



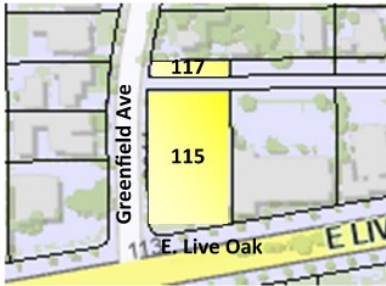
CITY OF  
ARCADIA

# PUBLIC HEARING NOTICE – PLANNING COMMISSION

**Project Location:**

115-117 E. Live Oak Ave

AIN: 5789-020-042 & 5789-020-041



**Contact Information:**

**Project Planner:**

Melissa Chipres, Senior Planner  
mchipres@ArcadiaCA.gov  
(626) 574-5447

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

**NOTICE IS HEREBY GIVEN** that the Planning Commission will hold a public hearing for the following Project, as described below.

**A. A Categorical Exemption from CEQA Pursuant to Section 15332 of the CEQA Guidelines – In-Fill Development; and**

**B. Tentative Tract Map No. TTM 25-03 (84765)**

A request to legally separate two existing parcels totaling approximately 30,614 square feet and to subdivide the airspace on the resulting southern lot for condominium purposes for an approved 25-unit multi-family residential development located at 115 and 117 E. Live Oak Avenue.

The proposed condominium development was originally approved as a 24-unit project under Multiple-Family Architectural Design Review No. MFADR 25-03 on May 20, 2025. The project was subsequently amended on March 23, 2026, to include 25-units (Multiple-Family Architectural Design Review No. MFADR 26-02). The multi-family development is subject to a streamlined review process pursuant to Senate Bill (SB) 330. The Tentative Tract Map is required to facilitate individual ownership of the approved residential units.

**Applicant:** Philip Chan (PDS Studio Inc.) on behalf of the property owner, Mesa CoI, LLC.

**Hearing Date and Time:** **Tuesday, April 14, 2026, at 7:00 p.m.**

**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 April 14, 2026 hearing. This notice was mailed and published on April 2, 2026. The staff report for this project will be available on the City's website at [www.ArcadiaCA.gov](http://www.ArcadiaCA.gov) after 5:30 p.m. on April 9, 2026. For more information you may also visit the City's website at [www.ArcadiaCA.gov/noticesanddecisions](http://www.ArcadiaCA.gov/noticesanddecisions). City Hall will be closed on Friday, April 3, 2026.

**RECEIVED**

AND POSTED IN CITY COUNCIL  
CHAMBERS, CITY CLERK'S OFFICE,  
LIBRARY, AND ONLINE.

*By Rachelle Arellano at 2:11 pm, Apr 02, 2026*



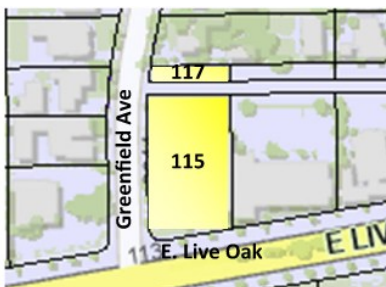
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