Article VII Chapter 8).

Considering these requirements, future housing development facilitated by the HEU would not substantially alter the existing drainage pattern of the site or area. This includes no alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site, substantially increase the rate or amount of surface runoff in a manner which would result in flooding on or off-site, create or contribute runoff water which would exceed the capacity of existing or planned storm water drainage systems, or provide substantial additional sources of polluted runoff, or impede or redirect flood flows. Therefore, impacts would be less than significant.

d. In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?

Less Than Significant Impact. The City of Arcadia is located approximately 23.6 miles inland from the Pacific Ocean. Given the distance from the coast, the potential for the Project site to be inundated by a large, catastrophic tsunami is extremely low. No steep slopes are in the vicinity of the City; therefore, the risk of mudflow is insignificant. Additionally, as previously noted the Federal Emergency Management Agency (FEMA) identifies the entire City of Arcadia to be in Flood Hazard Zone X, which is identified as 500-year Floodplain, an area of minimal flood hazard.[28]

Furthermore, all future housing development facilitated by the HEU would be subject to the City's development review process, which may include environmental review under CEQA, and be required to adhere to all federal, State, and local requirements for avoiding and minimizing

[28] FEMA. (2008). FEMA Flood Map Service Center: Search By Address. Retrieved from: https://msc.fema.gov/portal/search?AddressQuery=arcadia#searchresultsanchor Accessed October 12, 2021.

impacts related to flood hazards, tsunami, or seiches, including the Arcadia GP policies and Arcadia MC codes. Considering these requirements, the future housing development facilitated by the HEU would not result in significant increased risk concerning release of pollutants due to inundation, tsunami, or seiche zones. Therefore, HEU impacts would be less than significant.

e. Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?

Less Than Significant Impact. As previously noted, in 2014, the SGMA was passed, The SGMA provides authority for agencies to develop and implement groundwater sustainability plans (GSP) or alternative plans that demonstrate the water basins are being managed sustainably. As discussed under Threshold 10b, the City is unlikely to face groundwater impacts through the implementation of the Project. Therefore, future housing development facilitated by the HEU would not obstruct implementation of the Sustainable Groundwater Management Act (SGMA) and would comply with the Arcadia MC §7554.9 – Stormwater Management and Rainwater Retention.

The City's Stormwater Management and Discharge Control Ordinance (Arcadia MC Arcadia MC Article VII Chapter 8) aims to protect water resources and improve water quality. The ordinance causes use of management practices by the city and its citizens that will reduce the adverse effects of polluted runoff discharges on waters of the State and control contribution of pollutants to City's municipal separate storm sewer systems (MS4s), and to ensure that the City is compliant with RWQCB and with applicable State and federal law.

Future developments facilitated by the HEU would be required to prepare a stormwater management plan and incorporate stormwater standards manual requirements into design documents to minimize potential impacts to water quality. Submitted materials would be required to demonstrate how the requirements of this stormwater ordinance would be met, and the permit or approval would not be approved unless the decision maker determines that the application complies.

Further, dischargers whose projects disturb one or more acres of soil or whose projects disturb less than one acre but are part of a larger common plan of development that in total disturbs one or more acres, are required to comply with the General Permit for Discharges of Stormwater Associated with Construction Activity (Construction General Permit Order 2009-0009-DWQ). The Construction General Permit requires the development of a SWPPP by a certified Qualified SWPPP Developer.

All future housing development facilitated by the HEU would be subject to environmental review under CEQA, the City's development review process, and required to adhere to all federal, State, and local requirements for avoiding and minimizing conflicts with or obstruction of implementation of a water quality control plan or sustainable groundwater management plan.

Further, future housing development facilitated by the HEU would not prevent the City's Clean Water Program from ensuring that MS4 Permit, and Basin Plan requirements are met. As a result, future housing development facilitated by the HEU would not conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan. Therefore, impacts would be less than significant.

XI. Land Use and Planning

State Housing law requires that the Housing Element identify specific sites that are potentially suitable for residential development. The City has compiled an inventory of candidate housing sites, which includes properties that are dispersed throughout the community to minimize the potential for adverse changes to the neighborhood character and aesthetics and reduce the potential for adverse environmental impacts. As part of the initial site investigation, the candidate housing sites inventory encompassed six focus areas that were identified as potentially suitable areas for future housing expansion (see **Exhibit 3**). The opportunity area locations and candidate housing sites are summarized here and described later in this section

Would the Project:

a. Physically divide an established community?

Less Than Significant Impact. Projects that divide an established community can involve large scale linear infrastructure, such as freeways, highways, and drainage facilities, that bisect an established community or crate barriers to movement within that community. Additionally, "local undesirable land uses," such as prisons or landfills sites within economically depressed areas can also divide an established community.

As previously noted, the HEU does not propose any development. The Project would not result in direct housing construction but would facilitate and provide a policy framework for future housing development throughout the City. All future housing development facilitated by the HEU would be subject to discretionary permits and would occur as market conditions allow and at the discretion of the individual property owners. However, the HEU would identify a series of implementation actions that would increase housing capacity. Future housing development would largely occur in developed areas and in areas currently zoned with allowed residential uses; therefore, an increase in housing capacity would be consistent with existing zoning and would not divide an established community. Further, it is not anticipated that future housing development facilitated by the HEU would require substantial road-widenings or other features which could divide the established community. As well, candidate housing sites have been identified throughout the City, rather than concentrated in a single area, thus would not divide an established community. For this reason, a less than significant impact would occur.

b. Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?

Less Than Significant Impact. The HEU includes focus areas for future housing development to meet the City's RHNA allocation of 3,214 units. a. As noted above, the project would not result in direct housing construction, but would facilitate future housing development. Future housing

development facilitated by the HEU, which would occur as market conditions allow and at the discretion of the individual property owners. However, the HEU would identify a series of implementing actions to increase the City's housing capacity. As part of the HEU, additional housing units would be accommodated on the candidate housing sites that are ultimately selected through revisions to the City's Housing Element. Future housing development facilitated by the HEU is anticipated to increase the City's housing stock where capacity exists.

Future housing development facilitated by the HEU would be the City's development review process, which may include discretionary permit approval and environmental review under CEQA, as well as, be required to comply with applicable federal, State, and local laws and local policies and regulations, as applicable to new housing development. The HEU is subject to comply with applicable State Housing law. As such, the HEU would be consistent with applicable land use and planning policies in the State, regional, and local context as necessary to meet that legislation. This includes consistency with the General Plan. Future housing development facilitated by the HEU would therefore be consistent with all applicable land use and planning policies and regulations intended to minimize environmental effects; therefore, a less than significant impact would occur.

XII. Mineral Resources

Would the Project:

a. Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the State?

b. Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan, or other land use plan?

Less Than Significant Impact. According to the Arcadia GP EIR, there are no mining operations currently ongoing in the City. The Rodeffer Quarry operated at the southern end of the City from 1967 to 1990.[29] In 1994, the City approved the reclamation plan for the quarry that allowed the import of inert materials to fill the quarry pit.[30] Landfilling operations are regulated by the RWQCB, CalRecycle, the California Department of Mines and Geology (CDMG).[31] To date, the Rodeffer Quarry is partly filled and landfilling operations are ongoing.[32] The Project would not result in direct housing construction but would facilitate and provide a policy framework for future housing development throughout the City. As previously noted, future housing development facilitated by the HEU would be subject the City's development review process, which may include discretionary permit review and approval and environmental review under CEQA, as well as, be required to comply with applicable federal, State, and local laws and local policies and regulations, as applicable to new housing development. Future housing development will also be required to adhere to Arcadia GP Goals RS-7 and Policies RS-7,1 through 7,3 which aim to prevent the loss of availability of regionally or locally significant aggregate recourses. Therefore, impact would be less than significant with respect to mineral resources.

[29] City of Arcadia. *2010 General Plan Environmental Impact Report Section 4.10 – Mineral Resources.* Available at https://cms9files.revize.com/arcadia/Shape%20Arcadia/Development%20Services/eir/MineralResources.pdf. Accessed November 2021.
[30] Ibid.
[31] Ibid.
[32] Ibid.

XIII. Noise

Would the Project:

a. Generate a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance or applicable standards of other agencies?

Less Than Significant Impact.

Construction Noise. The project would not result in direct housing construction but would facilitate and provide a policy framework for future housing development throughout the City. Future housing development facilitated by the HEU would result in construction noise generated from development activities.

In general, construction would typically involve the following construction sequences: (1) site preparation and/or demolition; (2) grading and utilities construction; (3) building construction; (4) paving; and (5) architectural coatings. Typical construction equipment would include backhoes, excavators, graders, loaders, compactors, cranes, trucks, pavers, pneumatic tools, generator sets, and air compressors. With exception to pile-driving activities, construction equipment with substantially higher noise-generation characteristics (such as rock drills and blasting equipment) would not be anticipated for construction of typical residential developments. Typical construction equipment generates maximum noise levels at 50 feet from the noise source ranging between 80 dBA for backhoes and loading trucks, to 85-90 dBA for graders and excavators, as shown in **Table 8, Maximum Noise Levels Generated by Construction Equipment** below.

Table 8: Maximum Noise Levels Generated by Construction Equipment

Equipment	Acoustical Use Factor	L_{max} at 50 Feet (dBA)	L_{max} at 100 Feet (dBA)
Concrete Saw	20	90	84
Crane	16	81	75
Concrete Mixer Truck	40	79	73
Backhoe	40	78	72
Dozer	40	82	76
Excavator	40	81	75
Forklift	40	78	72
Paver	50	77	71
Roller	20	80	74
Tractor	40	84	78
Water Truck	40	80	74
Grader	40	85	79

Equipment	Acoustical Use Factor	L_{max} at 50 Feet (dBA)	L_{max} at 100 Feet (dBA)
General Industrial Equipment	50	85	79

Notes:
1. dBA: A-weighted decibels; Lmax: maximum noise level.
2. The Acoustical Use Factor (percent) estimates the fraction of time each piece of construction equipment is operating at full power (i.e., its loudest condition) during a construction operation.
Source: Federal Transit Administration, *Transit Noise and Vibration Impact Assessment Manual*, 2020.

In general, construction noise can vary substantially from day to day, depending on the level of activity and the specific type of equipment in operation. Additionally, construction activities associated with future housing development facilitated by the HEU is anticipated to occur in incremental phases over time based on market demand, economic, and planning considerations. As a result, construction-related noise would not be concentrated in any one particular area of the City.

All future housing development facilitated by the HEU would be subject to the City's development review process, which may include environmental review under CEQA, and be required to comply with the Arcadia MC Chapter 6, Noise Regulation. Construction associated with future housing development facilitated by the HEU would be required to comply with the Arcadia MC §4610.3 (Noise Limits) and adhere to Arcadia GP Goal N-1 and Policies N-1,1 through N-1.5 would reduce any potential impacts with regard to noise to less than significant.

For some future housing developments, such as those near sensitive noise receptors, the City may choose to require conditions of approval to include measures under its development review process such as temporary sound barriers and shielding to reduce potential noise impacts on sensitive receptors. For example, acoustically designed enclosures and buildings can provide up to approximately 50 dBA of noise reduction, depending on the noise abatement treatments implemented. The Arcadia Noise Ordinance exempts construction noise that occurs between the hours of 7:00 AM and 7:00 PM on any day except Sundays and major holidays.

Operations Noise. The project would not result in direct housing construction but would facilitate future housing development throughout the City. Future housing development facilitated by the HEU would result in additional housing, people, pets, and automobiles in the City. Noise would be generated by stationary operation-related sources, such as heating, ventilation, and air conditioning (HVAC) units, tankless water heaters, generators, lawn maintenance equipment, and swimming pool pumps. All future housing development facilitated by the HEU may be subject to discretionary permits and environmental review under CEQA and would be required to demonstrate compliance with Arcadia MC Chapter 6.

Noise is also likely to occur from line sources, such as motor vehicle traffic. Future housing development facilitated by the HEU would result in increased traffic volumes on local city roadways, thereby increasing cumulative noise levels. Given the City's largely developed nature, new housing development would not be expected to significantly increase traffic volume on local

roadways. Additional average daily trips (ADT) from future housing development facilitated by the HEU would need to more than double current ADT for there to be a discernable difference in noise levels (i.e., more than 3 dBA increase). Furthermore, most of the identified focus areas are within previously developed portions of the City already generating traffic volumes and mobile noises. All future housing development facilitated by the HEU would be subject to environmental review under CEQA, the City's development review process. Compliance with Arcadia MC Chapter 6 would ensure future construction and operations related noise impacts would be less than significant.

b. Generate excessive ground borne vibration or ground borne noise levels?

Less Than Significant Impact. The project would not result in direct housing construction but would facilitate future housing development throughout the City. Construction activities associated with future housing development facilitated by the HEU could result in varying degrees of groundborne vibration impacts from heavy equipment operations, depending on the construction procedure and equipment used. Construction equipment operations would generate vibrations that spread through the ground and diminish in amplitude with distance from the source. The effect on buildings located near a construction site often varies depending on soil type, ground strata, and construction characteristics of the receiver building(s). Groundborne vibrations from construction activities rarely reach levels that damage structures.

The Federal Transit Administration (FTA) has published standard vibration velocities for construction equipment operations. In general, the FTA architectural damage criterion for continuous vibrations (i.e., 0.2 in/sec) appears to be conservative. The types of construction vibration impacts include human annoyance and building damage. Human annoyance occurs when construction vibration rises significantly above the threshold of human perception for extended periods of time. Building damage can be cosmetic or structural. Ordinary buildings that are not particularly fragile would not experience any cosmetic damage (e.g., plaster cracks) at distances beyond 30 feet. This distance can vary substantially depending on the soil composition and underground geological layer between vibration source and receiver. In addition, not all buildings respond similarly to vibration generated by construction equipment. For example, for a building that is constructed with reinforced concrete with no plaster, the FTA guidelines show that a vibration level of up to 0.20 in/sec is considered safe and would not result in any construction vibration damage.

Ground-borne vibration generated by construction equipment spreads through the ground and diminishes in magnitude with increases in distance. Based on FTA data, vibration velocities from typical heavy construction equipment operations that would be used during Project construction range from 0.003 to 0.089 in/sec PPV at 25 feet from the source of activity.

As previously discussed, the Project does not include physical alterations to the City. If proposed buildout were to occur, the additional allowable residential density at the candidate housing sites would remain within the expected population growth of the City and Region (See **Section 14: Population and Housing**. The increase in density is not anticipated to change the overall impact of growth in the City compared to what was assumed in the Arcadia GP and SCAG's Connect SoCal RTP/SCS. Any future development within the candidate housing sites would be subject to the City's standard development review process, including compliance with the City's GP, compliance with the municipal code, and site-specific CEQA review. Therefore, impacts are less than significant.

c. For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?

Less Than Significant Impact. Currently, there are no airports within the City of Arcadia. As previously discussed, the closest airport to Arcadia is the El Monte Airport, which is located approximately 1.25 miles to the south of the City boundary. Per the Arcadia GP EIR, aircraft operations at this airport are audible at the southern section of the City, and flyovers at low levels are audible over the City of Arcadia. Future housing development within the Live Oak Corridor and the Arcadia Golf Course would be subject to the City's development review process on a case-by-case basis, which may include discretionary permit review and approval and environmental review under CEQA. The HEU is a policy document and does not directly involve housing construction. The HEU would not contain policies that would conflict with airport land use plans nor would it promote development near any airports. Therefore, less than significant impact related to exposing people to excessive as a result of airport land use would occur.

XIV. Population and Housing

Would the Project:

a. Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?

Less Than Significant Impact. The HEU is a policy document and would not result in direct housing construction but would facilitate and provide a policy framework for future housing development on candidate housing sits throughout the City and would not directly induce any population growth. To meet the City's RHNA allocation of 3,214 units, the HEU identifies a series of implementing actions to increase the City's housing capacity that would induce some planned population growth in the City. As a component of Statewide housing legislation, any housing growth associated with the Project would be in accordance with State-level regulation and would therefore not be considered unplanned.

Any future housing development facilitated by the HEU would occur in urbanized locations near existing infrastructure (roads, utilities) and served by fire and other emergency responders. As shown in **Table 7**, the City has identified the total potential housing development capacity of approximately 7,222 housing units. As previously noted, because the Project does not propose physical alterations, direct population growth would not be induced solely due to the Project's implementation.

Table 9, Population Increase from Housing Element below summarizes the projected population growth associated with the implementation of the Project and future buildout of the City's proposed 7,222 candidate housing units.

Table 9: Population Increase from Housing Element

Definition	6th Cycle Housing Element
Number of RHNA Allocation Units	3,214
Number of Potential Candidate Housing Units	7,222
Existing Capacity including ADUs	2,386
New Housing Units	4,836
Persons per household (*Department of Finance, 2020*)	2.86
Population (*Department of Finance, 2020*)	57,820
Total Population Forecast with HEU	71,651
Forecasted Population Increase with HEU	13,831
Population Growth Forecast by Percentage with HEU	24%
2035 Development Capacity of 2010 Arcadia GP (Maximum Buildout)	61,995
Unplanned Additional Population Growth Forecast from 2035 Maximum Buildout with HEU	9,656
Population Growth Forecast (2020-2035) percentage without HEU	7.2%
Population Growth Forecast (2020-2035) by Percentage with HEU	15.6%

Total Forecasted SCAG Population 2045	62,200
Total Forecasted SCAG Population 2045 with HEU	76,031
SCAG 2045 Population Growth Forecast Percentage with HEU	22.2%

As shown in **Table 9,** future development facilitated by the Project would therefore enable the development of a total of 7,222 additional housing units within the City. When multiplied by the Department of Finance (2020) average persons per household of 2.86, the 7,222 housing units facilitated by the HEU would generate an approximately 13,831-person population increase within the City. When combined with the 2020 total population of 57,820 persons, the City would potential grow to a total population of approximately 71,651 during this HEU planning period. This would create an approximate 24 percent increase in the 2020 population. However, the Arcadia GP EIR discussed the projected maximum population growth within the City in 2035 and estimated the maximum buildout to be approximately 61,995 persons.[33] The proposed candidate housing sites are predominantly situated in urbanized and developed areas in the City within existing land use and zoning designations, consistent with the Arcadia GP and were evaluated as part of the total planned population and housing growth in the GP. Therefore. the HEU would result in an increase of approximately 9,656 persons or 15.6 percent in unplanned population increase.

Without implementation of the Project, the City is anticipated to experience a population increase of approximately 7.2 percent to the projected 2035 maximum buildout population, as shown in **Table 9**. The HEU would result in a significant impact if it would "induce substantial unplanned population growth in an area." While the HEU could potentially increase the population forecast by 15.6 percent, this increase would not be considered substantial as the growth would occur over an extended period and the HEU is intended to help the City meet its RHNA allocation. Future housing development facilitated by the HEU is intended to be dispersed throughout the community in areas suited for residential development. As previously discussed, future housing development facilitated by the HEU would occur incrementally through 2029, based on market conditions and other constraints.

The implementation of the HEU would potentially increase the City's projected population estimated by the SCAG RTP/SCS. The SCAG RTP/SCS anticipates the City's population to be 62,200 people by 2045. With the inclusion of the Project this number will be increased by 22.2 percent to reach a total of 76,031 people. As with other projections, this number is a conservative estimate based on the development of the entire set of candidate sites.

It is noted that the Project would facilitate development of affordable housing units, in accordance with State law. The increase in affordable housing units would provide housing opportunities in proximity to jobs for those employed within the City that meet these household income categories, including those working in local retail/commercial service businesses, hotels,

[33] City of Arcadia. *2010 General Plan Environmental Impact Report Section 4.12 – Population and Housing.* Available at https://cms9files.revize.com/arcadia/Shape%20Arcadia/Development%20Services/eir/Population.pdf. Accessed November 2021.

caregivers, property caretakers, and public occupations. Therefore, job availability would not be readily affected by the implementation of the Project and would not lead to unexpected population growth.

As a component of Statewide housing legislation, any housing growth and population growth associated with the Project would be in accordance with State-level regulation and would therefore not be considered unplanned. Additionally, future housing development facilitated by the HEU would occur in urbanized locations near existing utilities and service systems, and areas already served by public services (e.g., police and fire protection, and other emergency responders).

Future housing development would be subject to discretionary permits and would be assessed on a case-by-case basis for potential effects concerning population growth. Additionally, future housing development would be subject to compliance with all Federal, State, and local requirements for minimizing growth-related impacts. Local requirements include those Stated in the Arcadia GP and Arcadia MC.

As discussed throughout this IS/ND, all future housing development facilitated by the HEU would be subject to the City's development review process, which may include environmental review under CEQA, and would be assessed on a project-by-project basis for potential effects concerning population growth. Additionally, future housing development would be subject to compliance with all federal, State, and local requirements for minimizing growth-related impacts. Therefore, the HEU would not induce substantial unplanned population growth in the City directly or indirectly, a less than significant impact would occur.

b. Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?

Less Than significant Impact. Senate Bill (SB) 166 (2017) requires a City or County to ensure that its Housing Element inventory can accommodate its share of the regional housing need throughout the planning period. It prohibits a City or County from reducing, requiring, or permitting the reduction of the residential density to a lower residential density than what was utilized by the HCD for certification of the Housing Element, unless the City or County makes written findings supported by substantial evidence that the reduction is consistent with the adopted General Plan, including the Housing Element. The City has identified sites which can meet the 1,672 unit low and very-low income RHNA need and can also accommodate a three percent buffer for those income categories, as demonstrated in **Table 7**. The City understands that should a "No Net Loss" scenario occur during the 2021-2029 planning period and they will be required to identify additional sites to accommodate any shortfall of capacity should that scenario occur. Therefore, the HEU's potential impacts, including from future development facilitated by the HEU, concerning displacement of existing people or housing, and need to construct replacement housing elsewhere would be less than significant.

XV. Public Services

Would the Project:

a. Result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities or need for new or physical altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times, or other performance objectives for fire protection?

Less Than Significant Impact. The Project is a policy document and would not result in direct housing construction but would facilitate and provide a policy framework for future housing development throughout the City. Future housing development facilitated by the Project would increase demand for fire protection services over time. Fire protection services are provided by the Arcadia Fire Department. The Arcadia Fire Department would continue to provide services to the future housing developments facilitated by the Project.

Future development in the Arcadia Golf Course would incrementally increase the demand for fire protection services to area. However, the proposed golf course site is already being serviced by existing infrastructure (e.g., roads and utilities) and already served by the Arcadia Fire Department.

All future housing development facilitated by the HEU would be subject to development review process, which may include review pursuant to CEQA, and be required to comply with GP Goal S-5 and Policies S-5.1 through S-5.12 and to adhere to the 2019 California Fire Code and Arcadia MC §3122.7 (Fire Code). Future projects would also be subject to impact fees and tax revenue will be generated from their development. These sources of revenue will support public goods, like fire protection services, to continue and improve. Future projects will also incorporate fire preventative designs and will provide access for emergency services. The Project's impact on fire protection is anticipated to be less than significant.

b. Result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities or need for new or physical altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times, or other performance objectives for police protection?

Less Than Significant Impact. The City receives police protection services through the Arcadia Police Department. Future residential-based Projects may slightly increase demand of protective services, but it is not expected to negatively impact the ability of the police department to provide services to the City. Similar to fire services, the identified focus areas are in urbanized locations near existing infrastructure (e.g., roads and utilities) and would be located near areas already served by the Arcadia Police Department.

As well, the addition of future development will pay development fees, as well as continued tax revenue that will support public services, such as the police officers, facilities, and supplies. All future housing development facilitated by the HEU would be subject to development review process, which may include review pursuant to CEQA, and be required to comply with GP Goal S-5 and Policies S-5.1 through S-5.12. Therefore, the Housing Element would result in a less than significant impact on police protective services.

c. Result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities or need for new or physical altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times, or other performance objectives for schools?

Less Than Significant Impact. As previously noted, the project would not result in direct housing construction, but would facilitate future housing development. Future housing development facilitated by the HEU and the resulting unplanned population growth of approximately 13,205 persons and could generate student population growth in Arcadia Unified School District (AUSD). The student population growth would increase the demand for school services. Any future housing development facilitated by the HEU would be required to comply with Senate Bill (SB) 50 requirements, which allow school districts to collect impact fees from developers of new residential projects to offset the cost of new development. Because the construction of new school facilities to serve the future housing development facilitated by the HEU is not included in the Project, no physical impacts in this regard. Less than significant impact is anticipated to concerning construction of school facilities.

d. Result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities or need for new or physical altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times, or other performance objectives for parks?

Less Than Significant Impact. Please refer to Section XVI: Recreation below.

e. Result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities or need for new or physical altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times, or other performance objectives for other public facilities?

Less Than Significant Impact. As previously noted, the project would not result in direct housing construction, but would facilitate future housing development. Future housing development facilitated by the HEU and the resulting unplanned population growth of approximately 13,205 and would incrementally increase the demand for library facilities. Any future housing development facilitated by the HEU would occur in urbanized locations near existing facilities

that currently provide service to these areas. Therefore, it is anticipated that the increased demand would not be substantial or such that it would warrant construction of a new facility.

Although future Projects may increase demands on library facilities, demand would be at least partially offset by funding generated by development fees and by tax revenue of higher numbers of residents. Therefore, the HEU would not result in substantial adverse physical impacts associated with the provision of new library facilities. Impacts would be less than significant.

