



# CITY OF ARCADIA

## ARCADIA PLANNING COMMISSION REGULAR MEETING AGENDA

**Tuesday, June 23, 2026, 7:00 PM**

**Location: City Council Chambers, 240 W. Huntington Drive**

Pursuant to Government Code Section 54953(b), Commissioner Hui will be attending the Planning Commission Meeting via teleconferencing from Phase 2, No. 99 Tai Tong Road, Flat G, 9/F, Block 16 Sereno Verde, Yuen Long, New Territories, Hong Kong at 10:00 a.m. Wednesday, June 24, 2026.

Pursuant to the Americans with Disabilities Act, persons with a disability who require a disability related modification or accommodation in order to participate in a meeting, including auxiliary aids or services, may request such modification or accommodation from the City Clerk at (626) 574-5455. Notification 48 hours prior to the meeting will enable the City to make reasonable arrangements to assure accessibility to the meeting.

根据《美国残障人法案》，需要调整或提供便利设施才能参加会议的残障人士（包括辅助器材或服务）可与市书记官办公室联系（电话：(626) 574-5455）。请在会前 48 小时通知市书记官办公室，以便作出合理安排，确保顺利参加会议。

Pursuant to the City of Arcadia's Language Access Services Policy, limited-English proficient speakers who require translation services in order to participate in a meeting may request the use of a volunteer or professional translator by contacting the City Clerk's Office at (626) 574-5455 at least 72 hours prior to the meeting.

根据阿凯迪亚市的语言便利服务政策，英语能力有限并需要翻译服务才能参加会议的人可与市书记官办公室联系（电话：(626) 574-5455），请求提供志愿或专业翻译服务，请至少在会前 72 小时提出请求。

### **CALL TO ORDER**

### **ROLL CALL:**

Domenico Tallerico, Chair  
Vincent Tsoi, Vice Chair  
David Arvizu, Commissioner  
Angela Hui, Commissioner  
Marilynne Wilander, Commissioner

### **SUPPLEMENTAL INFORMATION FROM STAFF REGARDING AGENDA ITEMS**

### **PUBLIC COMMENTS (5 minute time limit per person)**

Each speaker is limited to five (5) minutes per person, unless waived by the Planning Commission. Under the Brown Act, the Commission or Board Members are prohibited from discussing or taking action on any item not listed on the posted agenda.

## PUBLIC HEARING

All interested persons are invited to appear at a public hearing and to provide evidence or testimony concerning any of the proposed items set forth below for consideration. Separate and apart from the applicant (who may speak longer at the discretion of the Commission) speakers shall be limited to **five (5) minutes per person**. The applicant may additionally submit rebuttal comments, at the discretion of the Commission.

You are hereby advised that should you desire to legally challenge in court or in an administrative proceeding any action taken by the City Council regarding any public hearing item, you may be limited to raising only those issues and objections you or someone else raised at the public hearing or in written correspondence delivered to the City Council at, or prior to, the public hearing.

1. **Resolution No. 2190** – Approving Tentative Parcel Map No. TPM 26-02 (84650) to subdivide the airspace for an approved four-unit multi-family development at 157 Genoa Street  
**CEQA:** Exempt  
**Recommendation:** Adopt

**Applicant:** Eric Tsang and EGL ASSOCIATES INC.

*There is a ten day appeal period. Appeals are to be filed by 5:30 p.m. on Monday, July 6, 2026.*

2. **Resolution No. 2191** – A recommendation that the City Council approve the North Village mixed-use project with a density bonus, consisting of 130 residential condominium units, including 20 low income affordable units and ground floor commercial at 225 N. 2<sup>nd</sup> Avenue  
**CEQA:** Statutorily Exempt  
**Recommendation:** Adopt

**Applicant:** Giantech Construction, Inc.

## CONSENT CALENDAR

All matters listed under the Consent Calendar are considered to be routine and can be acted on by one roll call vote. There will be no separate discussion of these items unless members of the Commission, staff, or the public request that specific items be removed from the Consent Calendar for separate discussion and action.

3. Minutes of the May 26, 2026, Regular Meeting of the Planning Commission



**Recommendation:** Approve

**MATTERS FROM CITY COUNCIL LIAISON**

**MATTERS FROM PLANNING COMMISSIONERS**

**MATTERS FROM ASSISTANT CITY ATTORNEY**

**MATTERS FROM STAFF INCLUDING UPCOMING AGENDA ITEMS**

**ADJOURNMENT**

The Planning Commission will adjourn this meeting to Tuesday, July 14, 2026, at 6:30 p.m.

