

December 2025

This newsletter shares important updates, stories, and events happening right here in our community. Below, you'll find a table of contents featuring the top stories of the month. If you're interested, simply click the link to read the full article.

- [Downtown Arcadia to Transform with New Housing Development](#)
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New Mixed-Use Development Approved for Downtown Arcadia

Following the momentum of its sister development on Santa Anita Avenue, the Alexan Arroyo is the newest mixed-use project planned for Downtown Arcadia. Offering a blend of market-rate, live-work, and affordable units, it builds on the progress of the Alexan Azalea, which broke ground in May 2024 and offers 319 new apartments, including 26 affordable units. With median home prices topping \$1.3 million, Arcadia has become increasingly out of reach for many people who work in the City's schools, restaurants, shops, and service industries. Projects like the Alexan Arroyo help bridge that gap.

With its approval on November 18, the Alexan Arroyo's 35 affordable units will give more people the chance to live where they work and benefit from safe neighborhoods and high-quality services. Under the stewardship of experienced developer, Trammel Crow, the Arcadia dream will become a reality for so many more. This contemporary-style development will feature 359 rental units, including 35 affordable units and nine ground-floor live/work units. The project will include residential units situated above a three-story above-ground parking structure containing 454 parking spaces for residents and guests. The amenities include landscaped courtyards, roof decks, an outdoor pool and spa, dog park, and other recreational spaces.



Density Bonus & the Housing Accountability Act

Over the past several years, numerous laws have been passed to help create more affordable housing throughout California. In exchange for providing affordable units, developers are granted a combination of project incentives, concessions, and exemptions from local zoning codes. Under California's Density Bonus Law, developers can build more units than local zoning allows for - up to 50% more units - depending on the type and affordability of the housing provided. Other concessions include smaller setbacks, increased building heights, less parking requirements, and other flexibility that lowers project costs and makes development more profitable.

If a housing project meets the State's requirements, cities are required to approve the extra units and the related incentives. In rare instances, cities may attempt to deny a project when there is strong evidence that the project would cause a serious and unavoidable risk to public health, safety, the environment, or a historic place. Under both the Density Bonus Law and the Housing Accountability Act, cities are not allowed to deny or shrink qualifying housing projects due to local opposition or subjective opinions.

How does this affect the Alexan Arroyo?

The Alexan Arroyo will set aside 14% of the project's base units as affordable homes for Very Low Income households. For this project, the developer is using a concession that allows all 35 affordable units to be studios. This deviates from the City's policy that requires affordable units to have the same mix of bedrooms as the market-rate units. The project also received a waiver

from the Arcadia's typical 60-foot height limit for this zone, allowing the project to reach 90 feet at its tallest point, and enabling the developer to maximize the number of units offered. Importantly, this project helps focus taller, higher-density development in Arcadia's downtown, along major transit lines, retail, and commercial corridors.

Affordable housing is a high need in Arcadia, and the Density Bonus process is one of the tools that helps make it possible. City leaders are committed to keeping Arcadia an attainable, welcoming, and diverse "community of homes" now and in the future.

[Learn more about Current Projects in Arcadia](#)

Visit Arcadia: Your New Online Guide to the City Is Here!

The Economic Development Division is proud to announce the launch of its newly redesigned Visit Arcadia website, an exciting and visually engaging online destination that showcases the very best of Arcadia. The redesigned site highlights the vibrant shopping, dining, entertainment, and recreational offerings, inviting visitors to dine, shop, explore all Arcadia has to offer!

The refreshed website features an intuitive layout, modern design, and user-friendly navigation, making it easier than ever for residents and visitors alike to discover what makes Arcadia special. From our ever-popular Shops at Santa Anita, to the renowned Santa Anita Park and significant recreational opportunities at Los Angeles County Arboretum, to an expanding collection of local businesses, eateries, and boutique shops, the site celebrates Arcadia's unique blend of natural beauty, commercial and recreational options, culture, quality of life, and community spirit.