XVI. Recreation

Would the Project:

a. Increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?

Less than Significant Impact. The Project is a policy document and would not directly impact recreation for the City of Arcadia. Future residential projects may induce increased demand of parks and other recreational facilities. It is possible that future developments will include the construction of additional recreational facilities and developer-produced parks, but it is presently unknown until future housing projects are proposed. Future development facilitated by the Project would be required to pay development impact fees and any tax revenue generated will benefit the funding for parks and facilities to offset potential increases in demand.

The City of Arcadia offers a variety of recreational parks and facilities. Arcadia has mini-park/pocket parks, neighborhood parks, community parks joint use parks and facilities, and County parks and facilities. As of Arcadia's 2010 General Plan, Arcadia has a total of 32 parks, excluding 7 recreational facilities. Arcadia has a standard ratio of 2.43 acres of parks per 1,000 residents. This ratio is used for park dedication and fee requirements. The built-out nature of Arcadia's environment makes it challenging to find opportunities for more recreational facilities. According to the recommendations from the National Recreation and Parks Association (NRPA), a park should cover a ¼ to ½ mile service area radius. Arcadia satisfies this recommendation in most cases.[34]

Additionally, the HEU's candidate housing sites are dispersed throughout the community to minimize the potential for adverse changes in the neighborhood character and reduce the potential for adverse impacts on recreation amenities. Adherence to mandatory discretionary permit requirements and regulations for providing recreation would support the City's goals for providing sufficient recreation opportunities for residents. For these reasons, the HEU and future housing development facilitated by the HEU would not result in substantial physical deterioration of existing neighborhood or regional parks. Therefore, impacts would be less than significant.

b. Include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?

Less than Significant. See answer (a) above. The HEU would not lead to direct impacts, but future projects that may necessitate the expansion of recreational facilities would be required to undergo environmental review and comply with any applicable discretionary actions related to

[34] City of Arcadia. (2010). City of Arcadia General Plan. Pages 7-4 through 7-15. Retrieved from: https://www.arcadiaca.gov/shape/development_services_department/planning___zoning/general_plan.php#outer-446 Accessed October 12, 2021

the expansion of recreational facilities. As the Project does not directly propose the creation, modification, or removal of recreational facilities, a less than significant impact is anticipated.

XVII. Transportation

Would the Project:

a. Conflict with a program, plan, ordinance, or policy addressing the circulation system, including transit, roadways, bicycle, and pedestrian facilities?

Less Than Significant Impact. The Project is a policy document and not result in direct housing construction but would facilitate and provide a policy framework for future housing development throughout the City. Further, the HEU does not include any goals, policies, or implementation programs that would conflict with plans or other regulations that address the circulation system. Future development projects would be reviewed on a case-by-case basis to ensure consistency with applicable regulations that address the circulation system.

Bus services are provided to the City via the Los Angeles County Metropolitan Transportation Authority (LACMTA), a public agency that provides services to Los Angeles County. The LACMTA provides six (6) bus routes and four (4) Foothill Transit routes, which primarily serve the commercial areas and corridors in the City. In addition, the City also operates Arcadia Transit, which provides a curb-to-curb service in response to individual travel requests. The service is open to the general public and operates to all destinations within the City limits and give (5) designated medical facilities located beyond the City limits.[35] The Metro Gold Line provides light rail transit services from downtown Los Angeles to the City Azusa, with a stop in the City of Arcadia. The Metro Gold Line currently plans to extend the services from Azusa to Pomona, which is expected to be completed in 2025. Implementation of the Project would not conflict with the service capacity of these transportation providers.

All future housing development facilitated by the HEU would be subject to City's development review process, which may include environmental review under CEQA, and comply with applicable General Plan, Municipal Code, policies/standards concerning public transit and pedestrian facilities. This includes policies and regulations required to improve public access and safety for people who walk and bike, and improve the transportation system, as applicable. Future housing development on the candidate housing sites would be required to adhere to all State requirements for consistency with transportation plans.

The City's review process would examine project compatibilities with the surrounding areas. Conditions of approvals may include requirements for street improvements and dedications and traffic circulation. As a result, future housing development on the candidate housing sites facilitated by the HEU would not conflict with an adopted program, plan, ordinance, or policy

[35] City of Arcadia. *2010 General Plan EIR*. Retrieved from: https://cms9files.revize.com/arcadia/Shape%20Arcadia/Development%20Services/eir/Transportation.pdf, Accessed November 2021.

addressing the circulation system, including transit, roadway, bicycle, and pedestrian facilities. Therefore, impacts would be less than significant.

b. Conflict or be inconsistent with CEQA Guidelines Section 15064.3, subdivision (b)?

Less Than Significant Impact. Senate Bill 743 (SB 743) was approved by the California legislature in September 2013. SB 743 requires changes to California Environmental Quality Act (CEQA), specifically directing the Governor's Office of Planning and Research (OPR) to develop alternative metrics to the use of vehicular "level of service" (LOS) for evaluating transportation projects. OPR has prepared a technical advisory ("OPR Technical Advisory") for evaluating transportation impacts in CEQA and has recommended that Vehicle Miles Traveled (VMT) replace LOS as the primary measure of transportation impacts. The Natural Resources Agency has adopted updates to CEQA Guidelines to incorporate SB 743 that requires use of VMT for the purposes of determining a significant transportation impact under CEQA.

CEQA Guidelines Section 15064.3(a) states that VMT is the most appropriate measure of transportation impacts. As such, Section 15064.3(b) provides criteria for analyzing transportation impacts. The proposed candidate housing sites could potentially result in increased traffic compared to existing conditions. Trips generated as a result of increased density or new development under the HEU have the potential to increase vehicle miles traveled (VMT) within the City. However, a majority of the proposed candidate housing sites are within urban and developed areas with existing roadways, public transit services, and infrastructures and therefore would not be expected to result in an increase in VMT. Further, future housing development in some areas of the City would provide more housing closer to employment and commercial areas, further increasing opportunities to reduce VMT and increase the ease of walking, cycling, and using public transit.

The HEU would not result in direct housing construction but would facilitate and provide a policy framework for future housing development throughout the City. The candidate housing sites are dispersed throughout the City to reduce the potential for adverse environmental impacts. The intent is to reduce impacts by placing housing near public transportation and recreation opportunities and away from environmentally sensitive resources. Future development projects would be reviewed on a case-by-case basis to ensure consistency with application regulations that address the circulation system, including Vehicle Miles Travelled (VMT).

All future housing development facilitated by the HEU would be required to adhere to all State and local requirements for avoiding significant impacts related to VMT. Any traffic demand measures required for mitigation would be required to comply with Arcadia GP Goals CI-11, CI-2, and CI-5, which encourage the maintenance of efficient roadway capacities and minimization of traffic hazards near residential uses. A less than significant is anticipated in this regard.

c. Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?

Less than Significant Impact. The Project would not result in direct housing construction but would facilitate future housing development throughout the City. Because future housing development facilitated by the HEU would occur on mostly developed properties use existing roadways that are connected and adjacent to the existing transportation network, hazards due to a geometric design feature or incompatible uses are not anticipated. All future housing development facilitated by the HEU would be subject to environmental review under CEQA, the City's development review process, and be evaluated at the project-level for its potential to increase hazards due to a geometric design feature and to verify compliance with City development requirements within the Arcadia MC.

Future housing development facilitated by the HEU would be required to comply with applicable building and fire safety regulations required for the design of new housing and emergency access; and would be required to adhere to all State and local requirements for avoiding construction and operations impacts related to design and incompatible uses. As a result, future housing development facilitated by the HEU would not substantially increase hazards due to design features or incompatible uses. Therefore, impacts would be less than significant.

d. Result in inadequate emergency access?

Less Than Significant Impact. The project would not result in direct housing construction but would facilitate future housing development throughout the City. Because future housing development facilitated by the HEU would occur on mostly developed properties, it is not anticipated that future housing development would result in inadequate emergency access. Additionally, all future housing development facilitated by the HEU would be subject to the City's development review process and required to demonstrate consistency with the Arcadia GP and Arcadia MC.

The City has adopted the California Fire Code (CFC) under Arcadia MC §3122.11. The CFC sets standards for road dimension, design, grades, and other fire safety features. Additionally, more stringent CBC standards also apply regarding new construction and development of emergency access issues associated with earthquakes, flooding, climate/strong winds, and water shortages. Future housing development would be required to comply with applicable building and fire safety regulations required for the design of new housing and emergency access. Thus, compliance with the Arcadia MC would ensure adequate access issues, including emergency access. As a result, future housing development facilitated by the HEU would not result in inadequate emergency access. Therefore, impacts would be less than significant.

XVIII. Tribal Cultural Resources

Would the Project:

a. Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k), or

b. A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.

Less Than Significant with Mitigation. Pursuant to Government Code §21080.3.2(b) and §21074(a)(1)(A) -(B) (AB 52] the City has provided formal notification to California Native American tribal representatives that have previously requested notification from the City regarding projects within the geographic area traditionally and culturally affiliated with tribe(s). Native American groups may have knowledge about cultural resources in the area and may have concerns about adverse effects from development on tribal cultural resources as defined in PRC §21074. To determine whether there are sensitive or sacred Native American resources on or near that site that could be affected by the HEU, the City also requested the NAHC to perform a Sacred Lands File (SLF) search. The NAHC utilizes the United State Geological Survey (USGS) Geologic Maps as reference for the search. On June 1, 2021, the City received the negative result of the Sacred Lands File (SFL) from the Native American Heritage Commission (NAHC). On June 10, 2021, the City initiated tribal consultation with interested California Native American tribes consistent with Assembly Bill (AB) 52 and Senate Bill (SB) 18. No responses were received from any of the California Native American tribe representatives regarding AB 52 and SB 18.

XIX. Utilities and Service Systems

Would the Project:

a. Require or result in the relocation or construction of new or expanded water, wastewater treatment, or stormwater drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?

Less Than Significant Impact.

Water

The City is the sole provider of water and provides water services to over 50,000 people. The City owns and operates its water distribution system through the Public works Services Department. The Project would not result in direct housing construction but would facilitate and provide a policy framework for future housing development throughout the City. Future housing development facilitated by the HEU would be located in developed areas of the City where water infrastructure already exists. Further, most of the candidate housing sites are developed and include existing connections to the District's system. Accordingly, future housing development facilitated by the HEU is not anticipated to require or result in the relocation or construction of new or expanded water facilities that could cause significant environmental effects. Notwithstanding, all future housing development facilitated by the HEU would be subject to environmental review under CEQA, the City's development review process, and required to adhere to General Plan policies and Arcadia MC regulations. A less than significant impact would occur. Water supply is further discussed in impact discussion (b) below.

Wastewater

Future projects may be required to implement at Water Pollution Prevention Program (SWPPP) to ensure that water quality is not degraded and so that storm water flowing from the site would not exceed wastewater treatment requirements. The Santa Ana Regional Water Quality Control Board (RWQCB) also has requirements. Wastewater from the City is treated by the Whittier Narrows Water Reclamation Plant (WNWRP), the San Jose Creek Water Reclamation Plant (SJCWRP), and the Joint Water Pollution Control Plant (JWPCP), however, the percentage breakdown between these three plants in treating the City's wastewater in unknown. The Los Angeles County Sanitation Districts (LACSD) estimates approximately 69 gallons of wastewater is generated per person per day within LACSD's service area. Based on a 2020 population of 53,998 within the City, the estimated amount of wastewater collected within the City's service area is approximately 3.7 million gallons (MG) per day (or approximately 4,200 AFY).[36] The City is

[36] City of Arcadia. (2021). *Final 2020 Urban Water Management Plan*. Page 6-40 through 6-41. Retrieved from: https://cms9files.revize.com/arcadia/Shape%20Arcadia/Public%20Works%20Services%20Department/Water%20&%20Sewer%20Services/Final%202020%20UWMP.pdf (Accessed November 10, 2021)

expected to be able to accommodate future projects, such as those proposed under the Project. Impacts are less than significant. Wastewater capacity is further discussed in impact (c) below.

Dry Utilities

Southern California Edison (SCE) provides electricity and Southern California Gas Company (SoCal Gas) services gas utilities. Telecommunications service is provided by AT&T.[37] The project would not result in direct housing construction but would facilitate future housing development throughout the City. The housing development facilitated by the HUE would increase the demands for dry utilities. However, the candidate housing sites are located in developed areas of the City that are already served by electric power, natural gas, and telecommunications facilities. Further, most of the candidate housing sites are developed and connect to existing dry utility infrastructure. While future development facilitated by the HEU would increase population within the City and increase service demand, growth projections are consistent with regional and local plans used to guide infrastructure development. All future housing development facilitated by the HEU would be required to meet the mandatory requirements under the City's various programs aimed at ensuring adequate supplies and service infrastructure are available to serve the development. A less than significant impact would occur.

b. Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry, and multiple dry years?

Less Than Significant Impact. According to the 2021 City of Arcadia Urban Water Management Plan (UWMP), the City's per capita water usage rate is approximately 230 gallons per day (gpd).[38] The Project would therefore generate a demand of 3,992,800 gpd or approximately 4,428 acre-feet (AF) of water per year (AFY). This would constitute approximately 32 percent of the current water demand of 13,935 AF.[39] During dry years, City is able to source water from the Raymond Basin Area and the Main Basin Area. As well, the City's diverse water supply (imported water, surface water, and groundwater) is anticipated to provide an adequate water supply through 5 dry years.[40] Because the Project is a required component of Statewide planning efforts, the increased water demands, and supply would be increased as a result. Notwithstanding, all future housing development facilitated by the HEU would be subject to environmental review under

[37] City of Arcadia. (2010). *Arcadia General Plan Update Draft Program EIR*. Page 4.16-1. Retrieved from: https://www.arcadiaca.gov/shape/development_services_department/planning___zoning/general_plan.php#outer-708

[38] City of Arcadia. (2021). *Final 2020 Urban Water Management Plan*. Page 4-13. Retrieved from: https://cms9files.revize.com/arcadia/Shape%20Arcadia/Public%20Works%20Services%20Department/Water%20&%20Sewer%20Services/Final%202020%20UWMP.pdf (Accessed November 10, 2021)

[39] City of Arcadia. (2020). City of Arcadia 2020 Urban Water Management Plan. Retrieved from: https://www.arcadiaca.gov/Shape%20Arcadia/Public%20Works%20Services%20Department/Water%20&%20Sewer%20Services/Final%202020%20UWMP.pdf Accessed October 12, 2021

[40] City of Arcadia. (2021). *Final 2020 Urban Water Management Plan*. Page 7-6. Retrieved from: https://cms9files.revize.com/arcadia/Shape%20Arcadia/Public%20Works%20Services%20Department/Water%20&%20Sewer%20Services/Final%202020%20UWMP.pdf (Accessed November 10, 2021)

CEQA, the City's development review process, and required to adhere to General Plan policies and Arcadia MC regulations. A less than significant impact would occur.

Stormwater

Implementation of future projects will likely require the construction of storm drainages to tie into existing stormwater drainage facilities within existing rights-of-way. Water discharged from the site will not negatively affect off-site or downstream flows. See Hydrology and Water Quality Impact (a) for further discussion. Impacts are to be considered less than significant.

c. Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project projected demand in addition to the provider's existing commitments?

Less Than Significant Impact. The City is served by the Whittier Narrows Water Reclamation Plant (WNWRP), the San Jose Creek Water Reclamation Plant (SJCWRP), and the Joint Water Pollution Control Plant (JWPCP), however, the percentage breakdown between these three plants in treating the City's wastewater in unknown. LACSD estimates approximately 69 gallons of wastewater is generated per person per day within LACSD's service area. Based on a 2020 population of 53,998 within the City, the estimated amount of wastewater collected within the City's service area is approximately 3.7 million gallons (MG) per day (or approximately 4,200 AFY).[41]

Future housing development under the HEU would be subject to discretionary permits and required to adhere to all federal, State, and local requirements related to wastewater treatment during construction and operations, including the City's Sewer System guidelines (Arcadia MC Chapter 4) and required construction permits. Considering these requirements, and the available capacity discussed above, the project would not result in a determination by the wastewater treatment provider that it has inadequate capacity to serve the project's projected demand in addition to the provider's existing commitments. No new expansions of infrastructure facilities are required, and impacts would be less than significant. No direct physical impact to the environment would occur.

d. Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?

Less Than Significant Impact. Trash and recycling services are provided by multiple companies within the City. Solid waste generated during construction activities typically includes demolition of existing on-site structures, vegetation clearing, and grading would generate solid waste. Such waste would be source separated on-site for reuse, recycling, or proper disposal. The nearest

[41] City of Arcadia. (2021). *Final 2020 Urban Water Management Plan*. Page 6-40 through 6-41. Retrieved from: https://cms9files.revize.com/arcadia/Shape%20Arcadia/Public%20Works%20Services%20Department/Water%20&%20Sewer%20Services/Final%202020%20UWMP.pdf (Accessed November 10, 2021)

landfill to the City is the Puente Hills Landfill and Materials Recovery Facility (MRF). However, this facility is currently closed. The next nearest facility is the Scholl Canyon Landfill, approximately 6.9 miles west of the City.

Under the Project, it is not expected that future projects will lead to inadequate landfill capacity at the Scholl Canyon Landfill, which has a daily capacity of 3,400 tons per day. The landfill has the capacity for 58.9 million cubic yards and has an operational life through 2030.[42] Solid waste generated at future housing developments facilitated by the HEU would represent a nominal increase in disposal rates. Existing landfill capacity would be sufficient to serve future development within the City.

Further, AB 341 requires Cities and Counties to implement recycling programs, reduce refuse at the source, and compost waste to achieve the established 75 percent diversion of solid waste from landfills. Waste disposal is handled by multiple franchised waste haulers within the City. For future development, the City, in conjunction with those approved waste haulers, would perform outreach, education and monitoring pursuant to this regulation.

Future housing development facilitated by the HEU would be subject to the City's development review process, which may include discretionary permit review and approval; as well as environmental review under CEQA, and be required to adhere to all federal, State, and local requirements for solid waste reduction and recycling. Considering these requirements, the HEU implementation would not generate solid waste in excess of State or local standards, or in excess of local infrastructure's capacity. Therefore, impacts would be less than significant.

e. Comply with federal, State, and local management and reduction statutes and regulations related to solid waste?

Less Than Significant Impact. State, County, and local agencies with regulatory authority related to solid waste include the California Department of Resources Recycling and Recovery (CalRecycle) and the City. Regulations specifically applicable to the proposed project include the California Integrated Waste Management Act of 1989 (AB 939), Section 4.408 of the CalGreen Code, and SB 341, which requires multi-family residential development and commercial uses to implement recycling programs.

The Integrated Waste Management Act, which requires every City and County in the State to prepare a Source Reduction and Recycling Element (SRRE) to its Solid Waste Management Plan, identifies how each jurisdiction will meet the State's mandatory waste diversion goal of 50 percent by and after the year 2000. The diversion goal has been increased to 75 percent by 2020 by SB 341.

[42] CalRecycle. (2011). SWIS Facility/Site Activity Details Scholl Canyon Landfill (19-AA-0012). Retrieved from: https://www2.calrecycle.ca.gov/SolidWaste/SiteActivity/Details/3531?siteID=1000 Accessed October 12, 2021

The 2019 CalGreen Code Section 4.408 requires preparation of a Construction Waste Management Plan that outlines ways in which the contractor would recycle and/or salvage for reuse a minimum of 65 percent of the nonhazardous construction and demolition debris. As previously noted, the project would not result in direct housing construction, but would facilitate future housing development. During the construction phase of future housing development, projects would comply with the CalGreen Code through the recycling and reuse of at least 65 percent of the nonhazardous construction and demolition debris from the project site. No conflict with statutes and regulations related to solid waste would occur.

XX. Wildfire

Would the Project:

a. Substantially impair an adopted emergency response plan or emergency evacuation plan?

Less Than Significant Impact. Undeveloped Areas are more likely to be high fire risk areas. Infill development will be proposed and prioritized through the housing element. These areas are in developed areas which reduces risk for wildland fire in the wildland urban interface. It is unlikely that emergency services traveling from the city to undeveloped areas and edges of the city will be impeded by construction activities or increased traffic created as a result of residential development under the housing element.

According to CalFire Fire Hazard Severity Zone Map[43], most candidate housing sites, except those in the northernmost portion of the City, are not within a State responsibility area or a Very High Fire Hazard Severity Zone. However, future developments facilitated by the Project would be required to continue assessing potential fire risks associated with their individual developments. The established permitting process will assist future developers in further identifying any potential construction barriers or obstructions in the rights of way and paths for emergency access. Future developments may require the creation of a traffic control plan which will mitigate any concerns related to impeding emergency access. Fire prevention measures are also included in Goal S-3 of the Arcadia GP.

Furthermore, future development facilitated by the HEU would be subject to discretionary permits and required to meet the mandatory requirements related to the prevention of wildfire impacts. All future housing development would be required to comply with e CFC and CBC. As a result, HEU implementation would not substantially impair an adopted local or county-wide emergency response or evacuation plan. Therefore, impacts would be less than significant.

b. Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from wildlife or the uncontrolled spread of a wildfire?

Less Than Significant Impact. To further minimize risk from wildfire, future development on the candidate housing sites in high hazard severity zones are required to adhere to the 2019 California Fire Code, Title 24, Part 9, §304.1.2, which States the following:

- "Any person that owns, leases, controls, operates, or maintains any building or structure in, upon, or adjoining any mountainous area or forest-covered lands, brush covered lands,

[43] California Department of Forestry and Fire Protection, California Fire Hazard Severity Zone Viewer Available at: https://gis.data.ca.gov/datasets/789d5286736248f69c4515c04f58f414, Accessed February 5, 2021.

or grass-covered lands, or any land which is covered with flammable material, shall at all times do all of the following:"

- Maintain around and adjacent to such building or structure a firebreak made by removing and clearing away, for a distance of not less than 30 feet on each side thereof or to the property line, whichever is nearer, all flammable vegetation or other combustible growth. This section does not apply to single specimens of trees, ornamental shrubbery, or similar plants which are used as ground cover, if they do not form a means of rapidly transmitting fire from the native growth to any building or structure.
- Maintain around and adjacent to any such building or structure additional fire protection or firebreak made by removing all bush, flammable vegetation, or combustible growth which is located from 30 feet to 100 feet from such building or structure or to the property line, whichever is nearer, as may be required by the enforcing agency if he finds that, because of extra hazardous conditions, a firebreak of only 30 feet around such building or structure is not sufficient to provide reasonable fire safety. Grass and other vegetation located more than 30 feet from such building or structure and less than 18 inches in height above the ground may be maintained where necessary to stabilize the soil and prevent erosion.
- Remove that portion of any tree which extends within 10 feet of the outlet of any chimney or stovepipe.
- Cut and remove all dead or dying portions of trees located adjacent to or overhanging any building.
- Maintain the roof of any structure free of leaves, needles, or other dead vegetative growth.
- Provide and maintain at all times a screen over the outlet of every chimney or stovepipe that is attached to any fireplace, stove, or other device that burns any solid or liquid fuel. The screen shall be constructed of nonflammable material with openings of not more than 0.5 inch in size.
- Hazardous vegetation and fuels around all applicable buildings and structures shall be maintained in accordance with applicable regulations.[44]

[44] California Office of Administrative Law (2019). *2019 California Fire Code, Title 24, Part 9, §304.1.2*. Retrieved from https://codes.iccsafe.org/content/CFC2019P4/chapter-3-general-requirements. Accessed on August 25, 20201.

Future development facilitated by the Project would be required to adhere to all applicable fire prevention requirements and regulations, including California Fire Code requirement and would result in less than significant impacts.

c. Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water resources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?

Less Than Significant Impact. As previously noted, the project would not result in direct housing construction but would facilitate future housing development. The need for installation and maintenance of new infrastructure (such as roads, fuel breaks, emergency water resources, power lines, or other utilities) would be evaluated as part of the discretionary development permit review process. It is anticipated that future housing development facilitated by the Project would be served by the extension of existing utility infrastructure located primarily in existing rights-of-way, because of the predominately developed nature of the City. Through compliance with applicable development regulations in the case of future development, impacts are anticipated to be less than significant, and no mitigation is required.

d. Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?

Less Than Significant Impact. As previously noted, the project would not result in direct housing construction, but would facilitate future housing development. According to the California Geological Survey, The City does not contain any areas identified as having a severe potential for landslides.[45] As well, as Stated in Geology and Soils Impact (a)(iv), The Project candidate housing focus areas are relatively flat and not within an area susceptible to landslides. Adherence to State and City codes, and emergency and evacuation plans set by the City and the County of San Bernardino would prevent impacts to people or structures from risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes. Therefore, impacts would be less than significant.

[45] California Geological Survey, Geologic Hazards Data and Maps Data Viewer. Available at https://maps.conservation.ca.gov/geologichazards/, Accessed October 12, 2021

XXI. Mandatory Findings of Significance

Would the Project:

a. Have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number, or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?

Less Than Significant Impact. On the basis of the foregoing analysis, the proposed project does not have the potential to significantly degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten or eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory. All future housing development facilitated by the HEU would be subject to the City's development review process and required to adhere to all federal, State, and local requirements. The HEU would not result in any direct environmental impacts that would substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory. Impacts are less than significant.

b. Have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of the past projects, the effects of other current projects, and the effects of probable future projects.)

