

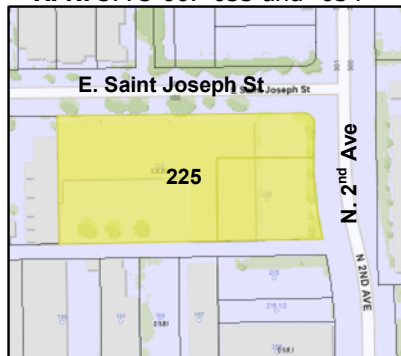


PUBLIC HEARING NOTICE – CITY COUNCIL

Project Location:

225 N. 2nd Avenue

APN: 5773-007-033 and -034



Contact Information:

Project Planner:

Edwin Arreola, Senior Planner
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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 for the project described below. The project includes the following:

- A. Statutorily Exempt from CEQA Pursuant to Public Resources Code Section 21080.66; and**
- B. Architectural Design Review No. ADR 25-11 with a Density Bonus and Tentative Tract Map No. TTM 25-07 (84740)**

Project Description: The Applicant is requesting approval to consolidate two existing parcels into a single 1.2-acre lot and subdivide the airspace for residential condominium purposes for a new six-story, mixed-use development with 130 residential units and 3,932 square feet of commercial space at 225 N. 2nd Avenue. The proposed project also includes 20 affordable units at the low-income level which, under the State's Density Bonus Law, entitles the project to a 35% density bonus and waivers against development standards which could make the project physically infeasible. The Applicant is therefore requesting that the project be granted a waiver for a maximum height of 69'-0" in lieu of the maximum allowed height of 60'-0".

Note: Since this project is proposing to provide more than 20% affordable units at the low-income level, the residential use is permitted by right and is only subject to the applicable Development Standards. The Site Plan and Design Review process, which utilizes City's Design Guidelines, is not applicable to this project.

Applicant: Daniel Wu, on behalf of Giantech Construction Inc.

Hearing Date and Time: **Tuesday, July 21, 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 July 21, 2026, hearing. This notice was mailed and posted on the City's website, the City Council Chambers, and the Arcadia Public Library on July 8, 2026. The staff report for this project will be available on the City's website at www.ArcadiaCA.gov/PlanningCommission after 4:30 PM on Friday, July 17, 2026. For more information you may also visit the City's website at www.ArcadiaCA.gov/noticesanddecisions. City Hall will be closed on Friday, July 10, 2026.