



CITY OF
ARCADIA

PUBLIC HEARING NOTICE-CITY COUNCIL

Project Location:

201 and 225 Colorado Place

APN:

5775-011-031 & 5775-011-032



Contact Information:

Project Planner:

Fiona Graham
Planning Services Manager
fgraham@ArcadiaCA.gov
(626) 574-5442

City of Arcadia
Planning Services
240 W. Huntington Drive
P.O. Box 60021
Arcadia, CA 91066

NOTICE IS HEREBY GIVEN that the City Council will hold a public hearing on the project described below. The project includes the following.

- A. **Categorical Exemption from CEQA Pursuant to Section 15332, Class 32 In-Fill Development of the CEQA Guidelines; and**
- B. **Multi-Family Architectural Design Review No. MFADR 25-12 with a Density Bonus, Vesting Tentative Tract Map No. TTM 25-08 (84968), Major Administrative Modification No. Major AM 25-10, Healthy Tree Removal Permit No. TRH 25-15, Protected Tree Encroachment Permit No. TRE 25-14, and Certificate of Demolition Nos. COD 25-30 and COD 25-31**

Project Description: The Applicant proposes to demolish the existing office building and Motel 6 at 201 and 225 Colorado Place and build an 86-unit, three-story, Spanish-style condominium development. The project would include 9 affordable units for moderate-income households.

Because of site constraints, including a flood control channel and irregular lot shapes, the project's density would be 23.2 units per acre, which is less than the required minimum of 30 units per acre and the Applicant is requesting approval to reduce the minimum density. The project also requests waivers to permit parking areas within 20 feet of the street-side property lines, reduced setbacks up to 7'-7" instead of the required 10 feet on some frontages, and to allow certain unit entries without porches. Four protected Western Sycamore trees and one Chinese Elm tree will be removed and replaced with ten new trees.

Applicant: Matt Waken on behalf of MW Investment Group, LLC

Hearing Date and Time: **Tuesday, March 17, 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 March 17, 2026, hearing. This notice was mailed and posted on the City's website, the City Council Chambers, the Arcadia Public Library on March 5, 2026. The staff report for this project will be available on the City's website at www.ArcadiaCA.gov after 4:30 PM on Friday, March 13, 2026. For more information you may also visit the City's website at www.ArcadiaCA.gov/noticesanddecisions. City Hall will be closed on Friday, March 6, 2026.

RECEIVED AND POSTED IN CITY COUNCIL CHAMBERS,
CITY CLERK'S OFFICE, LIBRARY, AND
ONLINE.
By Rachele Arellano at 9:55 am, Mar 05, 2026



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Because of site constraints, including a flood control channel and irregular lot shapes, the project's density would be 23.2 units per acre, which is less than the required minimum of 30 units per acre and the Applicant is requesting approval to reduce the minimum density. The project also requests waivers to permit parking areas within 20 feet of the street-side property lines, reduced setbacks up to 7'-7" instead of the required 10 feet on some frontages, and to allow certain unit entries without porches. Four protected Western Sycamore trees and one Chinese Elm tree will be removed and replaced with ten new trees.

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