Less than Significant Impact. State CEQA Guidelines §15065(a)(3) defines "cumulatively considerable as times when "the incremental effects of an individual project are significant when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects." This document provides a programmatic analysis of the effects of the proposed HEU and the future housing development facilitated by its implementation.

The project would not result in direct housing construction but would facilitate and provide a policy framework for future housing development throughout the City. Future housing development facilitated by the HEU would occur as market conditions allow and at the discretion of the individual property owners; be subject to the City's development review process; be

subject to environmental review under CEQA; and does not propose changes to current land use designations and zoning. Based on these factors, and since all future housing development facilitated by the HEU would be subject to the City's development review process, the project would not result in environmental effects, which are individually limited, but cumulatively considerable.

c. Have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?

Less Than Significant Impact. There are no known substantial adverse effects on human beings that would be caused by the proposed project. The project would facilitate future housing development throughout the City but would not result in direct housing construction. The HEU provides capacity for future housing development consistent with State Housing law. The candidate housing sites are dispersed throughout the community to minimize the potential for adverse environmental impacts. The provision of additional housing in the City is intended to create adequate housing availability at all income levels. The creation of more economically and socially diversified housing choices is a goal of the HEU and is intended to provide new housing opportunities for low-income households. Implementation of the HEU would provide additional housing options for a variety of income levels, as allocated by RHNA.

XXII. References

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CITY OF ARCADIA 6TH CYCLE HOUSING ELEMENT UPDATE – INVENTORY OF CANDIDATE HOUSING SITES

Multiple candidate sites were identified throughout the City which were found to be suitable to accommodate future development in order to meet the City's Regional Housing Needs Assessment (RHNA) allocation. These candidate sites are chosen based on their ability to accommodate very low, low, moderate, and above moderate income housing sites.

ID	APN	Existing Zoning	Existing General Plan Land Use	Vacancy	Existing Units	Gross Acreage	HCD Sizing Criteria	Existing Zone Density (Assumed)	Rezoned Density (Assumed)	Inventory Category	Potential Rezoned Unit Yield	Assumed Net Yield	LVL	Mod	Above Mod
15	5773-010-901	DMU	DMU	No	0	0.36	No	64	N/A	**Pipeline Project**	**N/A**	**139**	**0**	**0**	**139**
19	5773-010-007	CBD	C 1.0	No	0	0.51	Yes	64	N/A	**Pipeline Project**	**N/A**				
3	5773-010-008	CBD	C 1.0	No	0	0.14	No	64	N/A	**Pipeline Project**	**N/A**				
4	5773-010-018	DMU	DMU	No	0	0.18	No	64	N/A	**Pipeline Project**	**N/A**				
6	5773-010-019	DMU	DMU	No	0	0.18	No	64	N/A	**Pipeline Project**	**N/A**				
7	5773-010-020	DMU	DMU	No	0	0.19	No	64	N/A	**Pipeline Project**	**N/A**				
26	5776-001-012	C-G	C	No	0	2.821949019	Yes	0	N/A	Pipeline Project	**N/A**	80	0	80	0
17	5775-022-032	DMU	DMU	Yes	0	0.38	No	64	N/A	Pipeline Project	**N/A**	22	0	0	22
21	5783-002-013	R-3	HDR	No	1	0.68	Yes	24	N/A	Pipeline Project	**N/A**	12	0	0	13

Appendix A

ID	APN	Existing Zoning	Existing General Plan Land Use	Vacancy	Existing Units	Gross Acreage	HCD Sizing Criteria	Existing Zone Density (Assumed)	Rezoned Density (Assumed)	Inventory Category	Potential Rezoned Unit Yield	Assumed Net Yield	LVL	Mod	Above Mod
20	5788-020-015	R-2	MDR	No	0	0.66	Yes	12	N/A	Pipeline Project	**N/A**	33	0	0	33
25	5788-020-029	R-2	MDR	No	0	2.23	Yes	12	N/A	Pipeline Project	**N/A**				
10	8573-024-005	MU	MU	Yes	0	0.21	No	24	N/A	Pipeline Project	**N/A**	12	0	0	12
9	8573-024-006	MU	MU	Yes	0	0.20	No	24	N/A	Pipeline Project	**N/A**				
1	5775-025-033	CBD	C 1.0	No	2	0.05	No	64	N/A	Pipeline Project	**N/A**	157	0	0	157
2	5775-025-034	CBD	C 1.0	No	0	0.11	No	64	N/A	Pipeline Project	**N/A**				
11	5775-025-038	CBD	C 1.0	No	1	0.22	No	64	N/A	Pipeline Project	**N/A**				
12	5775-025-032	CBD	C 1.0	No	0	0.23	No	64	N/A	Pipeline Project	**N/A**				
16	5775-025-031	CBD	C 1.0	No	0	0.37	No	64	N/A	Pipeline Project	**N/A**				
22	5775-025-029	CBD	C 1.0	No	0	1.14	Yes	64	N/A	Pipeline Project	**N/A**				
23	5775-025-037	DMU	DMU	No	0	1.67	Yes	64	N/A	Pipeline Project	**N/A**				
13	5772-002-001	R-3	HDR	No	4	0.34	No	24	N/A	Pipeline Project	**N/A**	2	0	0	6
8	5779-012-030	R-3	HDR	No	2	0.19	No	24	N/A	Pipeline Project	**N/A**	2	0	0	4
5	5779-010-010	R-3	HDR	No	1	0.18	No	24	N/A	Pipeline Project	**N/A**	2	0	0	3
18	5778-010-017	R-3	HDR	No	2	0.48	No	24	40	Pipeline Project	N/A	9	0	0	10

Appendix A

ID	APN	Existing Zoning	Existing General Plan Land Use	Vacancy	Existing Units	Gross Acreage	HCD Sizing Criteria	Existing Zone Density (Assumed)	Rezoned Density (Assumed)	Inventory Category	Potential Rezoned Unit Yield	Assumed Net Yield	LVL	Mod	Above Mod
14	5779-019-007	R-2	MDR	No	3	0.36	No	12	N/A	Pipeline Project	**N/A**	**1**	**0**	**0**	8
24	5773-006-036	DMU	DMU	No	0	2.18	Yes	64	80	Pipeline Project	N/A	319	26	0	293
27	5777-038-012	C-G	C	No	0	4.78	Yes	0	30	Pipeline Project	N/A	297	0	0	297
28	5777-038-014	C-G	C	No	0	6.74	Yes	0	30	Pipeline Project	N/A				
29	5773-014-037	CBD	C 1.0	No	2	0.51	Yes	64	N/A	Propensity	**32**	**30**	8	3	19
30	5773-007-038	DMU	DMU	No	2	0.51	Yes	64	N/A	Propensity	**32**	30	8	3	19
31	5773-013-034	CBD	C 1.0	No	0	0.52	Yes	64	N/A	Propensity	**32**	**32**	8	3	21
32	5773-012-023	DMU	DMU	No	0	0.54	Yes	64	N/A	Propensity	**34**	34	9	3	22
33	5773-011-062	DMU	DMU	No	0	0.54	Yes	64	N/A	Propensity	**34**	**34**	9	3	22
34	5773-006-053	DMU	DMU	No	0	0.57	Yes	64	N/A	Propensity	**36**	36	9	4	23
35	5773-014-038	CBD	C 1.0	No	0	0.58	Yes	64	N/A	Propensity	**36**	**36**	9	4	23

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ID	APN	Existing Zoning	Existing General Plan Land Use	Vacancy	Existing Units	Gross Acreage	HCD Sizing Criteria	Existing Zone Density (Assumed)	Rezoned Density (Assumed)	Inventory Category	Potential Rezoned Unit Yield	Assumed Net Yield	LVL	Mod	Above Mod
36	5773-013-018	CBD	C 1.0	No	0	0.58	Yes	64	N/A	Propensity	**37**	37	9	4	24
37	5773-012-022	CBD	C 1.0	No	0	0.59	Yes	64	N/A	Propensity	**37**	**37**	9	4	24
38	5775-022-035	DMU	DMU	No	0	0.61	Yes	64	N/A	Propensity	**38**	38	10	4	24
39	5775-022-031	DMU	DMU	No	1	0.62	Yes	64	N/A	Propensity	**39**	**38**	10	4	24
40	5773-006-907	DMU	DMU	No	0	0.66	Yes	64	N/A	Propensity	**42**	42	11	4	27
41	5773-006-065	DMU	C 1.0	No	0	0.72	Yes	64	N/A	Propensity	**46**	**46**	12	5	29
42	5773-007-036	DMU	DMU	No	0	0.73	Yes	64	N/A	Propensity	**46**	46	12	5	29
43	5773-006-067	DMU	DMU	No	0	0.74	Yes	64	N/A	Propensity	**47**	**47**	12	5	30
44	5773-006-929	DMU	DMU	No	0	0.79	Yes	64	N/A	Propensity	**50**	50	13	5	32

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ID	APN	Existing Zoning	Existing General Plan Land Use	Vacancy	Existing Units	Gross Acreage	HCD Sizing Criteria	Existing Zone Density (Assumed)	Rezoned Density (Assumed)	Inventory Category	Potential Rezoned Unit Yield	Assumed Net Yield	LVL	Mod	Above Mod
45	5775-022-805	DMU	DMU	No	0	0.87	Yes	64	N/A	Propensity	**55**	**55**	14	6	35
46	5773-007-033	DMU	DMU	No	0	0.90	Yes	64	N/A	Propensity	**57**	57	14	6	37
47	5773-006-068	DMU	DMU	No	0	0.94	Yes	64	N/A	Propensity	**60**	**60**	15	6	39
49	5773-014-051	CBD	C 1.0	No	1	1.15	Yes	64	N/A	Propensity	**73**	72	18	7	47
50	5773-006-064	DMU	DMU	No	0	1.22	Yes	64	N/A	Propensity	**77**	**77**	19	8	50
51	5773-011-036	DMU	DMU	No	0	1.22	Yes	64	N/A	Propensity	**77**	77	19	8	50
52	5773-012-901	DMU	DMU	No	0	1.26	Yes	64	N/A	Propensity	**80**	**80**	20	8	52
332	5773-005-034	C-G	C 1.0	Yes	0	0.52	Yes	0	64	Focus Area	**33**	33	8	3	22
333	5775-022-049	SP-AP	C 1.0	No	0	0.55	Yes		64	Focus Area	**35**	**35**	9	4	22
334	5773-015-053	C-G	C	No	0	0.63	Yes	0	64	Focus Area	**40**	40	10	4	26
335	5775-022-047	SP-AP	C 1.0	No	0	0.68	Yes		64	Focus Area	**43**	**43**	11	4	28

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ID	APN	Existing Zoning	Existing General Plan Land Use	Vacancy	Existing Units	Gross Acreage	HCD Sizing Criteria	Existing Zone Density (Assumed)	Rezoned Density (Assumed)	Inventory Category	Potential Rezoned Unit Yield	Assumed Net Yield	LVL	Mod	Above Mod
336	5773-015-054	C-G	C	No	0	0.75	Yes	0	64	Focus Area	**48**	48	12	5	31
337	5773-015-049	C-G	C	No	0	0.76	Yes	0	64	Focus Area	**48**	**48**	12	5	31
338	5773-008-014	C-G	C	No	0	0.81	Yes	0	64	Focus Area	**52**	52	13	5	34
339	5773-008-013	C-G	C	No	0	0.83	Yes	0	64	Focus Area	**52**	**52**	13	5	34
340	5773-009-065	C-G	C	No	0	0.89	Yes	0	64	Focus Area	**57**	57	14	6	37
341	5775-022-045	C-G	C 1.0	No	0	0.93	Yes	0	64	Focus Area	**59**	**59**	15	6	38
342	5773-008-012	C-G	C	Yes	0	0.96	Yes	0	64	Focus Area	**61**	61	15	6	40
343	5775-022-046	C-M	C 1.0	No	0	0.98	Yes	0	64	Focus Area	**62**	**62**	16	6	40

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ID	APN	Existing Zoning	Existing General Plan Land Use	Vacancy	Existing Units	Gross Acreage	HCD Sizing Criteria	Existing Zone Density (Assumed)	Rezoned Density (Assumed)	Inventory Category	Potential Rezoned Unit Yield	Assumed Net Yield	LVL	Mod	Above Mod
345	5773-015-052	C-G	C	No	0	1.21	Yes	0	64	Focus Area	**77**	77	19	8	50
346	5773-009-070	C-G	C	No	0	1.34	Yes	0	64	Focus Area	**85**	**85**	21	9	55
347	5773-009-081	C-G	C	No	0	1.35	Yes	0	64	Focus Area	**86**	86	22	9	55
348	5773-009-080	C-G	C	No	0	1.65	Yes	0	64	Focus Area	**105**	**105**	26	11	68
349	5773-009-062	C-G	C	No	0	2.07	Yes	0	64	Focus Area	**132**	132	33	13	86
350	5773-015-026	C-G	C	No	0	2.24	Yes	0	64	Focus Area	**143**	**143**	36	14	93
351	5773-008-011	C-G	C	No	0	2.34	Yes	0	64	Focus Area	**149**	149	37	15	97
352	5773-009-064	C-G	C	No	0	3.23	Yes	0	64	Focus Area	**206**	**206**	52	21	133

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353	5773-009-082	C-G	C	No	0	3.74	Yes	0	64	Focus Area	**239**	239	60	24	155
354	5773-009-069	C-G	C	No	0	3.75	Yes	0	64	Focus Area	**239**	**239**	60	24	155
355	5773-015-055	C-G	C	No	0	5.18	Yes	0	64	Focus Area	**331**	331	83	33	215
392	5775-022-012	C-M	C 1.0	No	0	0.08	No	0	64	Focus Area	**5**	**5**	1	1	3
400	5773-002-059	C-G	C 1.0	No	0	0.17	No	0	64	Focus Area	**10**	10	3	1	6
426	5775-022-003	C-M	C 1.0	No	0	0.19	No	0	64	Focus Area	**12**	**12**	3	1	8
430	5773-005-033	C-M	C 1.0	No	0	0.21	No	0	64	Focus Area	**13**	13	3	1	9
433	5775-022-042	C-M	C 1.0	No	0	0.26	No	0	64	Focus Area	**16**	**16**	4	2	10

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436	5773-002-058	C-G	C 1.0	No	0	0.35	No	0	64	Focus Area	**22**	22	6	2	14
442	5775-022-026	C-G	C 1.0	No	0	0.39	No	0	64	Focus Area	**24**	**24**	6	2	16
444	5775-022-048	SP-AP	C 1.0	No	1	0.43	No	0	64	Focus Area	**27**	26	7	3	16
330	5773-004-028	C-M	C	No	0	0.52	Yes	0	64	Focus Area	**33**	**33**	8	3	22
331	5773-008-003	C-M	C	No	0	2.16	Yes	0	64	Focus Area	**138**	138	35	14	89
391	5773-004-021	C-M	C	No	0	0.06	No	0	64	Focus Area	**3**	**3**	1	0	2
393	5773-004-801	C-M	C	No	0	0.10	No	0	64	Focus Area	**6**	6	2	1	3
394	5773-004-022	C-M	C	No	1	0.12	No	0	64	Focus Area	**7**	**6**	2	1	3

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395	5773-004-023	DMU	DMU	No	0	0.14	No	64	64	Focus Area	**8**	8	2	1	5
396	5773-004-029	DMU	DMU	No	0	0.14	No	64	64	Focus Area	**9**	**9**	2	1	6
397	5773-004-025	DMU	DMU	No	0	0.15	No	64	64	Focus Area	**9**	9	2	1	6
398	5773-004-803	C-M	C	No	0	0.15	No	0	64	Focus Area	**9**	**9**	2	1	6
399	5773-005-010	DMU	DMU	No	0	0.16	No	64	64	Focus Area	**10**	10	3	1	6
401	5773-004-015	C-M	C	No	1	0.17	No	0	64	Focus Area	**10**	**9**	2	1	6
402	5773-005-009	DMU	DMU	No	0	0.17	No	64	64	Focus Area	**10**	10	3	1	6
403	5773-004-808	C-M	C	No	0	0.17	No	0	64	Focus Area	**11**	**11**	3	1	7

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404	5773-005-008	DMU	DMU	No	0	0.17	No	64	64	Focus Area	**11**	11	3	1	7
405	5773-005-011	C-M	C	No	0	0.18	No	0	64	Focus Area	**11**	**11**	3	1	7
406	5773-004-013	C-M	C	No	1	0.18	No	0	64	Focus Area	**11**	10	3	1	6
407	5773-004-018	C-M	C	No	0	0.18	No	0	64	Focus Area	**11**	**11**	3	1	7
408	5773-004-002	DMU	DMU	No	0	0.18	No	64	64	Focus Area	**11**	11	3	1	7
409	5773-004-014	C-M	C	No	2	0.18	No	0	64	Focus Area	**11**	**9**	2	1	6
410	5773-005-014	C-M	C	No	0	0.18	No	0	64	Focus Area	**11**	11	3	1	7
411	5773-005-015	C-M	C	No	0	0.18	No	0	64	Focus Area	**11**	**11**	3	1	7

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412	5773-005-016	C-M	C	No	0	0.18	No	0	64	Focus Area	**11**	11	3	1	7
413	5773-005-007	DMU	DMU	Yes	0	0.18	No	64	64	Focus Area	**11**	**11**	3	1	7
414	5773-004-010	C-M	C	No	0	0.18	No	0	64	Focus Area	**11**	11	3	1	7
415	5773-004-008	C-M	C	No	0	0.18	No	0	64	Focus Area	**11**	**11**	3	1	7
416	5773-004-807	C-M	C	No	0	0.18	No	0	64	Focus Area	**11**	11	3	1	7
417	5773-004-012	C-M	C	No	0	0.18	No	0	64	Focus Area	**11**	**11**	3	1	7
418	5773-004-005	C-M	C	No	6	0.18	No	0	64	Focus Area	**11**	5	1	1	3
419	5773-004-003	C-M	C	No	0	0.18	No	0	64	Focus Area	**11**	**11**	3	1	7

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420	5773-005-004	C-M	C	No	0	0.18	No	0	64	Focus Area	**11**	11	3	1	7
421	5773-005-025	C-M	C	No	0	0.18	No	0	64	Focus Area	**11**	**11**	3	1	7
422	5773-004-001	DMU	DMU	No	0	0.19	No	64	64	Focus Area	**11**	11	3	1	7
423	5773-004-004	C-M	C	No	0	0.19	No	0	64	Focus Area	**11**	**11**	3	1	7
424	5773-004-024	DMU	DMU	No	0	0.19	No	64	64	Focus Area	**11**	11	3	1	7
425	5773-004-011	C-M	C	No	1	0.19	No	0	64	Focus Area	**12**	**11**	3	1	7
427	5773-004-802	C-M	C	No	0	0.19	No	0	64	Focus Area	**12**	12	3	1	8
428	5773-004-009	C-M	C	No	4	0.20	No	0	64	Focus Area	**12**	**8**	2	1	5

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429	5773-005-020	C-M	C	No	0	0.21	No	0	64	Focus Area	**13**	13	3	1	9
431	5773-005-021	C-M	C	No	0	0.21	No	0	64	Focus Area	**13**	**13**	3	1	9
432	5773-005-031	C-M	C	No	0	0.26	No	0	64	Focus Area	**16**	16	4	2	10
434	5773-005-032	C-M	C	No	0	0.29	No	0	64	Focus Area	**18**	**18**	5	2	11
435	5773-005-006	DMU	DMU	No	0	0.34	No	64	64	Focus Area	**21**	21	5	2	14
437	5773-004-027	C-M	C	No	0	0.35	No	0	64	Focus Area	**22**	**22**	6	2	14
438	5773-005-023	C-M	C	No	0	0.36	No	0	64	Focus Area	**22**	22	6	2	14
439	5773-005-024	C-M	C	No	0	0.36	No	0	64	Focus Area	**23**	**23**	6	2	15

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440	5773-005-005	C-M	C	No	0	0.37	No	0	64	Focus Area	**23**	23	6	2	15
441	5773-004-026	C-M	C	No	0	0.38	No	0	64	Focus Area	**24**	**24**	6	2	16
443	5773-004-811	C-M	C	No	0	0.42	No	0	64	Focus Area	**27**	27	7	3	17
445	5773-004-810	C-M	C	No	0	0.45	No	0	64	Focus Area	**28**	**28**	7	3	18
773	5773-002-004	C-M	C	No	0	0.17	No	0	64		**11**	**11**	3	1	7
774	5773-002-005	C-M	C	No	0	0.17	No	0	64		**11**	**11**	3	1	7
775	5773-002-006	C-M	C	No	7	0.17	No	0	64		**11**	**4**	1	0	3
776	5773-002-009	C-M	C	No	7	0.17	No	0	64		**11**	**4**	1	0	3

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777	5773-002-010	C-M	C	No	4	0.17	No	0	64		**11**	**7**	2	1	4
778	5773-002-011	C-M	C	No	4	0.17	No	0	64		**11**	**7**	2	1	4
779	5773-002-012	C-M	C	No	0	0.17	No	0	64		**11**	**11**	3	1	7
780	5773-002-013	C-M	C	No	7	0.17	No	0	64		**11**	**4**	1	0	3
781	5773-002-017	C-M	C	No	2	0.17	No	0	64		**11**	**9**	2	1	6
782	5773-002-035	C-M	C	No	0	0.50	No	0	64		**31**	**31**	8	3	20
783	5773-002-052	C-M	C	No	0	0.35	No	0	64		**22**	**22**	6	2	14
784	5773-003-003	C-M	C	No	1	0.16	No	0	64		**10**	**9**	2	1	6

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785	5773-003-004	C-M	C	No	0	0.17	No	0	64		**10**	**10**	3	1	6
786	5773-003-005	C-M	C	No	0	0.18	No	0	64		**11**	**11**	3	1	7
787	5773-003-009	C-M	C	No	0	0.18	No	0	64		**11**	**11**	3	1	7
788	5773-003-012	C-M	C	No	3	0.18	No	0	64		**11**	**8**	2	1	5
789	5773-003-013	C-M	C	No	1	0.18	No	0	64		**11**	**10**	3	1	6
790	5773-003-014	C-M	C	No	0	0.18	No	0	64		**11**	**11**	3	1	7
791	5773-003-015	C-M	C	No	1	0.18	No	0	64		**11**	**10**	3	1	6
792	5773-003-016	C-M	C	No	2	0.16	No	0	64		**9**	**7**	2	1	4

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793	5773-003-029	C-M	C	No	0	0.16	No	0	64		**9**	**9**	2	1	6
794	5773-003-034	C-M	C	No	0	0.19	No	0	64		**11**	**11**	3	1	7
795	5773-003-035	C-M	C	No	0	0.20	No	0	64		**13**	**13**	3	1	9
796	5773-003-036	C-M	C	No	0	0.54	No	0	64		**34**	**34**	9	3	22
797	5773-003-037	C-M	C	No	0	0.35	No	0	64		**22**	**22**	6	2	14
356	8573-024-030	MU	MU	No	0	0.51	Yes	24	40	Focus Area	**20**	20	5	2	13
357	5773-019-025	MU	MU	No	0	0.54	Yes	24	40	Focus Area	**21**	**21**	5	2	14
358	8573-023-009	MU	MU	No	0	0.56	Yes	24	40	Focus Area	**22**	22	6	2	14

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359	5779-009-068	MU	MU	No	0	0.56	Yes	24	40	Focus Area	**22**	**22**	6	2	14
360	5789-028-024	MU	MU	No	0	0.56	Yes	24	40	Focus Area	**22**	22	6	2	14
361	5779-017-027	MU	MU	No	0	0.59	Yes	24	40	Focus Area	**23**	**23**	6	2	15
362	8572-002-005	MU	MU	No	0	0.97	Yes	24	40	Focus Area	**38**	38	10	4	24
363	8572-001-022	MU	MU	No	0	0.99	Yes	24	40	Focus Area	**39**	**39**	10	4	25
364	8572-002-900	MU	MU	No	0	1.05	Yes	24	40	Focus Area	**42**	42	11	4	27
365	8572-001-027	MU	MU	No	1	1.10	Yes	24	40	Focus Area	**44**	**43**	11	4	28
366	8572-001-029	MU	MU	No	0	1.36	Yes	24	40	Focus Area	**54**	54	14	5	35

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ID	APN	Existing Zoning	Existing General Plan Land Use	Vacancy	Existing Units	Gross Acreage	HCD Sizing Criteria	Existing Zone Density (Assumed)	Rezoned Density (Assumed)	Inventory Category	Potential Rezoned Unit Yield	Assumed Net Yield	LVL	Mod	Above Mod
368	8572-001-030	MU	MU	No	0	1.97	Yes	24	40	Focus Area	**78**	**78**	20	8	50
369	8573-023-020	MU	MU	No	0	2.55	Yes	24	40	Focus Area	**101**	101	25	10	66
370	8572-002-010	MU	MU	No	0	3.94	Yes	24	40	Focus Area	**157**	**157**	39	16	102
450	5773-017-004	MU	MU	No	0	0.08	No	40	40	Focus Area	**3**	3	1	0	2
451	5779-010-003	MU	MU	No	0	0.08	No	40	40	Focus Area	**3**	**3**	1	0	2
452	5773-018-014	MU	MU	No	0	0.08	No	40	40	Focus Area	**3**	3	1	0	2
453	5779-013-011	MU	MU	No	0	0.09	No	40	40	Focus Area	**3**	**3**	1	0	2
454	5779-013-010	MU	MU	No	0	0.09	No	40	40	Focus Area	**3**	3	1	0	2