## **Welcome to the Arcadia Planning Commission Meeting!**

The Planning Commission encourages public participation and invites you to share your views on City business.

**MEETINGS:** Regular Meetings of the Planning Commission are held on the second and fourth Tuesdays of each month at 7:00 p.m. in the City Council Chambers. A full Planning Commission agenda packet with all backup information is available at City Hall, the Arcadia Public Library, and on the City's website at [www.ArcadiaCA.gov](http://www.ArcadiaCA.gov). Copies of individual Agenda Reports are available via email upon request ([Planning@ArcadiaCA.gov](mailto:Planning@ArcadiaCA.gov)). Documents distributed to a majority of the Planning Commission after the posting of this agenda will be available for review at the Planning Services Office in City Hall, 240 W. Huntington Drive, Arcadia, California.

**CITIZEN PARTICIPATION:** Your participation is welcomed and invited at all Planning Commission meetings. Time is reserved at each regular meeting for those in the audience who wish to address the Planning Commission. The City requests that persons addressing the Planning Commission refrain from making personal, slanderous, profane, or disruptive remarks. When the Chair asks for those who wish to speak please come to the podium and state your name and address for the record. Please provide a copy of any written materials used in your address to the Planning Commission as well as a copy of any printed materials you wish to be distributed to the Planning Commission.

**MATTERS NOT ON THE AGENDA** should be presented during the time designated as "PUBLIC COMMENTS." In general, each speaker will be given (5) minutes to address the Planning Commission; however, the Chair, at his/her discretion, may shorten the speaking time limit to allow all speakers time to address the Planning Commission. **By State law, the Planning Commission may not discuss or vote on items not on the agenda. The matter will automatically be referred to staff for appropriate action or response, or will be placed on the agenda of a future meeting.**

**PUBLIC HEARINGS AND APPEALS** are items scheduled for which public input is either required or desired. Separate and apart from an applicant or appellant (who may speak longer at the discretion of the Planning Commission), speakers shall be limited to (5) minutes per person. The Chair, at his/her discretion, may shorten the speaking time limit to allow all speakers to address the Planning Commission. The applicant or appellant may also be afforded an additional opportunity for rebuttal comments.

**AGENDA ITEMS:** The Agenda contains the regular order of business of the Planning Commission. Items on the Agenda have generally been reviewed and investigated by the City

Staff in advance of the meeting so that the Planning Commission can be fully informed about a matter before making its decision.

**CONSENT CALENDAR:** Items listed on the Consent Calendar are considered to be routine by the Planning Commission and may be acted upon by one motion. There will be no separate discussion on these items unless a member of the Planning Commission, Staff, or the public so requests. In this event, the item will be removed from the Consent Calendar and considered and acted on separately.

**DECORUM:** While members of the public are free to level criticism of City policies and the action(s) or proposed action(s) of the Planning Commission or its members, members of the public may not engage in behavior that is disruptive to the orderly conduct of the proceedings, including, but not limited to, conduct that prevents other members of the audience from being heard when it is their opportunity to speak, or which prevents members of the audience from hearing or seeing the proceedings. Members of the public may not threaten any person with physical harm or act in a manner that may reasonably be interpreted as an imminent threat of physical harm. All persons attending the meeting are expected to adhere to the City's policy barring harassment based upon a person's race, religious creed, color, national origin, ancestry, physical handicap, medical condition, marital status, gender, sexual orientation, or age. The Chief of Police, or such member or members of the Police Department, may serve as the Sergeant-at-Arms of the Planning Commission meeting. The Sergeant-at-Arms shall carry out all orders and instructions given by the presiding official for the purpose of maintaining order and decorum at the meeting. Any person who violates the order and decorum of the meeting may be placed under arrest and such person may be prosecuted under the provisions of Penal Code Section 403 or applicable Arcadia Municipal Code section.

