



CITY OF
ARCADIA

PUBLIC HEARING NOTICE – CITY COUNCIL

Project Location:

514-518 Fairview Avenue

APN: 5778-005-012 & 5778-005-013



Contact Information:

Project Planner:

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City of Arcadia
Planning Services
240 W. Huntington Drive
P.O. Box 60021

NOTICE IS HEREBY GIVEN that the City Council will hold a public hearing for the appeal of the Planning Commission’s denial of the project described below.

A. A Categorical Exemption from the California Environmental Quality Act (CEQA) Pursuant to Section 15332 of the CEQA Guidelines – In-Fill Development; and

B. Multi-Family SB 330 Application No. SB 330 25-01, Tentative Tract Map No. TTM 26-01 (84910), and Protected Healthy Tree Removal Permit No. TRH 26-02

Project Description: Consideration of an appeal for a new three-story, 30-unit, multi-family residential development and a tentative tract map to merge two existing lots into one and subdivide the project into condominiums. 15 of the units will consist of 1,855 square feet of living area and the other 15 units will consist of 1,867 square feet of living area. Each unit will include a two-car garage and common open space for all units. The proposal also includes the removal of 11 protected trees. **Fairview Avenue Park is not affected by this proposal.**

Note: This this project is only subject to the City’s Objective Design Standards and Development Standards. The Site Plan and Design Review process, which utilizes City’s Multi-Family Design Guidelines, is not applicable to this project. The project has been determined to comply with all applicable standards.

Appellant: Eric Tsang, on behalf of 518 Fairview LLC, Property Owner

Hearing Date and Time: **Tuesday, June 16, 2026 at 7:00 PM**

Place of Hearing: **Arcadia City Council Chambers
240 W. Huntington Drive, Arcadia, CA**

Persons wishing to comment on the project and/or environmental documents may do so at the public hearing or by submitting written statements to Planning Services prior to the June 16, 2026 hearing. This notice was mailed and posted on the City’s website, the City Council Chambers, and the Arcadia Public Library on June 4, 2026. The staff report for this project will be available on the City’s website at www.ArcadiaCA.gov after 5:30 PM on Thursday, June 11, 2026. For more information you may also visit the City’s website at www.ArcadiaCA.gov/noticesanddecisions. City Hall will be closed on Friday, June 12, 2026.

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CITY CLERK’S OFFICE, LIBRARY, AND
ONLINE.
By Rachelle Arellano at 3:38 pm, Jun 04, 2026