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455	5773-017-003	MU	MU	No	0	0.09	No	40	40	Focus Area	**3**	**3**	1	0	2
456	5773-019-009	MU	MU	No	0	0.09	No	40	40	Focus Area	**3**	3	1	0	2
457	5779-010-002	MU	MU	No	0	0.10	No	40	40	Focus Area	**3**	**3**	1	0	2
458	5773-018-015	MU	MU	No	0	0.10	No	40	40	Focus Area	**4**	4	1	0	3
459	5773-017-002	MU	MU	No	0	0.10	No	40	40	Focus Area	**4**	**4**	1	0	3
460	5779-013-012	MU	MU	No	0	0.12	No	40	40	Focus Area	**4**	4	1	0	3
461	5779-014-021	MU	MU	No	1	0.14	No	40	40	Focus Area	**5**	**4**	1	0	3
462	5779-013-072	MU	MU	No	0	0.14	No	40	40	Focus Area	**5**	5	1	1	3
463	5779-016-004	MU	MU	No	0	0.14	No	40	40	Focus Area	**5**	**5**	1	1	3

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464	5779-016-005	MU	MU	No	0	0.14	No	40	40	Focus Area	**5**	5	1	1	3
466	5773-020-035	MU	MU	No	0	0.14	No	40	40	Focus Area	**5**	**5**	1	1	3
467	5779-014-018	MU	MU	No	0	0.14	No	40	40	Focus Area	**5**	5	1	1	3
469	5789-028-029	MU	MU	No	0	0.15	No	40	40	Focus Area	**5**	**5**	1	1	3
473	5779-003-001	MU	MU	No	0	0.15	No	40	40	Focus Area	**5**	5	1	1	3
475	5773-017-090	MU	MU	No	0	0.15	No	40	40	Focus Area	**6**	**6**	2	1	3
477	5779-014-020	MU	MU	No	1	0.15	No	40	40	Focus Area	**6**	5	1	1	3
478	5779-014-019	MU	MU	No	1	0.15	No	40	40	Focus Area	**6**	**5**	1	1	3
479	5779-003-035	MU	MU	No	0	0.15	No	40	40	Focus Area	**6**	6	2	1	3
480	5779-017-023	MU	MU	Yes	0	0.15	No	40	40	Focus Area	**6**	**6**	2	1	3
482	5773-020-001	MU	MU	No	0	0.15	No	40	40	Focus Area	**6**	6	2	1	3

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483	5779-009-035	MU	MU	No	2	0.16	No	40	40	Focus Area	**6**	**4**	1	0	3
484	5779-016-006	MU	MU	No	1	0.16	No	40	40	Focus Area	**6**	5	1	1	3
485	5773-018-016	MU	MU	No	0	0.16	No	40	40	Focus Area	**6**	**6**	2	1	3
486	5779-011-014	MU	MU	No	1	0.16	No	40	40	Focus Area	**6**	5	1	1	3
487	5779-001-015	MU	MU	No	0	0.16	No	40	40	Focus Area	**6**	**6**	2	1	3
488	5779-001-020	MU	MU	No	0	0.16	No	40	40	Focus Area	**6**	6	2	1	3
489	5773-013-015	MU	MU	No	0	0.17	No	40	40	Focus Area	**6**	**6**	2	1	3
490	5779-003-033	MU	MU	No	0	0.17	No	40	40	Focus Area	**6**	6	2	1	3
491	5779-003-034	MU	MU	No	0	0.17	No	40	40	Focus Area	**6**	**6**	2	1	3

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492	5779-009-036	MU	MU	No	2	0.17	No	40	40	Focus Area	**6**	4	1	0	3
493	5773-017-033	MU	MU	No	0	0.17	No	40	40	Focus Area	**6**	**6**	2	1	3
494	5779-003-002	MU	MU	No	0	0.17	No	40	40	Focus Area	**6**	6	2	1	3
495	5779-003-003	MU	MU	No	0	0.17	No	40	40	Focus Area	**6**	**6**	2	1	3
497	5773-020-003	MU	MU	No	0	0.17	No	40	40	Focus Area	**6**	6	2	1	3
498	5773-020-034	MU	MU	No	0	0.17	No	40	40	Focus Area	**6**	**6**	2	1	3
499	5779-009-034	MU	MU	No	0	0.17	No	40	40	Focus Area	**6**	6	2	1	3
500	5773-020-002	MU	MU	No	0	0.17	No	40	40	Focus Area	**6**	**6**	2	1	3
501	5773-013-017	MU	MU	No	0	0.17	No	40	40	Focus Area	**6**	6	2	1	3

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502	5779-002-002	MU	MU	No	0	0.18	No	40	40	Focus Area	**7**	**7**	2	1	4
503	5779-017-024	MU	MU	No	1	0.18	No	40	40	Focus Area	**7**	6	2	1	3
504	5773-014-001	MU	MU	No	0	0.18	No	40	40	Focus Area	**7**	**7**	2	1	4
505	5773-019-011	MU	MU	No	0	0.18	No	40	40	Focus Area	**7**	7	2	1	4
506	5779-012-015	MU	MU	No	0	0.18	No	40	40	Focus Area	**7**	**7**	2	1	4
507	5779-011-016	MU	MU	No	0	0.18	No	40	40	Focus Area	**7**	7	2	1	4
508	5779-012-016	MU	MU	No	0	0.18	No	40	40	Focus Area	**7**	**7**	2	1	4
509	5779-001-016	MU	MU	No	0	0.18	No	40	40	Focus Area	**7**	7	2	1	4
510	5773-018-012	MU	MU	No	0	0.18	No	40	40	Focus Area	**7**	**7**	2	1	4

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511	5779-011-015	MU	MU	No	0	0.18	No	40	40	Focus Area	**7**	7	2	1	4
512	5773-019-010	MU	MU	No	1	0.18	No	40	40	Focus Area	**7**	**6**	2	1	3
513	5779-012-014	MU	MU	No	1	0.18	No	40	40	Focus Area	**7**	6	2	1	3
514	5779-011-017	MU	MU	No	0	0.18	No	40	40	Focus Area	**7**	**7**	2	1	4
515	5779-010-033	MU	MU	No	0	0.19	No	40	40	Focus Area	**7**	7	2	1	4
516	5779-012-013	MU	MU	No	0	0.19	No	40	40	Focus Area	**7**	**7**	2	1	4
517	5773-020-036	MU	MU	No	0	0.19	No	40	40	Focus Area	**7**	7	2	1	4
518	5773-018-013	MU	MU	No	0	0.19	No	40	40	Focus Area	**7**	**7**	2	1	4

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519	5779-001-017	MU	MU	No	1	0.19	No	40	40	Focus Area	**7**	6	2	1	3
520	5779-001-019	MU	MU	No	0	0.19	No	40	40	Focus Area	**7**	**7**	2	1	4
521	5773-013-016	MU	MU	No	0	0.20	No	40	40	Focus Area	**7**	7	2	1	4
522	5779-001-018	MU	MU	No	1	0.20	No	40	40	Focus Area	**7**	**6**	2	1	3
523	8573-023-002	MU	MU	No	0	0.20	No	40	40	Focus Area	**7**	7	2	1	4
524	8573-023-001	MU	MU	No	0	0.20	No	40	40	Focus Area	**7**	**7**	2	1	4
525	8573-024-003	MU	MU	No	0	0.20	No	40	40	Focus Area	**7**	7	2	1	4
526	8573-023-006	MU	MU	No	0	0.20	No	40	40	Focus Area	**8**	**8**	2	1	5
528	8573-024-004	MU	MU	No	0	0.20	No	40	40	Focus Area	**8**	**8**	2	1	5

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529	8573-024-002	MU	MU	No	0	0.21	No	40	40	Focus Area	**8**	8	2	1	5
531	8573-023-003	MU	MU	No	0	0.21	No	40	40	Focus Area	**8**	8	2	1	5
533	5779-016-029	MU	MU	No	1	0.22	No	40	40	Focus Area	**8**	**7**	2	1	4
540	5779-016-030	MU	MU	No	0	0.24	No	40	40	Focus Area	**9**	9	2	1	6
544	5779-014-033	MU	MU	No	0	0.26	No	40	40	Focus Area	**10**	**10**	3	1	6
549	5779-010-032	MU	MU	No	1	0.30	No	40	40	Focus Area	**12**	11	3	1	7
550	5779-010-001	MU	MU	No	0	0.30	No	40	40	Focus Area	**12**	**12**	3	1	8
551	5789-028-025	MU	MU	No	0	0.31	No	40	40	Focus Area	**12**	12	3	1	8
555	5779-002-001	MU	MU	No	0	0.32	No	40	40	Focus Area	**12**	**12**	3	1	8

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556	5773-017-034	MU	MU	No	0	0.33	No	40	40	Focus Area	**13**	13	3	1	9
557	5789-028-010	MU	MU	No	1	0.34	No	40	40	Focus Area	**13**	**12**	3	1	8
559	5779-011-018	MU	MU	No	0	0.34	No	40	40	Focus Area	**13**	13	3	1	9
560	5779-012-017	MU	MU	No	1	0.35	No	40	40	Focus Area	**13**	**12**	3	1	8
561	5773-018-011	MU	MU	No	6	0.35	No	40	40	Focus Area	**14**	8	2	1	5
567	8573-023-008	MU	MU	No	0	0.39	No	40	40	Focus Area	**15**	**15**	4	2	9
568	8572-002-007	MU	MU	No	0	0.39	No	40	40	Focus Area	**15**	15	4	2	9
569	8573-024-001	MU	MU	No	1	0.40	No	40	40	Focus Area	**16**	**15**	4	2	9
570	8573-023-004	MU	MU	No	0	0.40	No	40	40	Focus Area	**16**	16	4	2	10

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571	5779-013-061	MU	MU	No	0	0.41	No	40	40	Focus Area	**16**	**16**	4	2	10
574	5789-028-012	MU	MU	No	1	0.44	No	40	40	Focus Area	**17**	16	4	2	10
575	8572-002-001	MU	MU	No	0	0.46	No	40	40	Focus Area	**18**	**18**	5	2	11
579	5773-014-002	MU	MU	No	0	0.49	No	40	40	Focus Area	**19**	19	5	2	12
580	5779-002-110	MU	MU	No	8	0.49	No	40	40	Focus Area	**19**	**11**	3	1	7
371	8573-019-900	C-G	C	No	0	0.50	Yes	24	48	Focus Area	**24**	24	6	2	16
372	8573-019-003	C-G	C	No	0	0.52	Yes	24	48	Focus Area	**25**	**25**	6	3	16
373	8573-019-002	C-G	C	No	0	0.53	Yes	24	48	Focus Area	**25**	25	6	3	16
374	8573-019-001	C-G	C	No	0	0.55	Yes	24	48	Focus Area	**26**	**26**	7	3	16

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375	5788-021-016	C-G	C	No	0	0.67	Yes	24	48	Focus Area	**32**	32	8	3	21
376	5788-021-017	C-G	C	No	0	0.70	Yes	24	48	Focus Area	**33**	**33**	8	3	22
377	5788-022-017	C-G	C	No	0	0.72	Yes	24	48	Focus Area	**34**	34	9	3	22
378	5788-022-034	C-G	C	No	0	0.81	Yes	24	48	Focus Area	**38**	**38**	10	4	24
379	5788-020-052	C-G	C	No	0	0.83	Yes	24	48	Focus Area	**39**	39	10	4	25
380	8573-015-023	C-M	C/LI	No	0	0.89	Yes	24	48	Focus Area	**42**	**42**	11	4	27
381	5788-021-001	C-G	C	No	0	0.94	Yes	24	48	Focus Area	**45**	45	11	5	29
382	8573-020-056	C-G	C	No	0	0.99	Yes	24	48	Focus Area	**47**	**47**	12	5	30

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383	8573-015-043	C-M	C/LI	No	0	1.39	Yes	24	48	Focus Area	**66**	66	17	7	42
385	5788-022-016	C-G	C	No	0	2.03	Yes	24	48	Focus Area	**97**	**97**	24	10	63
554	8573-013-047	C-M	C/LI	No	0	0.32	No	40	48	Focus Area	**15**	15	4	2	9
552	5788-021-006	C-G	C	No	0	0.32	No	40	48	Focus Area	**15**	**15**	4	2	9
547	8573-010-013	C-M	C/LI	No	0	0.30	No	40	48	Focus Area	**14**	14	4	1	9
542	8573-001-001	C-M	C/LI	No	0	0.24	No	40	48	Focus Area	**11**	**11**	3	1	7
538	8573-013-044	C-M	C/LI	No	0	0.24	No	40	48	Focus Area	**11**	11	3	1	7
534	5788-021-018	C-G	C	No	0	0.23	No	40	48	Focus Area	**11**	**11**	3	1	7

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535	5788-021-011	C-G	C	No	0	0.23	No	40	48	Focus Area	**11**	11	3	1	7
465	8573-013-045	C-M	C/LI	No	0	0.14	No	40	48	Focus Area	**6**	**6**	2	1	3
468	8573-001-007	C-M	C/LI	No	0	0.14	No	40	48	Focus Area	**6**	6	2	1	3
470	8573-010-001	C-M	C/LI	No	0	0.15	No	40	48	Focus Area	**7**	**7**	2	1	4
471	8573-001-006	C-M	C/LI	No	0	0.15	No	40	48	Focus Area	**7**	7	2	1	4
472	8573-001-026	C-M	C/LI	No	0	0.15	No	40	48	Focus Area	**7**	**7**	2	1	4
474	8573-001-004	C-M	C/LI	No	0	0.15	No	40	48	Focus Area	**7**	7	2	1	4
476	8573-001-005	C-M	C/LI	No	0	0.15	No	40	48	Focus Area	**7**	**7**	2	1	4

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481	8573-013-048	C-M	C/LI	No	0	0.15	No	40	48	Focus Area	**7**	7	2	1	4
563	5788-021-003	C-G	C	No	0	0.36	No	40	48	Focus Area	**17**	**17**	4	2	11
572	5788-021-012	C-G	C	No	0	0.42	No	40	48	Focus Area	**20**	20	5	2	13
386	5789-020-042	C-O	C	No	0	0.63	Yes	0	40	Focus Area	**25**	**25**	6	3	16
387	8572-010-023	C-G	C	No	0	0.69	Yes	0	40	Focus Area	**27**	27	7	3	17
388	5789-020-045	C-G	C	No	0	0.70	Yes	0	40	Focus Area	**28**	**28**	7	3	18
389	5790-027-001	C-G	C	No	0	0.76	Yes	0	40	Focus Area	**30**	30	8	3	19
390	5789-021-031	C-O	C	No	0	0.87	Yes	0	40	Focus Area	**34**	**34**	9	3	22

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496	8572-009-002	C-G	C	No	0	0.17	No	24	40	Focus Area	**6**	6	2	1	3
532	5790-027-030	C-G	C	No	0	0.22	No	24	40	Focus Area	**8**	**8**	2	1	5
536	5790-028-033	C-G	C	No	0	0.23	No	24	40	Focus Area	**9**	9	2	1	6
537	5791-024-016	C-G	C	No	0	0.24	No	24	40	Focus Area	**9**	**9**	2	1	6
539	8572-009-003	C-G	C	No	0	0.24	No	24	40	Focus Area	**9**	9	2	1	6
541	5791-024-048	C-G	C	No	2	0.24	No	24	40	Focus Area	**9**	**7**	2	1	4
543	5789-020-040	C-G	C	No	0	0.25	No	24	40	Focus Area	**10**	10	3	1	6
545	5791-024-012	C-G	C	No	0	0.26	No	24	40	Focus Area	**10**	**10**	3	1	6

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546	5790-028-032	C-G	C	No	0	0.27	No	24	40	Focus Area	**10**	10	3	1	6
548	5789-020-039	C-G	C	No	0	0.30	No	24	40	Focus Area	**11**	**11**	3	1	7
553	5789-021-019	C-O	C	No	0	0.32	No	24	40	Focus Area	**12**	12	3	1	8
558	8572-009-042	C-G	C	No	0	0.34	No	24	40	Focus Area	**8**	**8**	2	1	5
562	5790-027-034	C-G	C	Yes	0	0.36	No	24	40	Focus Area	**8**	8	2	1	5
564	5791-024-057	C-G	C	No	0	0.38	No	24	40	Focus Area	**9**	**9**	2	1	6
565	5789-021-018	C-O	C	No	0	0.38	No	24	40	Focus Area	**9**	9	2	1	6
566	5789-020-033	C-G	C	No	0	0.39	No	24	40	Focus Area	**9**	**9**	2	1	6

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ID	APN	Existing Zoning	Existing General Plan Land Use	Vacancy	Existing Units	Gross Acreage	HCD Sizing Criteria	Existing Zone Density (Assumed)	Rezoned Density (Assumed)	Inventory Category	Potential Rezoned Unit Yield	Assumed Net Yield	LVL	Mod	Above Mod
573	5790-030-017	C-G	C	No	0	0.43	No	24	40	Focus Area	**10**	10	3	1	6
576	8572-002-009	MU	MU	No	0	0.46	No	40	40	Focus Area	**19**	**19**	5	2	12
577	5789-020-027	C-G	C	No	0	0.48	No	24	40	Focus Area	**11**	11	3	1	7
578	5789-021-013	C-O	C	No	0	0.49	No	24	40	Focus Area	**11**	**11**	3	1	7
581	5790-028-028	C-G	C	No	0	0.50	No	24	40	Focus Area	**11**	11	3	1	7
254	5383-029-035	C-G	C	No	0	0.51	Yes	0	24	Focus Area	**12**	**12**	3	1	8
255	5779-016-031	C-G	C	No	0	0.51	Yes	0	24	Focus Area	**12**	12	3	1	8
256	8586-001-010	C-G	C	No	0	0.52	Yes	0	24	Focus Area	**12**	**12**	3	1	8
257	5773-001-045	C-G	C	No	0	0.53	Yes	0	24	Focus Area	**12**	12	3	1	8

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ID	APN	Existing Zoning	Existing General Plan Land Use	Vacancy	Existing Units	Gross Acreage	HCD Sizing Criteria	Existing Zone Density (Assumed)	Rezoned Density (Assumed)	Inventory Category	Potential Rezoned Unit Yield	Assumed Net Yield	LVL	Mod	Above Mod
258	5784-006-007	C-G	C	No	0	0.54	Yes	0	24	Focus Area	**12**	**12**	3	1	8
259	5778-001-101	C-G	C	No	0	0.55	Yes	0	24	Focus Area	**13**	13	3	1	9
260	5779-016-034	C-G	C	No	0	0.55	Yes	0	24	Focus Area	**13**	**13**	3	1	9
261	5771-021-018	C-G	C	No	0	0.55	Yes	0	24	Focus Area	**13**	13	3	1	9
262	5771-028-040	C-G	C	No	0	0.56	Yes	0	24	Focus Area	**6**	**6**	2	1	3
263	5383-031-025	C-G	C	No	0	0.57	Yes	0	24	Focus Area	**13**	13	3	1	9
264	5783-010-032	C-G	C	No	0	0.57	Yes	0	24	Focus Area	**13**	**13**	3	1	9

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ID	APN	Existing Zoning	Existing General Plan Land Use	Vacancy	Existing Units	Gross Acreage	HCD Sizing Criteria	Existing Zone Density (Assumed)	Rezoned Density (Assumed)	Inventory Category	Potential Rezoned Unit Yield	Assumed Net Yield	LVL	Mod	Above Mod
265	5781-006-048	C-G	C	No	0	0.57	Yes	0	24	Focus Area	**13**	13	3	1	9
266	5383-038-023	C-G	C	No	0	0.59	Yes	0	24	Focus Area	**14**	**14**	4	1	9
267	5383-031-035	C-G	C	No	0	0.59	Yes	0	24	Focus Area	**14**	14	4	1	9
268	5779-015-030	C-G	C	No	0	0.59	Yes	0	24	Focus Area	**14**	**14**	4	1	9
269	5383-031-023	C-G	C	No	0	0.60	Yes	0	24	Focus Area	**14**	14	4	1	9
270	5779-016-010	C-G	C	No	0	0.61	Yes	0	24	Focus Area	**14**	**14**	4	1	9
271	5778-007-011	C-G	C	No	0	0.62	Yes	0	24	Focus Area	**14**	14	4	1	9
272	5778-014-013	C-G	C	No	0	0.65	Yes	0	24	Focus Area	**15**	**15**	4	2	9

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ID	APN	Existing Zoning	Existing General Plan Land Use	Vacancy	Existing Units	Gross Acreage	HCD Sizing Criteria	Existing Zone Density (Assumed)	Rezoned Density (Assumed)	Inventory Category	Potential Rezoned Unit Yield	Assumed Net Yield	LVL	Mod	Above Mod
273	5778-014-021	C-G	C	No	0	0.65	Yes	0	24	Focus Area	**15**	15	4	2	9
274	5771-021-017	C-G	C	No	0	0.67	Yes	0	24	Focus Area	**16**	**16**	4	2	10
275	5770-009-026	C-G	C	No	0	0.68	Yes	0	24	Focus Area	**16**	16	4	2	10
276	5772-001-007	C-G	C	No	0	0.69	Yes	0	24	Focus Area	**16**	**16**	4	2	10
277	5775-011-030	C-G	C 1.0	No	0	0.69	Yes	0	24	Focus Area	**16**	16	4	2	10
278	5778-001-103	C-G	C	No	0	0.69	Yes	0	24	Focus Area	**16**	**16**	4	2	10
279	5775-021-037	C-G	C 1.0	No	0	0.69	Yes	0	24	Focus Area	**16**	16	4	2	10
280	5787-024-036	C-G	C	No	0	0.70	Yes	0	24	Focus Area	**16**	**16**	4	2	10

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ID	APN	Existing Zoning	Existing General Plan Land Use	Vacancy	Existing Units	Gross Acreage	HCD Sizing Criteria	Existing Zone Density (Assumed)	Rezoned Density (Assumed)	Inventory Category	Potential Rezoned Unit Yield	Assumed Net Yield	LVL	Mod	Above Mod
281	5772-001-006	C-G	C	No	0	0.71	Yes	0	24	Focus Area	**17**	17	4	2	11
282	5783-008-045	C-G	C	No	0	0.71	Yes	0	24	Focus Area	**17**	**17**	4	2	11
283	5783-008-030	C-G	C	Yes	0	0.73	Yes	0	24	Focus Area	**17**	17	4	2	11
284	5772-001-022	C-G	C	No	0	0.73	Yes	0	24	Focus Area	**17**	**17**	4	2	11
285	5784-001-020	C-G	C	No	0	0.75	Yes	0	24	Focus Area	**18**	18	5	2	11
286	5383-035-019	C-G	C	No	0	0.75	Yes	0	24	Focus Area	**18**	**18**	5	2	11
287	5778-007-014	C-G	C	No	0	0.76	Yes	0	24	Focus Area	**18**	18	5	2	11
288	5783-008-031	C-G	C	No	0	0.77	Yes	0	24	Focus Area	**18**	**18**	5	2	11

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ID	APN	Existing Zoning	Existing General Plan Land Use	Vacancy	Existing Units	Gross Acreage	HCD Sizing Criteria	Existing Zone Density (Assumed)	Rezoned Density (Assumed)	Inventory Category	Potential Rezoned Unit Yield	Assumed Net Yield	LVL	Mod	Above Mod
289	5383-035-035	C-G	C	No	0	0.78	Yes	0	24	Focus Area	**18**	18	5	2	11
290	5383-035-028	C-G	C	No	0	0.83	Yes	0	24	Focus Area	**19**	**19**	5	2	12
291	5778-007-001	C-G	C	No	0	0.83	Yes	0	24	Focus Area	**20**	20	5	2	13
292	5783-008-049	C-G	C	No	0	0.85	Yes	0	24	Focus Area	**20**	**20**	5	2	13
293	5383-035-034	C-G	C	No	0	0.86	Yes	0	24	Focus Area	**20**	20	5	2	13
294	5784-003-027	C-G	C	No	0	0.88	Yes	0	24	Focus Area	**21**	**21**	5	2	14
295	5383-035-031	C-G	C	No	0	0.90	Yes	0	24	Focus Area	**21**	21	5	2	14
296	5784-003-025	C-G	C	No	0	0.90	Yes	0	24	Focus Area	**21**	**21**	5	2	14
297	5383-035-030	C-G	C	No	0	0.92	Yes	0	24	Focus Area	**22**	22	6	2	14

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ID	APN	Existing Zoning	Existing General Plan Land Use	Vacancy	Existing Units	Gross Acreage	HCD Sizing Criteria	Existing Zone Density (Assumed)	Rezoned Density (Assumed)	Inventory Category	Potential Rezoned Unit Yield	Assumed Net Yield	LVL	Mod	Above Mod
298	5783-013-032	C-G	C	No	0	0.93	Yes	0	24	Focus Area	**22**	**22**	6	2	14
299	5383-035-026	C-G	C	No	0	0.94	Yes	0	24	Focus Area	**22**	22	6	2	14
300	8587-033-021	C-G	C	No	0	0.95	Yes	0	24	Focus Area	**22**	**22**	6	2	14
301	8586-001-027	C-G	C	No	0	0.95	Yes	0	24	Focus Area	**22**	22	6	2	14
302	5771-028-024	C-G	C	No	0	0.97	Yes	0	24	Focus Area	**23**	**23**	6	2	15
303	5771-028-037	C-G	C	No	0	1.06	Yes	0	24	Focus Area	**25**	25	6	3	16
304	5775-023-015	C-G	C 1.0	No	0	1.07	Yes	0	24	Focus Area	**25**	**25**	6	3	16
305	5383-035-025	C-G	C	No	0	1.13	Yes	0	24	Focus Area	**27**	27	7	3	17