## 欢迎来到阿卡迪亚规划委员会会议！

规划委员会鼓励公众参与并诚邀您分享对市政业务的看法。

**会议：**规划委员会的例会于每月的第二个及第四个星期二下午七时在市议会会议厅举行。可在市政厅、阿卡迪亚公共图书馆（Arcadia Public Library）和市政网站 ([www.ArcadiaCA.gov](http://www.ArcadiaCA.gov)) 上查阅包含所有备份信息的完整的规划委员会议程包。个人议程报告的副本可通过电子邮件的方式 ([Planning@ArcadiaCA.gov](mailto:Planning@ArcadiaCA.gov)) 索取。本议程发布后，分发至大多数规划委员会的文件可在规划服务办公室（地址：City Hall, 240 W. Huntington Drive, Arcadia, California）查阅。

**公民参与：**欢迎并邀请您参加规划委员会的所有会议。每次例会都为希望向规划委员会发表意见的听众预留时间。本市政要求向规划委员会发表意见的个人不得发表人身攻击、诽谤、亵渎或破坏性言论。当主持人邀请想要发言之人上台发言时，请说出自己的姓名和地址，以便记录。请向规划委员会提供您所在地址所使用的任何书面材料的副本，以及您希望分发给规划委员会的任何印刷材料的副本。

**未列入日程的事项**应在“公众征求意见”所指定的时间提出。一般而言，每位发言者都将获得 (5) 分钟的时间来向规划委员会表达自己的意见；但是主持人可以酌情缩短发言时间，以便可以让所有发言者都可以向规划委员会表达自己的想法。**根据州法律，规划委员会不得讨论或就议程外事项进行投票。此事项将自动提交至工作人员采取适当地行动或回应，或将列入今后会议的议程。**

**公众听证会或上诉**是需要或希望公众发表意见的计划项目。除了申请人或上诉人（规划委员会可酌情延长其发言时间）外，每位发言者的发言时间不得超过 (5) 分钟。市长可以酌情缩短发言时间，确保所有发言者都可以向市议会表达意见。申请人或上诉人也可获得额外的反驳意见机会。

**议程事项：**该议程包括规划委员会的正常议事日程。市政工作人员一般会在会议前审查和调查议程内事项，以便规划委员会在作出决定前充分了解有关事项。

**获准日历：**“获准日历”上所列事项被规划委员会视为例行公事，可通过一项动议采取行动。除非规划委员会成员、工作人员或公众要求，否则不会单独讨论这些事项。若出现这一情况，则该事项将从“获准日历”中删除，并对其进行单独审议和行动。

**礼节：**虽然公众可以自由地批评城市政策以及规划委员会或其成员的行动或拟议的行动，但公众不得采取破坏诉讼有序进行的行为，包括但不限于阻止其他听众在有机会发言时发表意见的行为，或阻止听众听到或看到诉讼进程。公众不得以人身伤害威胁任何人，或以可合理地解释为迫在眉睫的人身伤害威胁的方式行事。所有参加会议的人都应遵守本市的政策，禁止基于个人的种族、宗教信仰、肤色、国籍、血统、身体残疾、医疗状况、婚姻状况、性别、性取向或年龄而进行骚扰。警务处处长或警务处的此类成员可担任规划委员会会议的警卫官。警卫官应执行主持会议的官员为维持会议秩序和礼仪而发出的所有命令和指示。任何违反会议秩序和礼仪的人均可被逮捕，并可根据《刑法典》第403条或适用的《阿卡迪亚市政法典》相关部分的规定对其提起诉讼。



# CITY OF ARCADIA

## STAFF REPORT

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### DEVELOPMENT SERVICES DEPARTMENT

**DATE:** June 23, 2026

**TO:** Honorable Chairperson and Planning Commission

**FROM:** Lisa L. Flores, Development Services Director  
Fiona Graham, Planning Services Manager  
By: Gary Yesayan, Associate Planner

**SUBJECT:** RESOLUTION NO. 2190 - APPROVING TENTATIVE PARCEL MAP NO. TPM 26-02 (84650) TO SUBDIVIDE THE AIRSPACE FOR AN APPROVED FOUR-UNIT MULTI-FAMILY DEVELOPMENT AT 157 GENOA STREET  
**CEQA: Exempt**  
**Recommendation: Adopt**

#### **SUMMARY**

The Applicants, Eric Tsang and EGL ASSOCIATES INC, on behalf of the property owner HENRUI PROPERTIES LP, is requesting approval of Tentative Parcel Map No. TPM 26-02 (84650) to subdivide the airspace for an approved four-unit Spanish-style multi-family development at 157 Genoa Street ("Project"). The Project was conditionally approved on December 19, 2024, under Multiple-Family Architectural Design Review No. MFADR 24-01.