The revamped Visit Arcadia website reflects our commitment to supporting local businesses while encouraging visitors to experience everything Arcadia has to offer, from family-friendly attractions and special events, to world-class dining.

With regularly updated content, event listings, and news stories, the new platform strengthens Arcadia's position as a premier Southern California destination!

Visit www.VisitArcadiaCalifornia.com and start exploring today!

Holiday Events & Helpful Reminders

'Tis the season to be jolly, and we have a sleigh-full of festive events and programs lined up just for you!

Tree Lighting Celebration

Countdown to the official start of the holiday season and watch hundreds of lights illuminate the holiday tree. Attend the annual Tree Lighting Celebration at the Arcadia Transit Plaza on December 4, at 6 p.m. There will be photos with Santa, crafts, carolers, and more!



Snow Festival

On December 6, the Arcadia Community Center will transform into a winter wonderland for Snow Festival. From 9 a.m. - 2 p.m., drop by for the free Snow Festival, with snow play, sledding, face painting, and photo booth. FREE fun for all!



Make Your Own Snow Globes

Join the Gilb Museum on December 6, 9 a.m. - 11 a.m., and craft your very own snow globe! Snow globes are available on a first-come, first-served basis. No registration required.



Downtown Arcadia Holiday Fair

Experience Downtown Arcadia's festive charm at the Holiday Fair on December 13, 11 a.m. - 4 p.m. Enjoy entertainment, kids' activities, Santa visits, shopping, and a variety of food options!



Chanukah Menorah Lighting & Gelt Drop

Celebrate Chanukah with a gelt drop and menorah lighting, hosted by the Chabad of Arcadia! It's fun for the whole family at the Arcadia Transit Plaza on December 15, 5 p.m. - 6:30 p.m.

Overnight Parking Enforcement

During the holidays, the Arcadia Police Department will temporarily suspend overnight parking enforcement on the following dates for Christmas & New Years: December 22, 2025, at 2:30 a.m., through January 5, 2026, at 2:30 a.m. These enforcement suspensions apply only to overnight parking. All other parking regulations (e.g., time zones, street sweeping, curb markings, etc.) remain in effect and will continue to be enforced.

Residential Trash Services

Trash collection will run on its normal schedule during Christmas and New Year's weeks.

Christmas Tree Recycling

Waste Management offers free Christmas tree recycling during regular pickup for the three weeks after Christmas, with trees placed in the green bin collected on Wednesdays and larger curbside trees collected on Thursdays. All decorations must be

removed, and trees over six feet must be cut in half. Flocked trees are accepted but not recyclable.



Safety Spotlight: Protecting You & Your Home This Holiday Season

As the holiday season approaches, many of us will begin gift shopping, dining out, and traveling at record rates. Opportunistic criminals know these patterns and take advantage of the moment to find victims. This season, get proactive in your neighborhood and take all the precautions to help secure your home. Here are some useful tips and ways you can help reduce crime and the likelihood of being victimized:

- When you're away, make it look like you are home. Consider leaving lights, a television, or radio on.
- If you have an alarm, set it before you leave the house.
- Install surveillance cameras. Many residents have a camera at their front door but miss the side and rear of the residence.
- Consider using a window or door stop/pin, or place something in the window/door track to prevent it from sliding open.
- Secure side gates with a heavy-duty lock.
- Don't allow mail or newspapers to stack up. If you plan to be away for some time, arrange for a trusted person to collect these items, or have the services stopped until you return.
- See Something? Say Something!

A current trend in residential burglaries involves cutting power to the house at the electrical panel, which can ultimately disable alarms and cameras, if they rely on Wi-Fi. It is recommended that homeowners install a battery backup for their alarm systems, and in some cases, consider a home generator that automatically restores power during an electrical outage. Lastly, if the electrical box allows, homeowners should consider using a lock to prevent unauthorized individuals from opening the panel and accessing the fuses.

Please contact the Arcadia Police Department at [\(626\) 574-5150](tel:626-574-5150) and ask to speak with the Watch Commander if you would like more information.

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