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306	5383-038-021	C-G	C	No	0	1.17	Yes	0	24	Focus Area	**28**	**28**	7	3	18
307	5775-011-002	C-G	C 1.0	No	0	1.22	Yes	0	24	Focus Area	**29**	29	7	3	19
308	5781-005-002	C-G	C	No	0	1.23	Yes	0	24	Focus Area	**29**	**29**	7	3	19
309	5383-031-034	C-G	C	No	0	1.25	Yes	0	24	Focus Area	**30**	30	8	3	19
310	8587-033-020	C-G	C	No	0	1.28	Yes	0	24	Focus Area	**30**	**30**	8	3	19
311	5771-028-053	C-G	C	No	0	1.29	Yes	0	24	Focus Area	**30**	30	8	3	19
312	5771-028-038	C-G	C	No	0	1.29	Yes	0	24	Focus Area	**30**	**30**	8	3	19
313	5775-011-032	C-G	C 1.0	No	0	1.31	Yes	0	24	Focus Area	**31**	31	8	3	20

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314	5781-006-049	C-G	C	No	0	1.31	Yes	0	24	Focus Area	**31**	**31**	8	3	20
315	5778-006-010	C-G	C	No	0	1.35	Yes	0	24	Focus Area	**32**	32	8	3	21
316	5772-001-028	C-G	C	No	0	1.40	Yes	0	24	Focus Area	**33**	**33**	8	3	22
317	5383-035-029	C-G	C	No	0	1.40	Yes	0	24	Focus Area	**33**	33	8	3	22
318	5383-038-027	C-G	C	No	0	1.42	Yes	0	24	Focus Area	**34**	**34**	9	3	22
319	5783-010-056	C-G	C	No	0	1.53	Yes	0	24	Focus Area	**36**	36	9	4	23
320	8586-001-009	C-G	C	No	0	1.65	Yes	0	24	Focus Area	**39**	**39**	10	4	25
321	5784-003-026	C-G	C	No	0	1.74	Yes	0	24	Focus Area	**41**	41	10	4	27

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322	5784-003-043	C-G	C	No	0	1.97	Yes	0	24	Focus Area	**47**	**47**	12	5	30
323	5778-007-029	C-G	C	No	0	2.22	Yes	0	24	Focus Area	**53**	53	13	5	35
324	5383-035-024	C-G	C	No	0	2.43	Yes	0	24	Focus Area	**58**	**58**	15	6	37
325	5778-007-010	C-G	C	No	0	2.45	Yes	0	24	Focus Area	**58**	58	15	6	37
326	5383-035-014	C-G	C	No	0	2.55	Yes	0	24	Focus Area	**61**	**61**	15	6	40
327	5383-035-015	C-G	C	No	0	2.91	Yes	0	24	Focus Area	**69**	69	17	7	45
328	5775-011-016	C-G	C 1.0	No	0	4.90	Yes	0	24	Focus Area	**117**	**117**	29	12	76
329	5771-021-029	C-G	C	No	0	5.20	Yes	0	24	Focus Area	**124**	124	31	12	81

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ID	APN	Existing Zoning	Existing General Plan Land Use	Vacancy	Existing Units	Gross Acreage	HCD Sizing Criteria	Existing Zone Density (Assumed)	Rezoned Density (Assumed)	Inventory Category	Potential Rezoned Unit Yield	Assumed Net Yield	LVL	Mod	Above Mod
53	5783-006-018	R-3	HDR	No	9	0.50	Yes	24	32	R-3 Upzone	**16**	**7**	2	1	4
54	5779-005-043	R-3	HDR	No	12	0.50	Yes	24	32	R-3 Upzone	**16**	4	1	0	3
55	5379-028-021	R-3	HDR	No	12	0.50	Yes	24	32	R-3 Upzone	**16**	**4**	1	0	3
57	5772-005-001	R-3	HDR	No	0	0.50	Yes	24	32	R-3 Upzone	**16**	16	4	2	10
58	5773-016-091	R-3	HDR	No	7	0.51	Yes	24	32	R-3 Upzone	**16**	**9**	2	1	6
59	5383-029-038	R-3	HDR	No	0	0.51	Yes	24	32	R-3 Upzone	**16**	16	4	2	10
60	5382-001-042	R-3	HDR	No	7	0.52	Yes	24	32	R-3 Upzone	**16**	**9**	2	1	6
69	5379-022-112	R-3	HDR	No	8	0.54	Yes	24	32	R-3 Upzone	**17**	9	2	1	6
70	5779-003-066	R-3	HDR	No	6	0.54	Yes	24	32	R-3 Upzone	**17**	**11**	3	1	7
71	5773-013-058	R-3	HDR	No	11	0.54	Yes	24	32	R-3 Upzone	**17**	6	2	1	3
72	5773-014-050	R-3	HDR	No	10	0.55	Yes	24	32	R-3 Upzone	**17**	**7**	2	1	4
74	5778-015-018	R-3	HDR	No	11	0.56	Yes	24	32	R-3 Upzone	**17**	6	2	1	3

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75	5777-028-015	R-3	HDR	No	12	0.56	Yes	24	32	R-3 Upzone	**17**	**5**	1	1	3
76	5379-029-084	R-3	HDR	No	10	0.56	Yes	24	32	R-3 Upzone	**17**	7	2	1	4
78	5783-006-063	R-3	HDR	No	10	0.56	Yes	24	32	R-3 Upzone	**18**	**8**	2	1	5
79	5783-001-046	R-3	HDR	No	10	0.57	Yes	24	32	R-3 Upzone	**18**	8	2	1	5
80	5778-002-064	R-3	HDR	No	12	0.57	Yes	24	32	R-3 Upzone	**18**	**6**	2	1	3
82	5773-016-172	R-3	HDR	No	8	0.57	Yes	24	32	R-3 Upzone	**18**	10	3	1	6
83	5781-005-031	R-3	HDR	No	10	0.57	Yes	24	32	R-3 Upzone	**18**	**8**	2	1	5
84	5383-033-011	R-3	HDR	No	5	0.58	Yes	24	32	R-3 Upzone	**18**	13	3	1	9
85	5773-016-118	R-3	HDR	No	7	0.58	Yes	24	32	R-3 Upzone	**18**	**11**	3	1	7
86	5783-012-066	R-3	HDR	No	8	0.58	Yes	24	32	R-3 Upzone	**18**	10	3	1	6
87	5778-011-052	R-3	HDR	No	10	0.58	Yes	24	32	R-3 Upzone	**18**	**8**	2	1	5
88	5783-011-126	R-3	HDR	No	12	0.59	Yes	24	32	R-3 Upzone	**18**	6	2	1	3
89	5783-011-035	R-3	HDR	No	4	0.59	Yes	24	32	R-3 Upzone	**18**	**14**	4	1	9

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90	5783-011-134	R-3	HDR	No	8	0.59	Yes	24	32	R-3 Upzone	**18**	10	3	1	6
91	5783-011-081	R-3	HDR	No	13	0.59	Yes	24	32	R-3 Upzone	**18**	**5**	1	1	3
92	5783-007-089	R-3	HDR	No	6	0.60	Yes	24	32	R-3 Upzone	**19**	13	3	1	9
93	5773-016-125	R-3	HDR	No	7	0.60	Yes	24	32	R-3 Upzone	**19**	**12**	3	1	8
94	5777-029-056	R-3	HDR	No	11	0.60	Yes	24	32	R-3 Upzone	**19**	8	2	1	5
95	5783-007-057	R-3	HDR	No	10	0.60	Yes	24	32	R-3 Upzone	**19**	**9**	2	1	6
96	5773-016-107	R-3	HDR	No	7	0.61	Yes	24	32	R-3 Upzone	**19**	12	3	1	8
97	5773-016-180	R-3	HDR	No	8	0.61	Yes	24	32	R-3 Upzone	**19**	**11**	3	1	7
99	5783-004-040	R-3	HDR	No	12	0.62	Yes	24	32	R-3 Upzone	**19**	7	2	1	4
100	5779-004-029	R-3	HDR	No	12	0.62	Yes	24	32	R-3 Upzone	**19**	**7**	2	1	4
101	5778-009-026	R-3	HDR	No	12	0.64	Yes	24	32	R-3 Upzone	**20**	8	2	1	5
102	5783-006-098	R-3	HDR	No	12	0.64	Yes	24	32	R-3 Upzone	**20**	**8**	2	1	5
104	5777-035-040	R-3	HDR	No	13	0.65	Yes	24	32	R-3 Upzone	**20**	7	2	1	4

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105	5773-016-155	R-3	HDR	No	10	0.65	Yes	24	32	R-3 Upzone	**20**	**10**	3	1	6
107	5783-002-034	R-3	HDR	No	13	0.66	Yes	24	32	R-3 Upzone	**21**	8	2	1	5
109	5778-006-003	R-3	HDR	No	14	0.66	Yes	24	32	R-3 Upzone	**21**	**7**	2	1	4
110	5778-005-012	R-3	HDR	No	2	0.66	Yes	24	32	R-3 Upzone	**21**	19	5	2	12
111	5783-002-105	R-3	HDR	No	8	0.66	Yes	24	32	R-3 Upzone	**21**	**13**	3	1	9
112	5778-006-002	R-3	HDR	No	15	0.66	Yes	24	32	R-3 Upzone	**21**	6	2	1	3
113	5778-005-013	R-3	HDR	No	1	0.67	Yes	24	32	R-3 Upzone	**21**	**20**	5	2	13
115	5379-022-018	R-3	HDR	No	12	0.67	Yes	24	32	R-3 Upzone	**21**	9	2	1	6
116	5379-022-023	R-3	HDR	No	16	0.67	Yes	24	32	R-3 Upzone	**21**	**5**	1	1	3
118	5379-022-125	R-3	HDR	No	12	0.67	Yes	24	32	R-3 Upzone	**21**	9	2	1	6
119	5778-010-040	R-3	HDR	No	12	0.68	Yes	24	32	R-3 Upzone	**21**	**9**	2	1	6
120	5783-002-096	R-3	HDR	No	14	0.68	Yes	24	32	R-3 Upzone	**21**	7	2	1	4
121	5379-029-034	R-3	HDR	No	11	0.68	Yes	24	32	R-3 Upzone	**21**	**10**	3	1	6

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ID	APN	Existing Zoning	Existing General Plan Land Use	Vacancy	Existing Units	Gross Acreage	HCD Sizing Criteria	Existing Zone Density (Assumed)	Rezoned Density (Assumed)	Inventory Category	Potential Rezoned Unit Yield	Assumed Net Yield	LVL	Mod	Above Mod
122	5379-029-073	R-3	HDR	No	15	0.69	Yes	24	32	R-3 Upzone	**22**	7	2	1	4
123	5779-016-026	R-3	HDR	No	0	0.70	Yes	24	32	R-3 Upzone	**22**	**22**	6	2	14
126	5777-030-031	R-3	HDR	No	14	0.71	Yes	24	32	R-3 Upzone	**22**	8	2	1	5
127	5778-009-024	R-3	HDR	No	12	0.72	Yes	24	32	R-3 Upzone	**23**	**11**	3	1	7
128	5779-005-060	R-3	HDR	No	16	0.72	Yes	24	32	R-3 Upzone	**23**	7	2	1	4
129	5783-010-044	R-3	HDR	No	11	0.72	Yes	24	32	R-3 Upzone	**23**	**12**	3	1	8
130	5783-010-021	R-3	HDR	No	13	0.72	Yes	24	32	R-3 Upzone	**23**	10	3	1	6
131	5379-037-036	R-3	HDR	No	14	0.73	Yes	24	32	R-3 Upzone	**23**	**9**	2	1	6
132	5779-001-079	R-3	HDR	No	16	0.73	Yes	24	32	R-3 Upzone	**23**	7	2	1	4
133	5779-011-063	R-3	HDR	No	15	0.73	Yes	24	32	R-3 Upzone	**23**	**8**	2	1	5
135	5379-029-057	R-3	HDR	No	17	0.74	Yes	24	32	R-3 Upzone	**23**	6	2	1	3
136	5382-001-067	R-3	HDR	No	1	0.75	Yes	24	32	R-3 Upzone	**23**	**22**	6	2	14
137	5778-007-025	R-3	HDR	No	8	0.75	Yes	24	32	R-3 Upzone	**23**	15	4	2	9

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ID	APN	Existing Zoning	Existing General Plan Land Use	Vacancy	Existing Units	Gross Acreage	HCD Sizing Criteria	Existing Zone Density (Assumed)	Rezoned Density (Assumed)	Inventory Category	Potential Rezoned Unit Yield	Assumed Net Yield	LVL	Mod	Above Mod
138	5783-005-052	R-3	HDR	No	15	0.76	Yes	24	32	R-3 Upzone	**24**	**9**	2	1	6
139	5382-002-058	R-3	HDR	No	14	0.77	Yes	24	32	R-3 Upzone	**24**	10	3	1	6
140	5383-002-005	R-3	HDR	No	14	0.77	Yes	24	32	R-3 Upzone	**24**	**10**	3	1	6
141	5783-011-098	R-3	HDR	No	16	0.77	Yes	24	32	R-3 Upzone	**24**	8	2	1	5
142	5777-035-027	R-3	HDR	No	20	0.80	Yes	24	32	R-3 Upzone	**25**	**5**	1	1	3
143	5773-016-070	R-3	HDR	No	20	0.81	Yes	24	32	R-3 Upzone	**25**	5	1	1	3
144	5773-002-051	R-3	HDR	No	16	0.82	Yes	24	32	R-3 Upzone	**26**	**10**	3	1	6
145	5783-002-049	R-3	HDR	No	14	0.83	Yes	24	32	R-3 Upzone	**26**	12	3	1	8
146	5778-015-011	R-3	HDR	No	11	0.83	Yes	24	32	R-3 Upzone	**26**	**15**	4	2	9
148	5783-002-129	R-3	HDR	No	18	0.83	Yes	24	32	R-3 Upzone	**26**	8	2	1	5
149	5383-001-090	R-3	HDR	No	10	0.84	Yes	24	32	R-3 Upzone	**26**	**16**	4	2	10
151	5778-003-015	R-3	HDR	No	21	0.84	Yes	24	32	R-3 Upzone	**26**	5	1	1	3
152	5383-001-079	R-3	HDR	No	16	0.85	Yes	24	32	R-3 Upzone	**27**	**11**	3	1	7

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ID	APN	Existing Zoning	Existing General Plan Land Use	Vacancy	Existing Units	Gross Acreage	HCD Sizing Criteria	Existing Zone Density (Assumed)	Rezoned Density (Assumed)	Inventory Category	Potential Rezoned Unit Yield	Assumed Net Yield	LVL	Mod	Above Mod
154	5783-008-043	R-3	HDR	No	12	0.86	Yes	24	32	R-3 Upzone	**27**	15	4	2	9
155	5778-010-023	R-3	HDR	No	14	0.87	Yes	24	32	R-3 Upzone	**27**	**13**	3	1	9
156	5783-014-077	R-3	HDR	No	16	0.87	Yes	24	32	R-3 Upzone	**27**	11	3	1	7
157	5783-004-058	R-3	HDR	No	16	0.87	Yes	24	32	R-3 Upzone	**27**	**11**	3	1	7
158	5783-013-048	R-3	HDR	No	10	0.87	Yes	24	32	R-3 Upzone	**27**	17	4	2	11
159	5783-014-007	R-3	HDR	No	21	0.87	Yes	24	32	R-3 Upzone	**27**	**6**	2	1	3
160	5783-014-033	R-3	HDR	No	16	0.87	Yes	24	32	R-3 Upzone	**27**	11	3	1	7
161	5379-028-024	R-3	HDR	No	18	0.87	Yes	24	32	R-3 Upzone	**27**	**9**	2	1	6
162	5783-004-026	R-3	HDR	No	20	0.87	Yes	24	32	R-3 Upzone	**27**	7	2	1	4
163	5783-002-068	R-3	HDR	No	17	0.87	Yes	24	32	R-3 Upzone	**27**	**10**	3	1	6
164	5783-005-077	R-3	HDR	No	18	0.87	Yes	24	32	R-3 Upzone	**27**	9	2	1	6
165	5783-014-105	R-3	HDR	No	18	0.87	Yes	24	32	R-3 Upzone	**27**	**9**	2	1	6
166	5383-034-046	R-3	HDR	No	18	0.88	Yes	24	32	R-3 Upzone	**28**	10	3	1	6

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ID	APN	Existing Zoning	Existing General Plan Land Use	Vacancy	Existing Units	Gross Acreage	HCD Sizing Criteria	Existing Zone Density (Assumed)	Rezoned Density (Assumed)	Inventory Category	Potential Rezoned Unit Yield	Assumed Net Yield	LVL	Mod	Above Mod
167	5383-033-048	R-3	HDR	No	19	0.89	Yes	24	32	R-3 Upzone	**28**	**9**	2	1	6
168	5383-029-058	R-3	HDR	No	18	0.89	Yes	24	32	R-3 Upzone	**28**	10	3	1	6
169	5783-001-074	R-3	HDR	No	10	0.91	Yes	24	32	R-3 Upzone	**28**	**18**	5	2	11
170	5778-010-109	R-3	HDR	No	18	0.93	Yes	24	32	R-3 Upzone	**29**	11	3	1	7
172	5790-030-012	R-3	HDR	No	21	0.96	Yes	24	32	R-3 Upzone	**30**	**9**	2	1	6
173	5778-002-009	R-3	HDR	No	20	0.97	Yes	24	32	R-3 Upzone	**31**	11	3	1	7
175	5783-007-022	R-3	HDR	No	21	0.98	Yes	24	32	R-3 Upzone	**31**	**10**	3	1	6
176	5783-007-010	R-3	HDR	No	23	0.98	Yes	24	32	R-3 Upzone	**31**	8	2	1	5
179	5783-007-046	R-3	HDR	No	14	0.98	Yes	24	32	R-3 Upzone	**31**	**17**	4	2	11
180	5383-001-062	R-3	HDR	No	18	0.98	Yes	24	32	R-3 Upzone	**31**	13	3	1	9
181	5783-007-021	R-3	HDR	No	24	0.98	Yes	24	32	R-3 Upzone	**31**	**7**	2	1	4
182	5783-007-024	R-3	HDR	No	20	0.98	Yes	24	32	R-3 Upzone	**31**	11	3	1	7
183	5783-009-010	R-3	HDR	No	22	0.98	Yes	24	32	R-3 Upzone	**31**	**9**	2	1	6

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ID	APN	Existing Zoning	Existing General Plan Land Use	Vacancy	Existing Units	Gross Acreage	HCD Sizing Criteria	Existing Zone Density (Assumed)	Rezoned Density (Assumed)	Inventory Category	Potential Rezoned Unit Yield	Assumed Net Yield	LVL	Mod	Above Mod
184	5379-022-021	R-3	HDR	No	12	0.98	Yes	24	32	R-3 Upzone	**31**	19	5	2	12
185	5783-006-014	R-3	HDR	No	20	1.00	Yes	24	32	R-3 Upzone	**31**	**11**	3	1	7
186	5783-012-057	R-3	HDR	No	20	1.01	Yes	24	32	R-3 Upzone	**32**	12	3	1	8
187	5379-037-001	R-3	HDR	No	26	1.03	Yes	24	32	R-3 Upzone	**32**	**6**	2	1	3
188	5778-004-011	R-3	HDR	No	22	1.03	Yes	24	32	R-3 Upzone	**32**	10	3	1	6
189	5778-002-051	R-3	HDR	No	18	1.04	Yes	24	32	R-3 Upzone	**33**	**15**	4	2	9
190	5783-003-042	R-3	HDR	No	20	1.05	Yes	24	32	R-3 Upzone	**33**	13	3	1	9
192	5778-009-093	R-3	HDR	No	21	1.06	Yes	24	32	R-3 Upzone	**33**	**12**	3	1	8
193	5783-014-036	R-3	HDR	No	21	1.06	Yes	24	32	R-3 Upzone	**33**	12	3	1	8
194	5379-028-001	R-3	HDR	No	23	1.07	Yes	24	32	R-3 Upzone	**34**	**11**	3	1	7
195	5379-021-003	R-3	HDR	No	18	1.08	Yes	24	32	R-3 Upzone	**34**	16	4	2	10
196	5783-001-021	R-3	HDR	No	24	1.09	Yes	24	32	R-3 Upzone	**34**	**10**	3	1	6
197	5778-003-040	R-3	HDR	No	21	1.10	Yes	24	32	R-3 Upzone	**35**	14	4	1	9

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198	5779-017-029	R-3	HDR	No	0	1.11	Yes	24	32	R-3 Upzone	**35**	**35**	9	4	22
200	5783-002-050	R-3	HDR	No	25	1.11	Yes	24	32	R-3 Upzone	**35**	10	3	1	6
201	5778-009-025	R-3	HDR	No	23	1.12	Yes	24	32	R-3 Upzone	**35**	**12**	3	1	8
202	5783-004-078	R-3	HDR	No	20	1.12	Yes	24	32	R-3 Upzone	**35**	15	4	2	9
203	5383-031-096	R-3	HDR	No	26	1.13	Yes	24	32	R-3 Upzone	**36**	**10**	3	1	6
204	5783-006-082	R-3	HDR	No	14	1.15	Yes	24	32	R-3 Upzone	**36**	22	6	2	14
206	5785-001-001	R-3	HDR	No	32	1.21	Yes	24	32	R-3 Upzone	**38**	**6**	2	1	3
207	5379-028-052	R-3	HDR	No	25	1.23	Yes	24	32	R-3 Upzone	**39**	14	4	1	9
208	5778-010-087	R-3	HDR	No	30	1.27	Yes	24	32	R-3 Upzone	**40**	**10**	3	1	6
209	5778-009-144	R-3	HDR	No	27	1.28	Yes	24	32	R-3 Upzone	**41**	14	4	1	9
210	5778-009-117	R-3	HDR	No	24	1.29	Yes	24	32	R-3 Upzone	**41**	**17**	4	2	11
211	5778-006-045	R-3	HDR	No	34	1.33	Yes	24	32	R-3 Upzone	**42**	8	2	1	5
212	5773-016-142	R-3	HDR	No	16	1.33	Yes	24	32	R-3 Upzone	**42**	**26**	7	3	16

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213	5383-031-068	R-3	HDR	No	30	1.34	Yes	24	32	R-3 Upzone	**42**	12	3	1	8
214	5783-007-018	R-3	HDR	No	34	1.36	Yes	24	32	R-3 Upzone	**43**	**9**	2	1	6
215	5383-031-113	R-3	HDR	No	15	1.36	Yes	24	32	R-3 Upzone	**43**	28	7	3	18
216	5379-022-094	R-3	HDR	No	28	1.38	Yes	24	32	R-3 Upzone	**44**	**16**	4	2	10
217	5784-007-032	R-3	HDR	No	25	1.44	Yes	24	32	R-3 Upzone	**46**	21	5	2	14
221	5783-009-009	R-3	HDR	No	31	1.47	Yes	24	32	R-3 Upzone	**47**	**16**	4	2	10
222	5778-006-004	R-3	HDR	No	44	1.51	Yes	24	32	R-3 Upzone	**48**	4	1	0	3
223	5778-011-084	R-3	HDR	No	32	1.55	Yes	24	32	R-3 Upzone	**49**	**17**	4	2	11
224	5778-015-024	R-3	HDR	No	0	1.58	Yes	24	32	R-3 Upzone	**50**	50	13	5	32
225	5383-002-068	R-3	HDR	No	30	1.58	Yes	24	32	R-3 Upzone	**50**	**20**	5	2	13
226	5783-013-091	R-3	HDR	No	22	1.60	Yes	24	32	R-3 Upzone	**51**	29	7	3	19
227	5778-011-126	R-3	HDR	No	30	1.66	Yes	24	32	R-3 Upzone	**53**	**23**	6	2	15
228	5778-011-161	R-3	HDR	No	32	1.67	Yes	24	32	R-3 Upzone	**53**	21	5	2	14

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229	5379-028-084	R-3	HDR	No	32	1.67	Yes	24	32	R-3 Upzone	**53**	**21**	5	2	14
230	5778-001-170	R-3	HDR	No	34	1.69	Yes	24	32	R-3 Upzone	**54**	20	5	2	13
231	5778-001-134	R-3	HDR	No	30	1.70	Yes	24	32	R-3 Upzone	**54**	**24**	6	2	16
232	5783-003-063	R-3	HDR	No	20	1.74	Yes	24	32	R-3 Upzone	**55**	35	9	4	22
233	5784-006-008	R-3	HDR	No	40	1.78	Yes	24	32	R-3 Upzone	**56**	**16**	4	2	10
234	5778-005-055	R-3	HDR	No	40	1.78	Yes	24	32	R-3 Upzone	**57**	17	4	2	11
235	5784-006-004	R-3	HDR	No	38	1.79	Yes	24	32	R-3 Upzone	**57**	**19**	5	2	12
236	5779-005-080	R-3	HDR	No	20	1.81	Yes	24	32	R-3 Upzone	**57**	37	9	4	24
237	5778-008-003	R-3	HDR	No	28	1.88	Yes	24	32	R-3 Upzone	**60**	**32**	8	3	21
238	5778-008-060	R-3	HDR	No	44	2.10	Yes	24	32	R-3 Upzone	**67**	23	6	2	15
239	5383-029-028	R-3	HDR	No	0	2.17	Yes	24	32	R-3 Upzone	**69**	**69**	17	7	45
240	5784-007-051	R-3	HDR	No	25	2.20	Yes	24	32	R-3 Upzone	**70**	45	11	5	29
243	5784-001-077	R-3	HDR	No	26	2.29	Yes	24	32	R-3 Upzone	**73**	**47**	12	5	30