The proposed subdivision is consistent with the General Plan, Development Code, and Subdivision Map Act. It is recommended that the Planning Commission adopt Resolution No. 2190, find the Map Categorically Exempt under the California Environmental Quality Act (CEQA), and approve Tentative Parcel Map No. TPM 26-02 (84650) ("Map"), subject to the conditions of approval included as part of the Resolution (refer to Attachment No. 1 – Resolution No. 2190).

## **BACKGROUND**

The subject property is an 8,460 square foot interior lot, located on the north side of Genoa Street, between S. 1st Avenue and S. 2nd Avenue (refer to Figure 1, below). The property is zoned High Density Multiple Family Residential (R-3) with a General Plan Land Use Designation of High Density Residential (refer to Attachment No. 2 for the Aerial Map and Zoning Information).

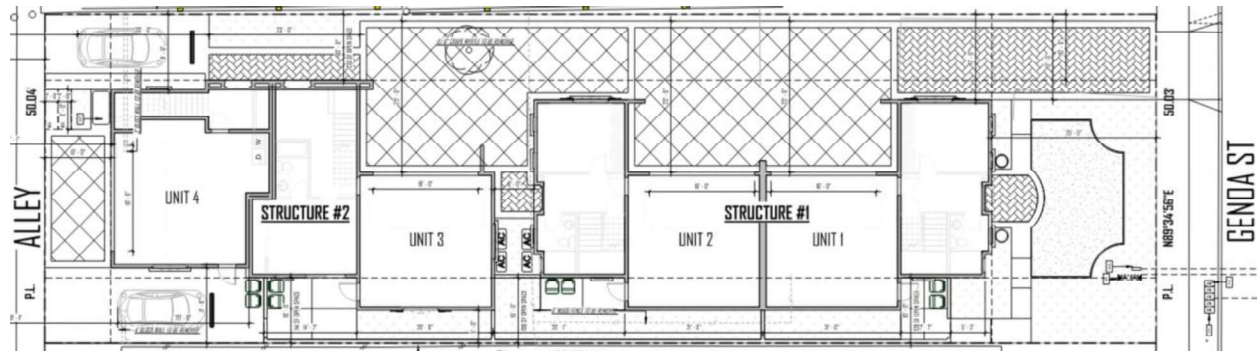


**Figure 1:** Subject Site

On December 19, 2024, the Development Services Department conditionally approved the Project, which consists of four (4) multi-family dwelling units. The Project includes two three-story, Spanish-style residential buildings, each containing two dwelling units. The units range in size from 1,700 to 2,021 square feet of living area, and each includes an attached two-car garage. The Project also provides guest parking, bicycle parking, common open space, and landscaping throughout the site. Refer to Figure 2, below, for the approved Site Plan.

The Applicant subsequently obtained building permits on November 17, 2025, and the Project is currently under construction.

The Project may be developed without the recordation of a parcel map; however, the proposed airspace subdivision is necessary to allow the individual sale of each residential unit, consistent with the Applicant's intent.



**Figure 2:** Approved Site Plan

## **DISCUSSION**

The R-3 Zone requires a minimum density of one (1) unit per 2,200 square feet of lot area and allows a maximum density of one (1) unit per 1,089 square feet of lot area. The subject site is 8,460 square feet, and as such requires a minimum of three (3) units and allows a maximum of seven (7) units. As the approved Project has four (4) units, it complies with the density requirements of the R-3 Zone. The Project also complies with all applicable development standards, including setbacks, height, parking, and open space provision.

While the Project was initially reviewed and approved through the Multi-Family Architectural Design Review Application No. MFADR 24-01, its subdivision requires a map that is subject to the Planning Commission's review and approval, consistent with the Subdivision Map Act and the Arcadia Development Code. The Map will only subdivide the airspace to establish condominiums for sale, and no changes are proposed to the design, density, or physical improvements already approved for the Project.

The Map meets all applicable requirements of the Subdivision Map Act and the Arcadia Development Code. The City's Engineering Division has reviewed the Map and found no issues or concerns. The City's Public Works Services Department has also reviewed the Map and confirmed that the site can be adequately served by existing utilities and public infrastructure, and all necessary improvements and repairs will be secured as conditions of approval.