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244	5783-009-073	R-3	HDR	No	42	2.36	Yes	24	32	R-3 Upzone	**75**	33	8	3	22
245	5778-009-072	R-3	HDR	No	46	2.44	Yes	24	32	R-3 Upzone	**78**	**32**	8	3	21
246	5784-006-009	R-3	HDR	No	0	2.54	Yes	24	32	R-3 Upzone	**81**	81	20	8	53
247	5778-004-059	R-3	HDR	No	44	2.58	Yes	24	32	R-3 Upzone	**82**	**38**	10	4	24
248	5775-012-025	R-3	HDR	No	54	2.65	Yes	24	32	R-3 Upzone	**84**	30	8	3	19
249	5790-030-053	R-3	HDR	No	60	2.83	Yes	24	32	R-3 Upzone	**90**	**30**	8	3	19
250	5778-010-086	R-3	HDR	No	45	3.18	Yes	24	32	R-3 Upzone	**101**	56	14	6	36
251	5778-001-098	R-3	HDR	No	74	3.42	Yes	24	32	R-3 Upzone	**109**	**35**	9	4	22
252	5784-007-021	R-3	HDR	No	0	3.60	Yes	24	32	R-3 Upzone	**115**	115	29	12	74
253	5778-003-130	R-3	HDR	No	90	4.18	Yes	24	32	R-3 Upzone	**133**	43	11	4	28
582	5779-014-054	R-3	HDR	No	2	0.16	No	24	32		**5**	3	1	0	2
583	5778-010-115	R-3	HDR	No	2	0.16	No	24	32		**5**	3	1	0	2

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584	5783-014-080	R-3	HDR	No	2	0.16	No	24	32		**5**	3	1	0	2
585	5779-013-060	R-3	HDR	No	2	0.16	No	24	32		**5**	3	1	0	2
586	5779-013-071	R-3	HDR	No	2	0.16	No	24	32		**5**	3	1	0	2
587	5779-013-048	R-3	HDR	No	2	0.16	No	24	32		**5**	3	1	0	2
588	5773-016-159	R-3	HDR	No	2	0.16	No	24	32		**5**	3	1	0	2
589	5778-010-121	R-3	HDR	Yes	1	0.17	No	24	32		**5**	4	1	0	3
590	5778-010-129	R-3	HDR	Yes	1	0.17	No	24	32		**5**	4	1	0	3
591	5379-022-144	R-3	HDR	No	2	0.17	No	24	32		**5**	3	1	0	2
592	5783-006-085	R-3	HDR	No	2	0.17	No	24	32		**5**	3	1	0	2
593	5773-002-057	R-3	HDR	No	2	0.17	No	24	32		**5**	3	1	0	2
594	5779-017-039	R-3	HDR	No	2	0.17	No	24	32		**5**	3	1	0	2
595	5779-016-056	R-3	HDR	No	2	0.17	No	24	32		**5**	3	1	0	2
596	5779-016-062	R-3	HDR	No	2	0.17	No	24	32		**5**	3	1	0	2

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597	5779-017-034	R-3	HDR	No	2	0.17	No	24	32		**5**	3	1	0	2
598	5779-017-037	R-3	HDR	No	2	0.17	No	24	32		**5**	3	1	0	2
599	5783-003-066	R-3	HDR	No	2	0.18	No	24	32		**5**	3	1	0	2
600	5783-001-076	R-3	HDR	No	2	0.18	No	24	32		**5**	3	1	0	2
601	5783-001-088	R-3	HDR	No	2	0.18	No	24	32		**5**	3	1	0	2
602	5783-001-036	R-3	HDR	No	2	0.18	No	24	32		**5**	3	1	0	2
603	5779-017-032	R-3	HDR	No	2	0.18	No	24	32		**5**	3	1	0	2
604	5773-014-055	R-3	HDR	No	2	0.18	No	24	32		**5**	3	1	0	2
605	5779-001-038	R-3	HDR	No	2	0.18	No	24	32		**5**	3	1	0	2
606	5779-001-087	R-3	HDR	No	2	0.18	No	24	32		**5**	3	1	0	2
607	5779-001-053	R-3	HDR	No	2	0.18	No	24	32		**5**	3	1	0	2
608	5779-002-071	R-3	HDR	No	2	0.18	No	24	32		**5**	3	1	0	2
609	5779-011-098	R-3	HDR	No	2	0.18	No	24	32		**5**	3	1	0	2

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610	5779-011-084	R-3	HDR	No	2	0.18	No	24	32		**5**	3	1	0	2
611	5773-018-051	R-3	HDR	No	2	0.18	No	24	32		**5**	3	1	0	2
612	5779-001-041	R-3	HDR	No	2	0.18	No	24	32		**5**	3	1	0	2
613	5779-003-069	R-3	HDR	No	2	0.18	No	24	32		**5**	3	1	0	2
614	5779-010-063	R-3	HDR	No	1	0.18	No	24	32		**5**	4	1	0	3
615	5779-003-010	R-3	HDR	No	1	0.18	No	24	32		**5**	4	1	0	3
616	5779-011-087	R-3	HDR	No	2	0.18	No	24	32		**5**	3	1	0	2
617	5779-003-076	R-3	HDR	No	2	0.18	No	24	32		**5**	3	1	0	2
618	5773-018-053	R-3	HDR	No	2	0.18	No	24	32		**5**	3	1	0	2
619	5779-009-070	R-3	HDR	No	2	0.18	No	24	32		**5**	3	1	0	2
620	5779-009-045	R-3	HDR	No	2	0.18	No	24	32		**5**	3	1	0	2
621	5779-009-077	R-3	HDR	No	2	0.18	No	24	32		**5**	3	1	0	2
622	5779-009-039	R-3	HDR	No	2	0.18	No	24	32		**5**	3	1	0	2

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ID	APN	Existing Zoning	Existing General Plan Land Use	Vacancy	Existing Units	Gross Acreage	HCD Sizing Criteria	Existing Zone Density (Assumed)	Rezoned Density (Assumed)	Inventory Category	Potential Rezoned Unit Yield	Assumed Net Yield	LVL	Mod	Above Mod
623	5779-009-057	R-3	HDR	No	2	0.18	No	24	32		**5**	3	1	0	2
624	5779-002-073	R-3	HDR	No	2	0.18	No	24	32		**5**	3	1	0	2
625	5783-003-069	R-3	HDR	No	2	0.18	No	24	32		**5**	3	1	0	2
626	5773-013-037	R-3	HDR	No	2	0.19	No	24	32		**5**	3	1	0	2
627	5773-017-071	R-3	HDR	No	3	0.19	No	24	32		**6**	3	1	0	2
628	5773-017-088	R-3	HDR	No	3	0.19	No	24	32		**6**	3	1	0	2
629	5779-012-046	R-3	HDR	No	2	0.19	No	24	32		**6**	4	1	0	3
630	5779-012-083	R-3	HDR	No	3	0.19	No	24	32		**6**	3	1	0	2
631	5779-012-079	R-3	HDR	No	3	0.19	No	24	32		**6**	3	1	0	2
632	5779-012-068	R-3	HDR	No	3	0.19	No	24	32		**6**	3	1	0	2
633	5779-009-061	R-3	HDR	No	3	0.19	No	24	32		**6**	3	1	0	2
634	5779-012-086	R-3	HDR	No	3	0.19	No	24	32		**6**	3	1	0	2
635	5773-016-144	R-3	HDR	No	2	0.20	No	24	32		**6**	4	1	0	3

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ID	APN	Existing Zoning	Existing General Plan Land Use	Vacancy	Existing Units	Gross Acreage	HCD Sizing Criteria	Existing Zone Density (Assumed)	Rezoned Density (Assumed)	Inventory Category	Potential Rezoned Unit Yield	Assumed Net Yield	LVL	Mod	Above Mod
636	5783-009-101	R-3	HDR	No	2	0.20	No	24	32		**6**	4	1	0	3
637	5773-016-183	R-3	HDR	No	2	0.20	No	24	32		**6**	4	1	0	3
638	8587-033-025	R-3	HDR	No	3	0.20	No	24	32		**6**	3	1	0	2
639	5778-010-118	R-3	HDR	No	2	0.20	No	24	32		**6**	4	1	0	3
640	5779-003-073	R-3	HDR	No	3	0.20	No	24	32		**6**	3	1	0	2
641	5783-007-077	R-3	HDR	No	2	0.21	No	24	32		**6**	4	1	0	3
642	5773-016-078	R-3	HDR	No	3	0.22	No	24	32		**6**	3	1	0	2
643	5783-005-116	R-3	HDR	No	3	0.22	No	24	32		**6**	3	1	0	2
644	5772-006-033	R-3	HDR	No	2	0.22	No	24	32		**6**	4	1	0	3
645	5773-016-043	R-3	HDR	No	3	0.22	No	24	32		**7**	4	1	0	3
646	5778-010-112	R-3	HDR	No	3	0.23	No	24	32		**7**	4	1	0	3
647	5783-009-109	R-3	HDR	No	4	0.23	No	24	32		**7**	3	1	0	2
648	5778-005-062	R-3	HDR	No	4	0.24	No	24	32		**7**	3	1	0	2

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ID	APN	Existing Zoning	Existing General Plan Land Use	Vacancy	Existing Units	Gross Acreage	HCD Sizing Criteria	Existing Zone Density (Assumed)	Rezoned Density (Assumed)	Inventory Category	Potential Rezoned Unit Yield	Assumed Net Yield	LVL	Mod	Above Mod
649	5773-016-163	R-3	HDR	No	3	0.24	No	24	32		**7**	4	1	0	3
650	5778-015-049	R-3	HDR	No	2	0.24	No	24	32		**7**	5	1	1	3
651	5778-011-088	R-3	HDR	No	4	0.24	No	24	32		**7**	3	1	0	2
652	5777-030-035	R-3	HDR	No	3	0.24	No	24	32		**7**	4	1	0	3
653	5778-011-175	R-3	HDR	No	4	0.25	No	24	32		**7**	3	1	0	2
654	5772-003-029	R-3	HDR	No	4	0.25	No	24	32		**7**	3	1	0	2
655	5385-029-055	R-3	HDR	No	2	0.26	No	24	32		**8**	6	2	1	3
656	5773-016-050	R-3	HDR	No	4	0.27	No	24	32		**8**	4	1	0	3
657	5773-017-067	R-3	HDR	No	3	0.28	No	24	32		**8**	5	1	1	3
658	5779-016-048	R-3	HDR	No	3	0.28	No	24	32		**9**	6	2	1	3
659	5778-010-127	R-3	HDR	Yes	6	0.28	No	24	32		**9**	3	1	0	2
660	5379-029-104	R-3	HDR	No	4	0.29	No	24	32		**9**	5	1	1	3
661	5779-005-101	R-3	HDR	No	5	0.29	No	24	32		**9**	4	1	0	3

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662	5783-011-101	R-3	HDR	No	3	0.30	No	24	32		**9**	6	2	1	3
663	5783-014-112	R-3	HDR	No	6	0.30	No	24	32		**9**	3	1	0	2
664	5773-016-083	R-3	HDR	No	4	0.30	No	24	32		**9**	5	1	1	3
665	5779-003-059	R-3	HDR	No	4	0.30	No	24	32		**9**	5	1	1	3
666	5773-020-049	R-3	HDR	No	2	0.31	No	24	32		**9**	7	2	1	4
667	5775-011-036	R-3	HDR	No	4	0.31	No	24	32		**9**	5	1	1	3
668	5779-003-084	R-3	HDR	No	4	0.31	No	24	32		**9**	5	1	1	3
669	5783-006-033	R-3	HDR	No	3	0.31	No	24	32		**10**	7	2	1	4
670	5783-005-128	R-3	HDR	No	6	0.32	No	24	32		**10**	4	1	0	3
671	5379-022-131	R-3	HDR	No	6	0.34	No	24	32		**10**	4	1	0	3
672	5783-006-054	R-3	HDR	No	4	0.34	No	24	32		**10**	6	2	1	3
673	5773-016-111	R-3	HDR	No	4	0.34	No	24	32		**10**	6	2	1	3
674	5783-013-054	R-3	HDR	No	5	0.35	No	24	32		**11**	6	2	1	3

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675	5778-011-095	R-3	HDR	No	4	0.35	No	24	32		**11**	7	2	1	4
676	5783-009-105	R-3	HDR	No	4	0.35	No	24	32		**11**	7	2	1	4
677	5779-016-053	R-3	HDR	No	4	0.35	No	24	32		**11**	7	2	1	4
678	5379-028-097	R-3	HDR	No	7	0.35	No	24	32		**11**	4	1	0	3
679	5779-004-043	R-3	HDR	No	4	0.35	No	24	32		**11**	7	2	1	4
680	5783-005-133	R-3	HDR	No	4	0.35	No	24	32		**11**	7	2	1	4
681	5773-014-064	R-3	HDR	No	6	0.36	No	24	32		**11**	5	1	1	3
682	5778-011-183	R-3	HDR	No	8	0.36	No	24	32		**11**	3	1	0	2
683	5783-010-065	R-3	HDR	No	8	0.36	No	24	32		**11**	3	1	0	2
684	5783-010-055	R-3	HDR	No	6	0.36	No	24	32		**11**	5	1	1	3
685	5783-010-070	R-3	HDR	No	4	0.36	No	24	32		**11**	7	2	1	4
686	5779-011-095	R-3	HDR	No	8	0.36	No	24	32		**11**	3	1	0	2
687	5779-011-081	R-3	HDR	No	8	0.36	No	24	32		**11**	3	1	0	2

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688	5773-019-071	R-3	HDR	No	5	0.36	No	24	32		**11**	6	2	1	3
689	5779-001-084	R-3	HDR	No	5	0.36	No	24	32		**11**	6	2	1	3
690	5779-003-054	R-3	HDR	No	8	0.36	No	24	32		**11**	3	1	0	2
691	5779-010-055	R-3	HDR	No	8	0.37	No	24	32		**11**	3	1	0	2
692	5779-010-073	R-3	HDR	No	6	0.37	No	24	32		**11**	5	1	1	3
693	5783-005-113	R-3	HDR	No	7	0.37	No	24	32		**11**	4	1	0	3
694	5779-002-092	R-3	HDR	No	8	0.37	No	24	32		**11**	3	1	0	2
695	5779-010-080	R-3	HDR	No	6	0.37	No	24	32		**11**	5	1	1	3
696	5779-001-062	R-3	HDR	No	8	0.37	No	24	32		**11**	3	1	0	2
697	5779-010-060	R-3	HDR	No	4	0.37	No	24	32		**11**	7	2	1	4
698	5779-003-046	R-3	HDR	No	8	0.37	No	24	32		**11**	3	1	0	2
699	5779-011-072	R-3	HDR	No	8	0.37	No	24	32		**11**	3	1	0	2
700	5773-018-043	R-3	HDR	No	8	0.37	No	24	32		**11**	3	1	0	2

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701	5779-002-069	R-3	HDR	No	8	0.37	No	24	32		**11**	3	1	0	2
702	5773-018-049	R-3	HDR	No	5	0.37	No	24	32		**11**	6	2	1	3
703	5773-020-059	R-3	HDR	No	8	0.37	No	24	32		**11**	3	1	0	2
704	5773-020-046	R-3	HDR	No	8	0.37	No	24	32		**11**	3	1	0	2
705	5779-012-064	R-3	HDR	No	8	0.37	No	24	32		**11**	3	1	0	2
706	5779-012-055	R-3	HDR	No	8	0.37	No	24	32		**11**	3	1	0	2
707	5773-013-046	R-3	HDR	No	8	0.37	No	24	32		**11**	3	1	0	2
708	5379-037-070	R-3	HDR	No	8	0.37	No	24	32		**11**	3	1	0	2
709	5779-002-083	R-3	HDR	No	8	0.37	No	24	32		**11**	3	1	0	2
710	5773-018-063	R-3	HDR	No	8	0.37	No	24	32		**11**	3	1	0	2
711	5783-005-093	R-3	HDR	No	7	0.37	No	24	32		**11**	4	1	0	3
712	5379-028-105	R-3	HDR	No	7	0.37	No	24	32		**11**	4	1	0	3
713	5783-005-084	R-3	HDR	No	6	0.37	No	24	32		**11**	5	1	1	3

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714	5784-001-086	R-3	HDR	No	7	0.38	No	24	32		**12**	5	1	1	3
715	5778-008-068	R-3	HDR	No	7	0.38	No	24	32		**12**	5	1	1	3
716	5779-012-075	R-3	HDR	No	6	0.39	No	24	32		**12**	6	2	1	3
717	5379-029-090	R-3	HDR	No	5	0.39	No	24	32		**12**	7	2	1	4
718	5779-009-067	R-3	HDR	No	5	0.39	No	24	32		**12**	7	2	1	4
719	5779-009-054	R-3	HDR	No	8	0.39	No	24	32		**12**	4	1	0	3
720	5783-009-099	R-3	HDR	No	5	0.39	No	24	32		**12**	7	2	1	4
721	5783-005-121	R-3	HDR	No	4	0.39	No	24	32		**12**	8	2	1	5
722	5382-001-066	R-3	HDR	No	7	0.39	No	24	32		**12**	5	1	1	3
723	5385-029-050	R-3	HDR	No	8	0.40	No	24	32		**12**	4	1	0	3
724	5379-028-112	R-3	HDR	No	6	0.40	No	24	32		**12**	6	2	1	3
725	5783-007-072	R-3	HDR	No	5	0.40	No	24	32		**12**	7	2	1	4
726	8587-034-030	R-3	HDR	No	4	0.40	No	24	32		**12**	8	2	1	5

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727	5783-005-059	R-3	HDR	No	7	0.40	No	24	32		**12**	5	1	1	3
728	5383-002-101	R-3	HDR	No	8	0.41	No	24	32		**13**	5	1	1	3
729	5383-034-062	R-3	HDR	No	8	0.41	No	24	32		**13**	5	1	1	3
730	5783-011-139	R-3	HDR	No	4	0.41	No	24	32		**13**	9	2	1	6
731	5783-014-060	R-3	HDR	No	6	0.41	No	24	32		**13**	7	2	1	4
732	5783-008-058	R-3	HDR	No	8	0.41	No	24	32		**13**	5	1	1	3
733	5779-015-039	R-3	HDR	No	8	0.41	No	24	32		**13**	5	1	1	3
734	5383-002-108	R-3	HDR	No	6	0.41	No	24	32		**13**	7	2	1	4
735	5383-002-078	R-3	HDR	No	7	0.41	No	24	32		**13**	6	2	1	3
736	5778-015-046	R-3	HDR	No	5	0.42	No	24	32		**13**	8	2	1	5
737	5783-003-077	R-3	HDR	No	8	0.42	No	24	32		**13**	5	1	1	3
738	5379-029-040	R-3	HDR	No	4	0.42	No	24	32		**13**	9	2	1	6
739	5779-017-048	R-3	HDR	No	8	0.42	No	24	32		**13**	5	1	1	3

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740	5773-016-098	R-3	HDR	No	5	0.43	No	24	32		**13**	8	2	1	5
741	5783-002-078	R-3	HDR	No	9	0.43	No	24	32		**13**	4	1	0	3
742	5778-003-137	R-3	HDR	No	6	0.43	No	24	32		**13**	7	2	1	4
743	5783-014-043	R-3	HDR	No	6	0.43	No	24	32		**13**	7	2	1	4
744	5783-011-068	R-3	HDR	No	9	0.43	No	24	32		**13**	4	1	0	3
745	5379-029-099	R-3	HDR	No	8	0.43	No	24	32		**13**	5	1	1	3
746	5783-006-043	R-3	HDR	No	7	0.43	No	24	32		**13**	6	2	1	3
747	5383-034-027	R-3	HDR	No	6	0.43	No	24	32		**13**	7	2	1	4
748	5783-014-086	R-3	HDR	No	6	0.43	No	24	32		**13**	7	2	1	4
749	5783-012-036	R-3	HDR	No	8	0.44	No	24	32		**13**	5	1	1	3
750	5783-001-031	R-3	HDR	No	8	0.44	No	24	32		**13**	5	1	1	3
751	5379-022-141	R-3	HDR	No	9	0.44	No	24	32		**13**	4	1	0	3
752	5783-001-085	R-3	HDR	No	8	0.44	No	24	32		**13**	5	1	1	3

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753	5783-010-075	R-3	HDR	No	5	0.44	No	24	32		**14**	9	2	1	6
754	5778-008-016	R-3	HDR	No	6	0.44	No	24	32		**14**	8	2	1	5
755	5379-022-104	R-3	HDR	No	7	0.44	No	24	32		**14**	7	2	1	4
756	5783-001-056	R-3	HDR	No	9	0.44	No	24	32		**14**	5	1	1	3
757	5779-014-043	R-3	HDR	No	8	0.44	No	24	32		**14**	6	2	1	3
758	5383-002-085	R-3	HDR	No	6	0.44	No	24	32		**14**	8	2	1	5
759	5773-001-063	R-3	HDR	No	6	0.44	No	24	32		**14**	8	2	1	5
760	5778-015-035	R-3	HDR	No	11	0.45	No	24	32		**14**	3	1	0	2
761	5379-028-090	R-3	HDR	No	6	0.46	No	24	32		**14**	8	2	1	5
762	5783-013-067	R-3	HDR	No	9	0.46	No	24	32		**14**	5	1	1	3
763	5779-013-037	R-3	HDR	No	10	0.47	No	24	32		**14**	4	1	0	3
764	5783-014-053	R-3	HDR	No	9	0.47	No	24	32		**15**	6	2	1	3
765	5383-031-120	R-3	HDR	No	6	0.48	No	24	32		**15**	9	2	1	6

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766	5779-013-045	R-3	HDR	No	8	0.48	No	24	32		**15**	7	2	1	4
767	5785-001-116	R-3	HDR	No	9	0.49	No	24	32		**15**	6	2	1	3
768	5778-002-026	R-3	HDR	No	10	0.49	No	24	32		**15**	5	1	1	3
769	5783-002-111	R-3	HDR	No	5	0.49	No	24	32		**15**	10	3	1	6
770	5783-006-062	R-3	HDR	No	6	0.50	No	24	32		**15**	9	2	1	6
771	5778-015-041	R-3	HDR	No	5	0.50	No	24	32		**15**	10	3	1	6
772	8571-011-904	OS-OR	OS-OR	No	0	25.86	No	N/A	N/A		**192**	192	48	72	72
26	5776-001-012	C-G	C	No	0	2.821949019	Yes	0	N/A	Pipeline Project	N/A	80	0	80	0

Appendix A

Appendix A

ARCADIA CITY COUNCIL
REGULAR MEETING MINUTES
TUESDAY, JANUARY 16, 2024

CALL TO ORDER - Mayor Verlato called the Closed Session to order at 6:03 p.m.

ROLL CALL OF CITY COUNCIL MEMBERS

PRESENT: Cheng, Kwan, Wang, Cao, and Verlato
ABSENT: None

PUBLIC COMMENTS – No one appeared.

CLOSED SESSION

a. Pursuant to Government Code Section 54956.9 (d)(1) to confer with legal counsel regarding the matter of City of Whittier, et al. v. County of Los Angeles, Los Angeles Superior Court (Case No. 23STCP03579)

No reportable action was taken.

The Closed Session ended at 6:45 p.m.

Regular Meeting
City Council Chambers, 7:00 p.m.

1. CALL TO ORDER – Mayor Verlato called the Regular Meeting to order at 7:03 p.m.

2. INVOCATION – Pastor Terrence Shay, Arcadia Police Department Chaplain

3. PLEDGE OF ALLEGIANCE – Girl Scout Troop 921

4. ROLL CALL OF CITY COUNCIL MEMBERS

PRESENT: Cheng, Kwan, Wang, Cao, and Verlato
ABSENT: None

5. REPORT FROM CITY ATTORNEY REGARDING CLOSED/STUDY SESSION ITEMS

City Attorney Maurer reported that prior to the Regular Meeting the City Council met in Closed Session to discuss the one item listed on the posted agenda; and indicated that no reportable action was taken.

6. SUPPLEMENTAL INFORMATION FROM CITY MANAGER REGARDING AGENDA ITEMS

City Manager Lazzaretto noted for the record an email from Sonia Martin regarding Agenda Item 12.b – Law Day 2024, recommending the City Council continue with Law Day without the support of the Arcadia Chinese Association; he also noted an email from the Law Firm of Mitchell M. Tsai on behalf of the Western States Regional Council of Carpenters regarding Agenda Item 11.b – Ordinance No. 2398; he reminded the City Council that the item relates to zone changes and not

The Derby Mixed-Use Project itself; and requested Assistant City Manager/Development Services Director Kruckeberg provide more information.

Assistant City Manager/Development Services Director Kruckeberg stated that tonight is the second reading of Ordinance No. 2398 related to zoning changes; he explained that there were two resolutions that were approved by the City Council at the previous Meeting, one of which was the final Environmental Impact Report ("EIR"); he indicated that the letter received today was reviewed against the letters that had been previously submitted by the same entity on this subject, and that the letter had been previously responded to; he stated that the entity was present when the City Council approved the EIR in the previous resolutions; that the letter should not be part of the administrative record; and that no further action is needed on the letter tonight.

7. PRESENTATIONS

a. Presentation of Mayor's Certificates of Commendation to the 2024 Tournament of Roses Royal Court (Queen Naomi Stillitano of Arcadia High School and the Rose Princesses).

b. Presentation of the Los Angeles County United Mental Health Promoters program by Mei-Yin (Sylvie) Wang.

c. Presentation of Downtown Arcadia Improvement Association Annual Report by Donna Choi.

8. PUBLIC HEARING

a. Resolution No. 7538 updating the City's business license fees to reflect the changes in the Consumer Price Index ("CPI").
CEQA: Not a Project
Recommended Action: Adopt

Business License Officer Smith presented the Staff Report.

Mayor Verlato opened the Public Hearing.

No one appeared.

Mayor Verlato closed the Public Hearing.

After City Council discussion, a motion was made by Council Member Wang, seconded by Council Member Kwan, and carried on a roll call vote to adopt Resolution 7538 updating the City's business license fees to reflect the changes in the Consumer Price Index ("CPI").

AYES: Wang, Kwan, Cheng, Cao, and Verlato
NOES: None
ABSENT: None

b. Resolution No. 7540 authorizing the allocation of Community Development Block Grant ("CDBG") Funds for Fiscal Year 2024-25 and approving a Statement of Objectives and Projects for use of CDBG Funds.
CEQA: Not a Project
Recommended Action: Adopt and Approve

Management Analyst Brogan presented the Staff Report.

Mayor Verlato opened the Public Hearing.

No one appeared.

Mayor Verlato closed the Public Hearing.

After City Council discussion a motion was made by Council Member Kwan, seconded by Council Member Wang, and carried on a roll call vote to adopt Resolution No. 7540 authorizing the allocation of Community Development Block Grant ("CDBG") Funds for Fiscal Year 2024-25 and approving a Statement of Objectives and Projects for use of CDBG Funds.

AYES: Kwan, Wang, Cheng, Cao, and Verlato
NOES: None
ABSENT: None

9. PUBLIC COMMENT

Kevin Mak appeared and urged the City Council to remove the Oleander located on the east side of First Avenue between Huntington Drive and Wheeler Avenue; he stated that Oleander can be harmful to humans and pets; and he explained why he believes it should be removed from the City.

Donna Choi, Executive Director of the Downtown Arcadia Improvement Association, appeared and requested the City Council waive City fees for the 2024 Lunar New Year Festival.

Council Member Kwan requested City Council support to place an item on the February 6, 2024, City Council meeting agenda to discuss waiving City fees for the 2024 Lunar New Year Festival. Mayor Verlato and Council Member Wang concurred.

Steve Rhee, Secretary of the Downtown Arcadia Improvement Association, appeared and requested the City Council waive City fees for the 2024 Lunar New Year Festival; he thanked the City Council for their support; and he encouraged everyone to attend the upcoming festival.

Wenyu Zhuang and Alva Cha, owners of Satori Strings dba AMAC Violin Center, appeared and expressed their appreciation to the Arcadia Police Department for their quick response during a soft air gun attack that struck the building where their business is located.

10. REPORTS FROM MAYOR, CITY COUNCIL AND CITY CLERK *(including reports from the City Council related to meetings attended at City expense [AB 1234]).*

Mayor Pro Tem Cao announced that, on January 24, the City Council Health Subcommittee is hosting its first Citywide Health Seminar and encouraged everyone to attend; he provided a report on the various events that he attended or will be attending as a representative of the City; he requested City Council support to place an item on a future agenda to discuss how to improve language accessibility and translation services, and what is currently being done to provide these services; the City Council unanimously concurred.

Council Member Wang provided a report on the various events that she attended or will be attending as a representative of the City.

Council Member Kwan commented on the presentation by the Downtown Arcadia Improvement Association ("DAIA"); she reminded everyone that Mayor Verlato played a key role in founding the Downtown Association and thanked her and the DAIA for organizing events that bring the community and local businesses together.

Council Member Cheng provided a report on the various events that he attended or will be attending as a representative of the City; he thanked Arcadia Police Officers for their service and recognized women in Arcadia's law enforcement and women in the workforce.

Mayor Verlato announced that she met with Supervisor Barger regarding property owned by Los Angeles County on Lucille Street, and with Jeff Lee, co-owner of the self-storage building on Huntington Dr., to discuss future development at those sites; and she provided a report on the various events that she attended or will be attending as a representative of the City.

11. CONSENT CALENDAR

a. Regular Meeting Minutes of December 19, 2023.
CEQA: Not a Project
Recommended Action: Approve

b. Ordinance No. 2398 amending the zoning designation of the properties at 233 & 301 E. Huntington Drive from "CG-General Commercial" to "DMU-Downtown Mixed Use" with a Height Overlay of H7 with respect to the "Derby Mixed-Use Development" and make revisions to the Zoning Map to reflect the zone changes for these properties.
CEQA: Certified Environmental Impact Report
Recommended Action: Adopt

c. Resolution No. 7539 adopting a Records Retention Schedule, authorizing destruction of certain City records.
CEQA: Not a Project
Recommended Action: Adopt

d. Resolution No. 7542 amending Resolution No. 7383 establishing compensation and related benefits for City Council, Executive Management, Management, and Unrepresented Confidential Employees for July 1, 2021, through June 30, 2024 (Principal Civil Engineer, City Engineer, and Building Official).
CEQA: Not a Project
Recommended Action: Adopt

e. Contract with Carrier Corporation for the Council Chambers Chiller Replacement Project in the amount of $116,359.
CEQA: Exempt
Recommended Action: Approve

f. Accept all work performed by Kordich Construction, Inc. for the Sewer Main Replacement Program as complete.
CEQA: Exempt
Recommended Action: Approve

Mayor Verlato allowed public comments for Consent Calendar Item 11.b – Ordinance No. 2398.

Juan Luna, Member of the Western States Regional Council of Carpenters, appeared and explained why he believes he will be affected by the environmental impact of the proposed project.

It was moved by Mayor Pro Tem Cao, seconded by Council Member Wang, and carried on a roll call vote to approve Consent Calendar Items 11.a through 11.f.

AYES: Cao, Wang, Cheng, Kwan, and Verlato
NOES: None
ABSENT: None

12. CITY MANAGER

a. Report, discussion, and direction regarding City fireworks sponsorship of the Patriotic Festival in Downtown Arcadia.
CEQA: Not a Project
Recommended Action: Provide Direction

Deputy City Manager Bruno presented the Staff Report.

Mayor Verlato stated that she is a member of the Downtown Arcadia Improvement Association ("DAIA"), that she owns property in Downtown Arcadia within the boundaries of the District, and that she does not believe that the sponsorship itself will have a financial impact on her business or real property interest.

Council Member Kwan stated that she resigned from the Downtown Arcadia Improvement Association effective December 2023, that her spouse owns property within the boundaries of the District, that her business is located within the boundaries of the District, and that she does not believe that the sponsorship will have a financial impact on her business or her spouse's real property interest.

City Attorney Maurer clarified for the record that there is a conflict of interest rule that requires disclosure if an affected Council Member is potentially entering into a contract with a nonprofit organization that they have some sort of relationship with; and indicated that the disclosure of Mayor Verlato and Council Member Kwan does not rise to the level of a disqualifying conflict of interest that would prohibit them from taking action on item 12.a – Patriotic Festival Sponsorship.

Mayor Verlato clarified for the record that neither Council Member Kwan nor she received any monetary compensation for the events put together by the DAIA.

A motion was made by Council Member Kwan to move forward with Option C presented in the staff report – firework sponsorship and waiving City expenses related to Police, Fire, and Public Works Services in the amount of $34,600.

Mayor Pro Tem Cao made a motion to continue with what was approved by the City Council in May 2023, approving firework sponsorship in the amount of $30,500 and waiving expenses related to public safety services.

Both motions failed for lack of a second while discussion ensued.

After further discussion, a motion was made by Council Member Cheng, seconded by Council Member Wang, and carried on a roll call vote to sponsor the 2024 Patriotic Festival in the amount of $20,000 and waive City expenses related to police, fire, and public works services.

AYES: Cheng, Wang, Kwan, Cao, and Verlato
NOES: None

ABSENT: None

b. Report, discussion, and direction regarding Law Day 2024.
CEQA: Not a Project
Recommended Action: Resume City Role of Organizing Law Day

Deputy City Manager Bruno presented the Staff Report.

After City Council discussion, a motion was made by Council Member Cheng, seconded by Council Member Wang, and carried on a roll call vote to add back Law Day as an official City-lead event, and continuing the partnership with the Arcadia Chinese Association to provide this free event to the public annually.

AYES: Cheng, Wang, Kwan, Cao, and Verlato
NOES: None
ABSENT: None

13. ADJOURNMENT

The City Council adjourned at 10:12 p.m. to Tuesday, February 6, 2024, at 6:00 p.m. in the City Council Conference Room.

Linda Rodriguez
Assistant City Clerk

STAFF REPORT

Office of the City Manager

DATE: February 6, 2024

TO: Honorable Mayor and City Council

FROM: Dominic Lazzaretto, City Manager
By: Justine Bruno, Deputy City Manager

SUBJECT: RESOLUTION NO. 7544 AMENDING THE FISCAL YEAR 2023-24 OPERATING BUDGET AUTHORIZING A SUPPLEMENTAL BUDGET APPROPRIATION FOR THE SPONSORSHIP OF THE 2024 PATRIOTIC FESTIVAL IN THE AMOUNT OF $20,000, OFFSET BY A REDUCTION IN THE GENERAL FUND RESERVE; AND WAIVING EXPENSES RELATED TO POLICE, FIRE, AND PUBLIC WORKS SUPPORT FOR THE 2024 PATRIOTIC FESTIVAL
CEQA: Not a Project
Recommendation: Adopt

SUMMARY

The City Council has provided direction to sponsor the 2024 Patriotic Festival, in an amount totaling $20,000 as well as waiving staff costs to support the event. This resolution provides the necessary budget authorization to grant the sponsorship request and to waive expenses related to Police, Fire, and Public Works Services in support of the Patriotic Festival this year.

It is recommended that the City Council adopt Resolution No. 7544 to amend the Fiscal Year 2023-24 Operating Budget and authorize a supplemental appropriation for the 2024 Patriotic Festival, in the amount of $20,000, offset by a reduction in the General Fund Reserve, and waiving expenses related to Police, Fire, and Public Works Services for the 2024 Patriotic Festival.

BACKGROUND

The Patriotic Festival has become a tradition in Arcadia, occurring on July Fourth weekend each year since 2015, and providing an opportunity for community members and visitors to celebrate the holiday locally. The Patriotic Festival is held in Downtown Arcadia and is a family-friendly event that presents local businesses and offerings, food vendors, music entertainment, giveaways, and a parade. In recent years, it has concluded with a fireworks show.

In early 2023, the Downtown Arcadia Improvement Association ("DAIA") requested City sponsorship of its annual Patriotic Festival. In response to the sponsorship request, the City Council was presented with information on community events in Arcadia, which included events hosted by the DAIA like the annual Patriotic Festival. On May 16, 2023, the City Council adopted Resolution No. 7497 approving a $20,000 firework sponsorship and a waiver of public safety services in support of the 2023 Patriotic Festival. Shortly after the 2023 event, the DAIA issued another letter to the City Council requesting a $35,000 sponsorship for next year's Patriotic Festival.

The sponsorship request from the DAIA as well as information on other community events was presented at the September 5, 2023, Meeting. At the conclusion of the meeting, the City Council was unable to reach a consensus regarding the level of sponsorship to be offered for the 2024 Patriotic Festival, citing the need for more information and options from the DAIA. At the January 16, 2024, Meeting, the City Council was presented additional sponsorship options for the 2024 Patriotic Festival and provided consensus direction to offer the same financial sponsorship provided in 2023, but to uncouple it from directly funding the fireworks program.

DISCUSSION

Upon receiving the presentation on the 2024 Patriotic Festival at the January 16, 2024, Meeting, the City Council granted a $20,000 sponsorship and directed any affiliated City costs for the event to be waived as well. Because this expense was not anticipated in the Adopted Fiscal Year 2023-24 Budget, an adjustment is required. Resolution 7544 provides the necessary language to amend the adopted budget by $20,000 to cover the approved sponsorship costs. The staff costs that will be waived will be absorbed by each Department's operating budget and included in the budget proposal for Fiscal Year 2024-25.

ENVIRONMENTAL ANALYSIS

The proposed financial sponsorship and waiver of public safety costs does not constitute a project under the California Environmental Quality Act ("CEQA") under Section 15061(b)(3) of the CEQA Guidelines, and it can be seen with certainty that it will have no impact on the environment. Thus, this matter is exempt under CEQA.

FISCAL IMPACT

The associated fiscal impact is a net reduction in the General Fund Reserve in the amount of $20,000 for Fiscal Year 2023-24 plus the waiver of costs for City services, which will total approximately $13,300. The City will issue a check for $20,000 to the DAIA directly and the costs for City services will be absorbed by the operating budgets of the Fire Department ($6,700), Police Department ($2,500), and Public Works Services

Department ($4,100) for Fiscal Year 2024-25. Between the direct sponsorship and the waiver of City services, Arcadia's total sponsorship to the DAIA will be $33,300, or 44% of the total event budget of $80,600, for the 2024 Patriotic Festival.

If the City Council is interested in continuing to waive City fees in support of outside community events (not hosted by Arcadia), a budget package should be considered in future years to fund the ongoing costs of providing this support. A budget package of this nature could be addressed through the creation of a Sponsorship and Donation Policy, which will be presented for City Council review in February 2024.

RECOMMENDATION

It is recommended that City Council determine that this action is not a project under California Environmental Quality Act ("CEQA"); and adopt Resolution No. 7544 amending the Fiscal Year 2023-24 Operating Budget authorizing a supplemental budget appropriation for the sponsorship of the 2024 Patriotic Festival in the amount of $20,000, offset by a reduction in the General Fund Reserve; and waiving expenses related to police, fire, and public works support for the 2024 Patriotic Festival.

Attachment: Resolution No. 7544

RESOLUTION NO.7544

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ARCADIA, CALIFORNIA, AMENDING THE FISCAL YEAR 2023-24 OPERATING BUDGET AUTHORIZING A SUPPLEMENTAL BUDGET APPROPRIATION FOR THE SPONSORSHIP OF THE 2024 PATRIOTIC FESTIVAL IN THE AMOUNT OF $20,000, OFFSET BY A REDUCTION IN THE GENERAL FUND RESERVE; AND WAIVING EXPENSES RELATED TO POLICE, FIRE, AND PUBLIC WORKS SUPPORT FOR THE 2024 PATRIOTIC FESTIVAL

WHEREAS, the City of Arcadia values opportunities for community members to gather for entertainment, leisure, and celebratory purposes; and

WHEREAS, the City has a long history of hosting special events and providing support to non-profit entities to offer more events for residents to partake in; and

WHEREAS, the Downtown Arcadia Improvement Association is a non-profit organization that aims to support and promote downtown businesses by attracting visitors and commerce to downtown Arcadia; and

WHEREAS, the Downtown Arcadia Improvement Association provides several free, family-friendly events for the community to enjoy; and

WHEREAS, the Patriotic Festival is a long-standing event in Arcadia that is held on July Fourth each year to celebrate America's Independence with food, entertainment, a parade, and firework display; and

WHEREAS, the inflationary impacts and rising costs of goods and services have increased the cost of community events; and

WHEREAS, the City Council is authorized to grant monies for purposes that provide community benefit and meet a public purpose; and

WHEREAS, the Downtown Arcadia Improvement Association has requested the

City provide a monetary sponsorship for the 2024 Patriotic Festival; and

WHEREAS, this sponsorship request was brought to the City Council in September 2023, was not anticipated at the time of budget development and cannot be absorbed in the current Fiscal Year 2023-24 Operating Budget; and

WHEREAS, a sponsorship in the amount of $20,000 will enable a quality event to be enjoyed by the public generally and to support Arcadia's business community in the Downtown specifically at the Patriotic Festival occurring on June 29, 2024; and

WHEREAS, the City Manager has certified that there are sufficient reserves available in the General Fund Reserve for appropriation.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF ARCADIA, CALIFORNIA, DOES FIND, DETERMINE AND RESOLVE AS FOLLOWS:

SECTION 1. The sum of Twenty Thousand Dollars ($20,000) is hereby appropriated in the City Manager's Office budget, offset with a reduction in the General Fund Reserve by $20,000, and waiving any Police Department, Fire Department and Public Works Services costs for the 2024 Patriotic Festival.

SECTION 2. The City Manager is authorized to sign any agreements or take any other actions necessary to effectuate this resolution.

SECTION 3. The City Clerk shall certify to the adoption of this Resolution.

[SIGNATURES ON THE NEXT PAGE]

Passed, approved and adopted this 6th day of February, 2024.

Mayor of the City of Arcadia

ATTEST:

City Clerk

APPROVED AS TO FORM:

Michael J. Maurer
City Attorney

STAFF REPORT

Office of the City Clerk

DATE: February 6, 2024

TO: Honorable Mayor and City Council

FROM: Dominic Lazzaretto, City Manager
By: Linda Rodriguez, Assistant City Clerk

SUBJECT: RESOLUTION NO. 7545 DECLARING THAT WEEDS, BRUSH, RUBBISH, AND REFUSE UPON OR IN FRONT OF SPECIFIED PROPERTY IN THE CITY ARE A SEASONAL AND RECURRENT PUBLIC NUISANCE, AND DECLARING AN INTENTION TO PROVIDE FOR THE ABATEMENT THEREOF
CEQA: Exempt
Recommendation: Adopt

SUMMARY

The Los Angeles County Department of Agricultural Commissioner/Weights and Measures (the "County") has submitted a "Declaration List" of private properties within the City that have been found by their inspection to have hazardous weeds, brush, and rubbish, which constitute an existing or potential hazard to the health and safety of adjacent property owners. The County recommends that the City Council adopt a resolution declaring that the conditions are a public nuisance and must be abated or removed. It is recommended that the City Council adopt Resolution No. 7545 and schedule the protest public hearing for February 20, 2024.

BACKGROUND

Annually, the County inspects vacant properties located in the City of Arcadia to identify potentially hazardous conditions that must be removed or abated. For 2024, 19 properties have been found to have weeds, brush, and/or rubbish upon them and a list of those addresses have been attached as part of Resolution No. 7545, Exhibit "A".

At the request of the County, attached for City Council consideration is the adoption of Resolution No. 7545 declaring that weeds, brush, rubbish, and refuse upon or in front of specified property in the City are a seasonal and recurrent public nuisance, and declaring its intention to provide for the abatement thereof. It is also recommended that a public hearing be scheduled for February 20, 2024, at 7:00 p.m., as the date and time for the City Council to hear protests, if any, from affected property owners.

The nuisance abatement process also allows property owners sufficient time to clean up their properties before the County provides services on their behalf. Quite often, on large vacant properties, it is easier and cheaper for the property owners to allow the County to remove the weeds and debris and pay the abatement charge.

Upon adoption of Resolution No. 7545, the County will mail weed abatement notices to those property owners. If the properties are not sufficiently mitigated, the County will carry out the work and add the cost for doing so to the annual property tax bills for the subject property. This item will be brought back to the City Council later this year for adoption of a final list of properties that will be charged for the abatement.

ENVIRONMENTAL ANALYSIS

The proposed action is categorically exempt from the California Environmental Quality Act ("CEQA") pursuant to CEQA Guidelines Section 15304, as minor alteration to land; and Section 15308, as an action to ensure maintenance of the environment.

FISCAL IMPACT

There is no fiscal impact to the General Fund as a result of the County abating or removing nuisances from those properties located in the City of Arcadia. Affected property owners are assessed by the County directly for the removal of the weeds, brush, rubbish, and refuse, if necessary.

RECOMMENDATION

It is recommended that the City Council find that the proposed action does not constitute a project under the California Environmental Quality Act; and adopt Resolution No. 7545 declaring that weeds, brush, rubbish, and refuse upon or in front of specified property in the City are a seasonal and recurrent public nuisance, and declaring its intention to provide for the abatement thereof; and schedule the protest public hearing for February 20, 2024.

Attachment: Resolution No. 7545

RESOLUTION NO. 7545

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ARCADIA, CALIFORNIA, DECLARING THAT WEEDS, BRUSH, RUBBISH, AND REFUSE UPON OR IN FRONT OF SPECIFIED PROPERTY IN THE CITY ARE A SEASONAL AND RECURRENT PUBLIC NUISANCE, AND DECLARING AN INTENTION TO PROVIDE FOR THE ABATEMENT THEREOF

THE CITY COUNCIL OF THE CITY OF ARCADIA, CALIFORNIA DOES HEREBY FIND, DETERMINE AND RESOLVE AS FOLLOWS:

SECTION 1. Pursuant to the provisions of Title 4, Division 3, Part 2, Chapter 13, Article 2, of the California Government Code, Sections 39560 to 39588, inclusive, and evidence received by it, the City Council of the City of Arcadia specifically finds:

A. That the weeds, brush or rubbish growing or existing upon the streets, sidewalks, or private property in the City attain such large growth as to become, when dry, a fire menace to adjacent improved property, or are otherwise noxious or dangerous, or a public nuisance.

B. That the presence of dry grass, stubble, refuse, or other flammable materials are conditions that endanger the public safety by creating a fire hazard.

C. That by reason of the foregoing facts, the weeds, brush, rubbish, dry grass, stubble, refuse and other flammable material growing or existing upon the private property hereinafter described, and upon the streets and sidewalks in front of said property, constitute a seasonal and recurrent public nuisance and should be abated as such.

D. That the public nuisance exists upon, or on the streets or sidewalks in front of, the private properties described in Exhibit "A".

SECTION 2. Pursuant to the findings of fact by this City Council heretofore made, the City Council determines that the weeds, brush, rubbish, dry grass, stubble, refuse and other flammable material in and upon and in front of the real property hereinbefore described constitute and are hereby declared to be a seasonal and recurrent public nuisance which should be abated. The Agricultural Commissioner/Director of Weights and Measures, County of Los Angeles, is hereby designated the person to give notice to destroy said weeds, rubbish, dry grass, stubble, refuse, or other flammable material and shall cause notices to be given to each property owner by United States Mail.

SECTION 3. The Agricultural Commissioner is hereby authorized and directed to recover its costs of inspection of the properties hereinabove described in a manner consistent with prior action of the Board adopting a fee schedule for such inspection. The recovery of these costs is vital to the ongoing operation governing the identification and abatement of those properties that constitute a seasonal and recurrent public nuisance and endanger the public safety.

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

[SIGNATURES ON NEXT PAGE]

Passed, approved and adopted this 6th day of February, 2024.