## **FINDINGS**

The proposal to subdivide the airspace for an approved 4-unit multi-family residential development requires a Tentative Parcel Map. The proposed subdivision complies with the subdivision regulations of the Arcadia Municipal Code and the Subdivision Map Act and would not violate any requirements of the California Regional Water Quality Control Board. The following findings are required for approval of a Tentative Parcel Map:

**A. The proposed map, subdivision design, and improvements are consistent with the General Plan, any applicable specific plan, and the Subdivisions Division of the Development Code.**

**Facts in Support of the Finding:** The proposed Tentative Parcel Map to subdivide the airspace of an approved four-unit multi-family development complies with the City's General Plan, Development Code, and the State's Subdivision Map Act. It has been determined that the proposed subdivision is consistent with the High Density Residential (R-3) Zoning, since the R-3 Zone is intended to accommodate high density, attached or detached residential units. The proposed Map complies with the Subdivision Map Act regulations, and there is no specific plan applicable to this property. The site is physically suitable for the approved Project. The Map would not adversely affect the comprehensive General Plan and is consistent with the following General Plan goal and policy:

Land Use and Community Design Element

- Policy LU-1.1: Promote new infill and redevelopment projects that are consistent with the City's land use and compatible with surrounding existing uses.

**B. The site is physically suitable for the type and proposed density of development.**

**Facts in Support of the Finding:** The High Density Residential (R-3) Zone requires a minimum density of one (1) unit per 2,200 square feet of lot area and allows a maximum density of one (1) unit per 1,089 square feet of lot area.



Based on the lot area of 8,460 square feet, a minimum of three (3) units, and a maximum of seven (7) units may be developed on the site. The approved four-unit multi-family development falls within the allowed density range and complies with all applicable development standards including setbacks, height, open space, and parking.

The subdivision will not change the approved building envelope or modify the physical characteristics of the site. Instead, it would establish individual condominium units for sale in accordance with the Subdivision Map Act and the approved development. The proposed Tentative Parcel Map is consistent with the Development Code and does not create any conflicts with the approved multi-family development.

- C. The design of the subdivision and the proposed improvements are not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.**

**Facts in Support of the Finding:** The Map to subdivide the airspace for the approved four-unit multi-family development is a subdivision of an infill site within an urbanized area and does not serve as a habitat for endangered or rare species. The subdivision would not cause substantial environmental damage or impact wildlife.

- D. The design of the subdivision or type of improvements is not likely to cause serious public health or safety problems.**

**Facts in Support of the Finding:** The Map involves subdivision of the airspace for an approved four-unit multi-family development for which a building permit has been issued. The approved four-unit multi-family development complies with the minimum and maximum density requirements of the R-3 Zone, and the City's existing infrastructure would adequately serve the new development. Therefore, the subdivision would not cause any public health or safety problems.

- E. The design of the subdivision or the type of improvements will not conflict with easements acquired by the public at large for access through or use of, property within the proposed subdivision (This finding shall apply only to easements of record or to easements established by**

**judgement of a court of competent jurisdiction and no authority is hereby granted to a legislative body to determine that the public at large has acquired easements for access through or use of property within the proposed subdivision).**

**Facts in Support of the Finding:** The proposed design of the subdivision does not conflict with easements acquired by the public at large for access through or use of property within the proposed subdivision. There are no known easements on the subject property.

- F. The discharge of sewage from the proposed subdivision into the community sewer system will not result in violation of existing requirements specified by the California Regional Water Quality Control Board.**

**Facts in Support of the Finding:** The Arcadia Public Works Services Department determined that the City's existing infrastructure would adequately serve the new development, and the requirements of the California Regional Water Quality Control Board would be satisfied.

- G. That the proposed design and site improvements of the subdivision conform to the regulations of this Development Code and the regulations of any public agency having jurisdiction by law.**

**Facts in Support of the Finding:** The Map has been reviewed for compliance with the applicable provisions of the City's Development Code and the Subdivision Map Act. The subdivision meets all applicable subdivision regulations. The required public improvements associated with the subdivision will be constructed in accordance with City standards and the requirements of all agencies having jurisdiction. Therefore, the design of the subdivision conforms to the regulations of the Development Code and the regulations of any public agency with jurisdiction.