Mayor of the City of Arcadia

ATTEST:

City Clerk

APPROVED AS TO FORM:

Michael J. Maurer
City Attorney

Exhibit "A"

2024

LOS ANGELES COUNTY DECLARATION LIST

CITY OF ARCADIA

KEY OF 7, CITY CODE 035 (UNIMPROVED)

PARCEL	LOCATION	OWNER	MAILING ADDRESS	CITY/STATE	ZIP
5765002015	CANYON RD	NEVIS CAPITL LLC	335 N BERRY ST	BREA CA	92821
5765002016	CANYON RD	NEVIS CAPITL LLC	335 N BERRY ST	BREA CA	92821
5771001902	CANYON RD	LA COUNTY FLOOD CONTROL DISTRICT	900 S FREMONT AVE	ALHAMBRA CA	91803
5773007009	153 E SANTA CLARA ST	KOEPER,JOSEF TR	153 W LEMON AVE	ARCADIA CA	91007
5779015041	E DUARTE RD	CHIEN,CHEN F A CO TR	1604 SHENANDOAH RD	SAN MARINO CA	91108
5779018040	201 E DUARTE RD	MEILOON PROPERTIES LLC	713 W DUARTE RD STE G300	ARCADIA CA	91007
5779018050	203 E DUARTE RD	MEILOON PROPERTIES LLC	713 W DUARTE RD STE G300	ARCADIA CA	91007
5784020014	LEROY AVE	KOLOVOS,GEORGE P TR	12424 WILSHIRE BLVD STE 1040	LOS ANGELES CA	90025
8532013026	DURFEE AVE	289 NORTH ROBERTSON BLVD II LLC	2220 AVENUE OF THE STARS #1005	LOS ANGELES CA	90067
8532013027	DURFEE AVE	289 NORTH ROBERTSON BLVD II LLC	2220 AVENUE OF THE STARS #1005	LOS ANGELES CA	90067
8532013029	DURFEE AVE	289 NORTH ROBERTSON BLVD II LLC	2220 AVENUE OF THE STARS #1005	LOS ANGELES CA	90067
8532016001	CLARK ST	LIVINGSTON GRAHAM INC	PO BOX 52427	ATLANTA GA	30355
8532016003	CLARK ST	LIVINGSTON GRAHAM INC	PO BOX 52427	ATLANTA GA	30355
8532016004	CLARK ST	LIVINGSTON GRAHAM INC	PO BOX 52427	ATLANTA GA	30355
8532016022	CLARK ST	LIVINGSTON GRAHAM INC	PO BOX 52427	ATLANTA GA	30355
8572002005	314 E LIVE OAK AVE	WU,YI-SHUEN M AND SHI-HUNG K	1601 PERKINS DR	ARCADIA CA	91006
8572002007	LIVE OAK AVE	WU,YI-SHUEN M AND SHI-HUNG K	1601 PERKINS DR	ARCADIA CA	91006
8573024005	122 E LIVE OAK AVE	NORTH AMERICA DONGHENG HOLDING	411 E HUNTINGTON DR STE 107 PMB 387	ARCADIA CA	91006
8573024006	128 E LIVE OAK AVE	NORTH AMERICA DONGHENG HOLDING	411 E HUNTINGTON DR STE 107 PMB 387	ARCADIA CA	91006
				TOTAL VACANT/IMPROVED RECORDS	0
				TOTAL UNIMPROVED RECORDS	19
				TOTAL RECORDS	19

STAFF REPORT

Police Department

DATE: February 6, 2024

TO: Honorable Mayor and City Council

FROM: Roy Nakamura, Police Chief
By: Amber Abeyta, Management Analyst

SUBJECT: AMENDMENT TO THE JAIL OPERATIONS PROFESSIONAL SERVICES AGREEMENT WITH ALLIED UNIVERSAL INCREASING THE HOURLY PAY RATE IN ACCORDANCE WITH SENATE BILL 616 (SICK DAYS: PAID SICK DAYS ACCRUAL AND USE) IN AN AMOUNT NOT TO EXCEED $13,453 OVER A THREE-YEAR PERIOD
CEQA: Not a Project
Recommendation: Approve

SUMMARY

On October 4, 2023, Governor Newsom signed Senate Bill ("SB") 616, amending California's Paid Sick Leave Law and increasing the number of paid sick leave days for eligible employees from three days to five days. The law became effective on January 1, 2024, and the City's jail operations contractor, Allied Universal, has requested an increase in their hourly pay rate to account for the additional cost of providing more sick leave pay for their employees that work in the City.

It is recommended that the City Council approve Amendment No. 1 to the Jail Operations Professional Services Agreement with Allied Universal, increasing their hourly pay rate in accordance with Senate Bill 616 (Sick Days: Paid Sick Day Accrual and Use) in an amount not to exceed $13,453 over a three-year period.

BACKGROUND

The existing California Paid Sick Leave Law (Healthy Workplaces, Healthy Families Act of 2014) mandates that California employers provide employees up to three days of paid sick leave upon their 90th day of employment, if the employee: (1) worked in California for the same employer for 30 or more days within a year from the commencement of employment, and (2) was taking sick leave for a qualifying reason. SB 616, which amends the law, increases the number of paid sick leave days from three to five, and went into effect on January 1, 2024. In addition, SB 616 preempts local ordinances, and is

applicable to charter cities including Arcadia. Furthermore, SB 616 applies to private companies and their employees that provide services to a City.

DISCUSSION

The City has a Professional Services Agreement ("Agreement") with Allied Universal ("Allied") for jail operations services. Senate Bill 616 has resulted in changes that impact Allied's costs, specifically sick pay. As a result, Allied must adjust their billing rate for the first three years of their fixed-rate Agreement with the City. Based on the current Agreement with Allied, sick leave is built into the regular Security Professional hourly bill rate; therefore, the hourly bill rate will be adjusted to incorporate the additional sick leave pay. This adjustment is specifically intended to account for the additional 16 hours/two full workdays of extra sick pay per year per employee, as stipulated in SB 616. The hourly rate increase for the three-year billing period is outlined below:

	Current Billing Rate	New Billing Rate
***Year 1 (FY 2023-24)**		
Custody Officer	$41.76	$42.01
Custody Supervisor	$52.20	$52.45
Year 2 (FY 2024-25)		
Custody Officer	$43.50	$44.01
Custody Supervisor	$53.94	$54.45
Year 3 (FY 2025-26)		
Custody Officer	$45.24	$46.02
Custody Supervisor	$55.65	$56.46

Assuming Allied's employees work the entirety of their scheduled hours, the projected yearly increase is as follows:

Year 1 (Fiscal Year 2023-24) - $2,184

Year 2 (Fiscal Year 2024-25) - $4,455

Year 3 (Fiscal Year 2025-26) - $6,814

Total Cost Increase: $13,453

It should be noted that Year 1 covers a six month period from January 1, 2024, to June 30, 2024. Amendment No. 1 (attached) to the Professional Services Agreement with Allied provides a breakdown of the total cost for each year.

ENVIRONMENTAL ANALYSIS

The proposed action does not constitute a project under the California Environmental Quality Act ("CEQA"), based on Section 15061(b)(3) of the CEQA Guidelines, as it can be seen with certainty that it will have no impact on the environment. Thus, this matter is exempt under CEQA.

FISCAL IMPACT

Sufficient funds to accommodate the Year 1 increase ($2,184) have been budgeted in the Fiscal Year 2023-24 General Fund Operating Budget. The funds for Year 2 and Year 3 will be accounted for in their respective Fiscal Year budget.

RECOMMENDATION

It is recommended that the City Council determine that this action is exempt under the California Environmental Quality Act ("CEQA"); and approve an amendment to the Jail Operations Professional Services Agreement with Allied Universal, increasing their hourly rate in accordance with Senate Bill 616 (Sick Days: Paid Sick Days Accrual and Use) in an amount not to exceed $13,453 over a three-year period.

Approved:

Dominic Lazzaretto
City Manager

Attachment: Amendment No. 1 to the Professional Services Agreement

AMENDMENT NO. 1 TO PROFESSIONAL SERVICES AGREEMENT REGARDING OPERATION OF THE ARCADIA POLICE DEPARTMENT'S TYPE 1 JAIL FACILITY

This Amendment No. 1 ("Amendment No. 1") is hereby entered into by and between the City of Arcadia, a charter city organized under the Constitution and laws of the State of California, and Allied Universal, a Limited Partnership, with respect to that certain Professional Services Agreement between the parties dated August 1, 2023 ("Agreement").

The parties agree as follows:

1. Section 2. (b) Compensation and Exhibit "B" of the Agreement is amended to adjust the billing rate for the first three years of the Agreement from Fiscal Year 2023-24 to Fiscal Year 2025-26 as outlined below. It should be noted that Year 1 covers a six month period from January 1, 2024, to June 30, 2024. This adjustment is specifically intended to account for the additional 16 hours/two full workdays of extra sick pay per year per employee as required by Senate Bill 616 (2023).

	Current Billing Rate	New Billing Rate
***Year 1 (FY 2023-24)**		
Custody Officer	$41.76	$42.01
Custody Supervisor	$52.20	$52.45
Year 2 (FY 2024-25)		
Custody Officer	$43.50	$44.01
Custody Supervisor	$53.94	$54.45
Year 3 (FY 2025-26)		
Custody Officer	$45.24	$46.02
Custody Supervisor	$55.65	$56.46

Assuming Allied's employees work the entirety of their scheduled hours, the projected yearly increase is as follows:

Year 1 (Fiscal Year 2023-24) $2,184

Year 2 (Fiscal Year 2024-25) $4,455

Year 3 (Fiscal Year 2025-26) $6,814

Total Cost Increase: $13,453

2. All the remaining terms and provisions of the Agreement are hereby reaffirmed.

In witness whereof the parties have executed this Amendment No. 1 on the date set forth below.

CITY OF ARCADIA

_____
Dominic Lazzaretto
City Manager

Date: _____

ATTEST:

_____

City Clerk

APPROVED AS TO FORM:

_____
Michael J. Maurer
City Attorney

ALLIED UNIVERSAL

_____
Richard Dirmandzhuan
General Manager

Date: _____

_____
Steve Claton
President

Date: _____

CONCUR:

_____
Roy Nakamura
Chief of Police

EXHIBIT "B"

Schedule of Charges/Payments

Consultant will invoice the city on a monthly cycle. Consultant will include with each invoice a detailed progress report that indicates the amount of budget spent on each task. Consultant will inform city regarding any out of scope work being performed by consultant.

The total compensation shall not exceed $1,228,748 over the first three years. As listed in the table below and as follows:

The total cost for Year 1 (FY 2023-24) shall not exceed $391,919.
The total cost for Year 2 (FY 2024-25) shall not exceed $409,551.
The total cost for Year 3 (FY 2025-26) shall not exceed $427,278.

These rates are subject to review upon renewal at the end of year three. The parties will review cost during the city's budget preparation process during the first quarter of 2026.

City of Arcadia Police Department

Rate Card and Total Spend - Year 1

Post	Site	HPW	Wage Rate	Bill Rate	Holiday / OT Rate	Annual Cost
Supervisor Custody Officer	Arcadia, CA	40	$30.00	$52.45	$78.68	$109,096.00
Custody Officer	Arcadia, CA	128	$24.00	$42.01	$63.02	$279,618.56
Sub-Total		168				$388,714.56
Direct Bills (Estimate)						Annual Cost
Holidays						$3,204.00
Sub-Total						$3,204.00

City of Arcadia Police Department

Rate Card and Total Spend - Year 2

Post	Site	HPW	Wage Rate	Bill Rate	Holiday / OT Rate	Annual Cost
Supervisor Custody Officer	Arcadia, CA	40	$31.00	$54.45	$81.68	$113,256.00
Custody Officer	Arcadia, CA	128	$25.00	$44.01	$66.02	$292,930.56
Sub-Total		168				$406,186.56
Direct Bills (Estimate)						Annual Cost
Holidays						$3,364.20
Sub-Total						$3,364.20
Grand Total						$409,550.76

City of Arcadia Police Department

Rate Card and Total Spend - Year 3

Post	Site	HPW	Wage Rate	Bill Rate	Holiday / OT Rate	Annual Cost
Supervisor Custody Officer	Arcadia, CA	40	$32.00	$56.46	$84.69	$117,436.80
Custody Officer	Arcadia, CA	128	$26.00	$46.02	$69.03	$306,309.12
Sub-Total		168				$423,745.92
Direct Bills (Estimate)						Annual Cost
Holidays						$3,532.41
Sub-Total						$3,532.41
Grand Total						$427,278.33

STAFF REPORT

Police Department

DATE: February 6, 2024

TO: Honorable Mayor and City Council

FROM: Roy Nakamura, Police Chief
By: Amber Abeyta, Management Analyst

SUBJECT: PURCHASE ORDER WITH PHOENIX CONTRACTING FOR THE PURCHASE OF ONE CUSTOM ENCLOSED MOBILE TRAILER IN THE AMOUNT OF $58,455 AND A 10% CONTINGENCY FOR INCIDENTALS
CEQA: Not a Project
Recommendation: Approve

SUMMARY

The Fiscal Year 2023-24 Equipment Acquisition Budget provides for the replacement of a logistics trailer utilized by the Arcadia Police Department's Special Weapons and Tactics ("SWAT") Team. To secure the most competitive price for the trailer, a formal bidding process was conducted, resulting in Phoenix Contracting submitting the lowest bid. It is recommended that the City Council approve a Purchase Order with Phoenix Contracting for the purchase of one custom enclosed mobile trailer in the amount of $58,455 and a 10% contingency for incidentals.

BACKGROUND

The Arcadia Police Department's Special Weapons and Tactics ("SWAT") Team is called upon to serve high-risk search and arrest warrants; respond to incidents involving barricaded suspects; hostage rescues; active shooters; crowd control; and other situations requiring resources of a professionally trained team to maximize safety to the community and law enforcement personnel. The SWAT team utilizes numerous resources during training and active operations, including an armored rescue vehicle, a reconnaissance robot, a logistics vehicle and trailer, and other specialized equipment to complete the team's mission.

Last year, the logistics vehicle utilized by the SWAT team was retired due to engine issues and other age-related malfunctions. In lieu of replacing the vehicle, the Department would like to purchase a customized trailer to store individual and team equipment. The trailer will have more features compared to the previous logistics vehicle, such as more storage and an electrical system to charge equipment as well as lockers, a work bench, outlets,

and a generator. Moreover, by removing a mechanized vehicle from the Department's fleet, it will reduce the overall operating costs in that a trailer will only require occasional maintenance and tire replacement.

DISCUSSION

On August 1, 2023, a Notice Inviting Bids ("Notice") was released to procure a new custom enclosed trailer for the SWAT team. Based on the initial bids received, which included three out-of-state vendors and one local vendor, a second Notice was issued on September 27, 2023. This was necessary as there was a significant disparity in bid amounts, with the highest bid at $129,900 and the lowest bid at $58,455. The purpose of the second Notice was to allow local vendors (nine in total) to submit their bids and achieve a more favorable price comparison. Ultimately, a total of seven bids were received and the results are provided below.

Company	Address	BID Amount
Phoenix Contracting	9415 Smarty Jones Dr., Ruskin FL 33573	$58,455
New Trend Custom Trailer	14690 Mallory Drive Fontana, CA 92335	$80,492
ProPac, Inc.	2465 Air Park Rd. North Charleston, SC 29406	$81,918
Garrett Custom Trailers	4420 Shopping Lane Simi Valley, CA 93063	$87,819
Blackstone Tower Partners LLC DBA Draxxon	12141 County Road 375E McLeansboro, IL 62859	$121,000
Midway Trailers	2650 County Hwy 401 Benton, MO 63736	$129,900
Nappi Fabrications LLC	1291 N. Patt St Anaheim, CA 92805	$135,843

Phoenix Contracting's bid was the most competitive and their references were checked. After careful review, it has been determined that Phoenix Contracting is the most suitable and responsive bidder, meeting all the requirements specified by the City. To cover unforeseen expenses or incidentals that may arise during the buildout process, it is recommended that a 10% contingency be included to the bid cost.

ENVIRONMENTAL ANALYSIS

The proposed action does not constitute a project under the California Environmental Quality Act ("CEQA"), based on Section 15061(b)(3) of the CEQA Guidelines, as it can be seen with certainty that it will have no impact on the environment. Thus, this matter is exempt under CEQA.

FISCAL IMPACT

The Fiscal Year 2023-24 Equipment Replacement Budget includes $71,800 for the acquisition of one custom enclosed mobile trailer. The budget for the enclosed mobile trailer covers the entire cost at $58,455 plus the 10% contingency, which could result in a total project cost of $64,300.

RECOMMENDATION

It is recommended that the City Council determine that this action is not a project under the California Environmental Quality Act ("CEQA"); and approve a Purchase Order with Phoenix Contracting for the purchase of one custom enclosed mobile trailer in the amount of $58,455 and a 10% contingency for incidentals.

Approved:

Dominic Lazzaretto
City Manager

STAFF REPORT

Police Department

DATE: February 6, 2024

TO: Honorable Mayor and City Council

FROM: Roy Nakamura, Police Chief
By: Amber Abeyta, Management Analyst

SUBJECT: PURCHASE ORDER WITH ADAMSON POLICE PRODUCTS FOR THE PURCHASE OF NEW COMMUNICATON HEADSETS IN AN AMOUNT NOT TO EXCEED $38,600
CEQA: Not a Project
Recommendation: Approve

SUMMARY

The Fiscal Year 2023-24 Equipment Acquisition Budget provides for the replacement of communication headsets utilized by the Arcadia Police Department's Special Weapons and Tactics ("SWAT") Team. To secure the most competitive price for the communication headsets, a formal bidding process was conducted. Adamson Police Products submitted the only bid. It is recommended that the City Council approve a Purchase Order with Adamson Police Products for the purchase of new communication headsets in an amount not to exceed $38,600.

BACKGROUND

The Arcadia Police Department's SWAT Team is called upon to serve high-risk search and arrest warrants; respond to incidents involving barricaded suspects, hostage rescues; active shooters; crowd control; and other situations requiring resources of a professionally trained team to maximize the safety of the community and law enforcement personnel. The SWAT Team utilizes numerous resources during training and active operations that include an armored rescue vehicle, a reconnaissance robot, a logistics vehicle and trailer, and other specialized equipment to complete the team's mission.

The SWAT Team utilizes over-ear headsets as a standard part of their gear, serving as both radio communication and hearing safety equipment. Traditionally, the City has purchased new headsets only when the existing set ceases to function; however, this leads to some team members lacking proper hearing protection and using outdated equipment given the rapid advancements in communication headset technology. Therefore, it is essential to regularly update headset equipment. Typically, headsets last

for approximately three years before requiring replacement, necessitating a three-year equipment replacement plan. Beginning Fiscal Year 2023-24, the headsets will be replaced every three years, as the cost was anticipated as part of the annual Equipment Replacement Budget. This proactive measure aims to avert equipment malfunctions and ensure the SWAT Team remains current with the latest tactical advancements.

DISCUSSION

On December 5, 2023, a Notice Inviting Bids ("Notice") was released to procure 28 new communication headsets. In addition, the Notice was sent to four vendors that supply this type of product: Aardvark, Curtis Blue Line, Invision Communications, and Adamson Police Products. One bid was received with the following results:

Company	Location	BID Amount
Adamson Police Products	Los Alamitos, CA	$38,587.20

Efforts were made to contact the vendors who did not submit a bid; however, no response was received to ascertain their reason for non-participation. Following a thorough evaluation, it has been concluded that Adamson Police Products' is a responsive bidder, with their bid meeting the necessary specifications. In addition, the pricing offered is within normal costs for this type and quality of equipment.

ENVIRONMENTAL ANALYSIS

The proposed action does not constitute a project under the California Environmental Quality Act (“CEQA”), based on Section 15061(b)(3) of the CEQA Guidelines, as it can be seen with certainty that it will have no impact on the environment. Thus, this matter is exempt under CEQA.

FISCAL IMPACT

Sufficient funding, amounting to $38,600, has been allocated within the Fiscal Year 2023-24 Equipment Replacement Budget to facilitate the acquisition of the communication headsets for the SWAT Team.

RECOMMENDATION

It is recommended that the City Council determine that this action is exempt under the California Environmental Quality Act (“CEQA”); and approve a Purchase Order with Adamson Police Products for the purchase of new communication headsets in an amount not to exceed $38,600.

Approved:



Dominic Lazzaretto
City Manager

STAFF REPORT

Office of the City Manager

DATE: February 6, 2024

TO: Honorable Mayor and City Council

FROM: Dominic Lazzaretto, City Manager
By: Justine Bruno, Deputy City Manager

SUBJECT: REPORT, DISCUSSION, AND DIRECTION REGARDING CITY FEE WAIVER FOR THE 2024 LUNAR NEW YEAR FESTIVAL
CEQA: Not a Project
Recommendation: Deny Request

SUMMARY

The Downtown Arcadia Improvement Association ("DAIA") is hosting a 2024 Lunar New Year Festival on Sunday, February 25, 2024. The Lunar New Year celebration represents a new event offering for the DAIA and they have requested the City waive $13,893.72 in fees and affiliated costs in support of the event this year. It is recommended that the City Council should deny the fee waiver request at this time.

BACKGROUND

Lunar New Year is a widely celebrated holiday in Asian culture, recognized by millions of people in China and across the world. The Lunar New Year celebrates the arrival of the first full moon in the lunar calendar and typically occurs between late January and early February each year. Lunar New Year celebrations are often spent with family and include symbolic food dishes, religious ceremonies to honor ancestors, dancing, fireworks, lanterns, and a celebration of a particular Chinese zodiac animal.

At the September 5, 2023, Meeting, the City Council was presented information on a variety of existing and potential community events in Arcadia. During that presentation, the topic of the City hosting a Lunar New Year celebration was raised. Currently, the City partners with the Arcadia Chinese Association ("ACA") to host a well-attended luncheon to celebrate the Lunar New Year at the Community Center; however, since that event is restricted to guests 50 years of age and older, the conversation turned to whether Arcadia should provide a communitywide celebration in addition to the event at the Community Center. Based on the variety of new events the City added and the time and resources needed to host a quality event, the City Council opted to forego a Lunar New Year Celebration in 2024, but to continue the co-sponsored luncheon with the ACA. The City Council concluded the September 5 Meeting by requesting staff draft a policy regarding

a process to address community requests for sponsorships and donations. A draft policy will be presented to the City Council for further input and direction on February 20, 2024.

In October 2023, the DAIA unveiled its plans to host a Lunar New Year celebration and applied for a Temporary Use Permit to host a one-day event on February 25, 2024. At the time of application, the DAIA did not make a request for City assistance. Since then, the DAIA has verbally requested City support for this event, which would include street closure setup and teardown, over-the-street banner installation and removal at three locations, Arcadia Police support for traffic control and safety, and decorative lantern installation and removal. DAIA Executive Director Donna Choi attended the January 16, 2024, Meeting and during Public Comment requested the City Council waive any affiliated City fees and costs for hosting this event in Downtown Arcadia. Following her request, three City Council Members consented to having a discussion on a waiver of City fees and services for the 2024 Lunar New Year Festival.

DISCUSSION

The Lunar New Year celebration will be held on Sunday, February 25, from 11:00 a.m. to 5:00 p.m. in Downtown Arcadia, and will offer a dragon and lion themed dance with drummers, food trucks, live cooking demonstrations, Kung Fu demonstrations, local retail vendors, musical performances and DJ entertainment, crafts, giveaways, and raffle prizes.

Under the conditions of approval specified in the Temporary Use Permit as well as some additional requests that have been made following application approval, the following is a summary of the costs and fees the DAIA is requesting the City Council waive:

Service	Department	Cost
Downtown Property Owners: Mailed Event Notification	CMO	$319.32
Temporary Use Permit Application	CMO	$649.00
Hanging Lantern Installation & Removal	PWS	$1,124.00
Over-the-Street Banner Permit, Installation & Removal	DSD/PWS	$1,678.80
Event Street Closures & Traffic Barricades	PWS	$4,671.59
Traffic Control & Event Safety	PD	$5,451.00
	Total	**$13,893.72**

For many years, the City has supported the DAIA's events through a variety of in-kind services. In 2023, the City Council granted, for the first time, monetary sponsorship of the Patriotic Festival, in addition to waiving public safety costs for the event. In reviewing the events held by the DAIA in 2023 and what is planned for 2024, the following costs are

associated with each event, including any recovered costs:

DAIA Event	City Costs & Fees	Costs Recovered
2023 Patriotic Festival	$36,910	$0
2023 Halloween Haunting	$9,150	$0
2023 Holiday Fair	$7,320	$2,335 (PD)
2024 Lunar New Year	$13,894	To Be Determined
2024 Patriotic Festival	$33,500	$0
Total	**$100,774**	

In 2023, Arcadia provided $53,380 in sponsorships, fee waivers, and in-kind services to the DAIA. Comparatively, City sponsorships, fee waivers, and in-kind services offered to other outside organizations totaled $28,611 in 2023. The other City sponsorships, fee waivers, and in-kind services in 2023 have been in support of events like the Derby Day 5k, Law Day, the Festival of Bands, the Arcadia Performing Arts Foundation, and the Gelt Drop/Menorah Lighting, as depicted in the table below:

Community Event / Organization	City Sponsorships, Fee Waivers & In-Kind Services
2023 Law Day	$1,165
2024 Gelt Drop / Menorah Lighting	$1,620
2023 Arcadia Performing Arts	$3,500
2023 Derby Day 5k Race	$4,255
2023 Arcadia Festival of Bands	$18,071
Total	**$28,611**

Granting the fee waiver request for the Lunar New Year Festival would conflict with the direction the City Council provided at the September 5, 2023, Meeting, which was to forego a Lunar New Year event in 2024. The City Council opted to defer hosting this event due to the associated staffing impacts, budget considerations, and the recent addition of another large-scale event, the Mid-Autumn Moon Festival.

While the City is not the lead organizer for the 2024 Lunar New Year Festival, many of the services needed to facilitate the event can only be provided by City staff. The DAIA has specifically requested that the City provide traffic control, street closures, public safety, and banner installation instead of an outside contractor due to our expertise and competitive rates. With City Council direction to hold off on a 2024 Lunar New Year event as well as create a process to address future requests for sponsorships and fee waivers, no planning or budgeting was undertaken in support of this event. For those reasons, it is recommended that the City Council deny the request for City fee waivers in the amount of $13,893.72 for the 2024 Lunar New Year Festival, and recover all applicable costs.

ENVIRONMENTAL ANALYSIS

Consideration of fee waivers is not considered a project under the California Environmental Quality Act ("CEQA") as it can been seen with certainty to have no possible effect on the environment; thus, this matter is exempt from CEQA.

FISCAL IMPACT

If the requested City waivers are granted, a supplemental budget appropriation will be prepared for City Council approval. In Fiscal Year 2023-24, the City Council has waived fees and offered in-kind services at a cumulative cost that cannot be absorbed through the existing budgets of Police, Fire, and Public Works Services. In future years, should the City Council wish to provide a waiver of costs for City services, those costs will be addressed through the annual budget process.

RECOMMENDATION

It is recommended that the City Council determine this action does not constitute a project under the California Environmental Quality Act ("CEQA"); and deny the request to waive City fees and costs for the 2024 Lunar New Year Festival in Downtown Arcadia.

Approved:

Dominic Lazzaretto
City Manager