## **ENVIRONMENTAL IMPACT**

It has been determined that the subject site is in an urbanized area, is within a residential zone, that the subdivision is for four (4) or fewer parcels and is in conformance with the General Plan and Development Code, that no variances or

Administrative Modifications are required for the Project or Map, all services and access to the proposed parcels are available, the subject lot was not involved in a division of a larger parcel within the previous two (2) years, and the subject lot does not have an average slope greater than 20 percent. Therefore, the Map is exempt under Class 15 (Minor Divisions of Land) pursuant to Section 15315 of the State California Environmental Quality Act (CEQA) Guidelines. Refer to Attachment No. 4 for the Preliminary Exemption Assessment.

### **PUBLIC COMMENTS/NOTICE**

A public hearing notice for this item was posted at the City Clerk's Office, City Council Chambers, at the Arcadia Library, and on the City's website on May 28, 2026, and on June 5, 2026. It was also mailed to the property owners located within 300 feet of the subject property. As of June 19, 2026, no comments were received regarding the Project.

### **RECOMMENDATION**

It is recommended that the Planning Commission conditionally approve Tentative Parcel Map No. TPM 26-02 (84650) and find that the Map is Categorically Exempt from the California Environmental Quality Act (CEQA), and adopt Resolution No. 2190, subject to the following conditions of approval:

### **CONDITIONS OF APPROVAL**

#### Planning

1. The Map shall be developed and maintained by the Applicant/Property Owner in a manner that is consistent with the plans and materials conditionally approved for Multiple-Family Architectural Design Review No. MFADR 24-01 and Tentative Parcel Map No. TPM 26-02 (84650) subject to the approval of the Development Services Director, or designee.

#### Engineering

2. Prior to approval of the Parcel Map, the Applicant/Property Owner shall perform or provide security for the following off-site improvements:

- a. Construct a new driveway approach per City Standard 801-1.
  - b. Construct a new sidewalk per City Standard 802-1 through 3 to provide an accessible path of travel in compliance with Americans with Disabilities Act (ADA) and Public Right-Of-Way Accessibility Guidelines (PROWAG) on Genoa Street from property line to property line.
  - c. Remove and replace curb and gutter with 2-foot slot cut, extending from property line to property line.
  - d. Reconstruct alley to half-width, including ribbon gutter from property line to property line. The applicant will replace the asphalt north of the ribbon gutter if it is damaged by the construction.
3. Prior to occupancy, the Applicant/Property Owner shall repair any damages caused by the development to the street and alley frontages from property line to property line including but not limited to trench cuts and construction traffic, per the direction of the City Engineer. If the street is under the City's pavement moratorium list, the repair may extend from curb to curb, per the direction of the City Engineer.
4. As part of the new development, all dry utilities shall be undergrounded. Existing overhead electrical service must be removed and replaced with underground electrical services. Electrical transformers, if needed, are to be installed on private property, outside of any public right-of-way.

#### General

5. To the maximum extent permitted by law, Applicant/Property Owner must defend, indemnify, and hold the City, any departments, agencies, divisions, boards, and/or commissions of the City, and its elected officials, officers, contractors serving as City officials, agents, employees, and attorneys of the City ("Indemnitees") harmless from liability for damages and/or claims, actions, or proceedings for damages for personal injuries, including death, and claims for property damage, and with respect to all other actions and liabilities for damages caused or alleged to have been caused by reason of the Applicant's activities in connection with Tentative Parcel Map Application No. TPM 26-02 (84650) ("Map") on the Map site, and which may arise from the direct or indirect operations of the Applicant or those of the Applicant's contractors, agents, tenants, employees or any other persons acting on Applicant's behalf,

which relate to the development and/or construction of the Map. This indemnity provision applies to all damages and claims, actions, or proceedings for damages, as described above, regardless of whether the City prepared, supplied, or approved the plans, specifications, or other documents for the Map.

In the event of any legal action challenging the validity, applicability, or interpretation of any provision of this approval, or any other supporting document relating to the Map, the City will notify the Applicant of the claim, action, or proceedings and will cooperate in the defense of the matter. The Applicant must indemnify, defend and hold harmless the Indemnitees, and each of them, with respect to all liability, costs and expenses incurred by, and/or awarded against, the City or any of the Indemnitees in relation to such action. Within 15 days' notice from the City of any such action, the Applicant shall provide to the City a cash deposit to cover legal fees, costs, and expenses incurred by City in connection with defense of any legal action in an initial amount to be reasonably determined by the City Attorney. The City may draw funds from the deposit for such fees, costs, and expenses. Within 5 business days of each and every notice from City that the deposit has fallen below the initial amount, Applicant/Property Owner shall replenish the deposit each and every time in order for City's legal team to continue working on the matter. The City shall only refund to the Applicant/Property Owner any unexpended funds from the deposit within 30 days of: (i) a final, non-appealable decision by a court of competent jurisdiction resolving the legal action; or (ii) full and complete settlement of legal action. The City shall have the right to select legal counsel of its choice. The parties hereby agree to cooperate in defending such action. The City will not voluntarily assist in any such third-party challenge(s). In consideration for approval of the Map, this condition shall remain in effect if the entitlement(s) related to this Map is rescinded or revoked, at the request of the Applicant or not.

6. Approval of Tentative Parcel Map Application No. TPM 26-02 (84650) shall not be effective unless the Applicant and Property Owner have executed and filed the Acceptance Form with the City on or before 30 calendar days after the Planning Commission has adopted the Resolution. The executed Acceptance Form submitted to the Development Services Department is to indicate awareness and acceptance of the conditions of approval.

## **PLANNING COMMISSION ACTION**

### Approval

If the Planning Commission intends to approve this subdivision, the Commission should move to approve Tentative Parcel Map No. TPM 26-02 (84650), state the subdivision satisfies the requisite findings, and adopt the attached Resolution No. 2190 that incorporates the requisite environmental, subdivision review findings, and the conditions of approval as presented in this staff report, or as modified by the Commission.

### Denial

If the Planning Commission intends to deny this subdivision, the Commission should state the specific findings that the subdivision does not satisfy based on the evidence presented with specific reasons for denial and move to deny Tentative Parcel Map No. TPM 26-02 (84650) and direct staff to prepare a resolution for adoption at the next meeting that incorporates the Commission's decision and specific findings.

If any Planning Commissioner, or other interested party has any questions or comments regarding this matter prior to the June 23, 2026, Planning Commission Meeting, please contact Associate Planner, Gary Yesayan, at (626) 574-5422, or [gyesayan@ArcadiaCA.gov](mailto:gyesayan@ArcadiaCA.gov)

Approved:



Fiona Graham  
Planning Services Manager *for*

Lisa L. Flores  
Development Services Director

Attachment No. 1: Resolution No. 2190  
Attachment No. 2: Aerial Map with Zoning Information  
Attachment No. 3: Tentative Parcel Map 26-02 (84650)  
Attachment No. 4: Preliminary Exemption Assessment

# Attachment No. 1

Resolution No. 2190



## RESOLUTION NO. 2190

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ARCADIA, CALIFORNIA, APPROVING TENTATIVE PARCEL MAP NO. TPM 26-02 (84650) TO SUBDIVIDE THE AIRSPACE FOR AN APPROVED FOUR-UNIT MULTI-FAMILY DEVELOPMENT AT 157 GENOA STREET

WHEREAS, on April 10, 2026, an application for Tentative Parcel Map No. TPM 26-02 (84650) ("Map") was filed by Eric Tsang and EGL ASSOCIATES INC., on behalf of the property owner, HENRUI PROPERTIES LP, to subdivide the airspace for an approved four-unit multi-family development at 157 Genoa Street; and

WHEREAS, on December 19, 2024, Development Services Department conditionally approved Multiple-Family Architectural Design Review No. MFADR 24-01 for a four-unit, multi-family development; and

WHEREAS, on May 7, 2026, Planning Services completed an environmental assessment for the Map in accordance with the California Environmental Quality Act ("CEQA"), and recommends that the Planning Commission determine the Map is exempt under CEQA per Section 15315, Class 15 – Minor Land Divisions of the CEQA Guidelines; and

WHEREAS, on June 23, 2026, a duly noticed public hearing was held before the Planning Commission on said Map, at which time all interested persons were given full opportunity to be heard and to present evidence.

NOW, THEREFORE, THE PLANNING COMMISSION OF THE CITY OF ARCADIA  
HEREBY RESOLVES AS FOLLOWS:

SECTION 1. The factual data submitted by the Development Services  
Division in the staff report dated June 23, 2026, are true and correct.

SECTION 2. This Commission finds, based upon the entire record:

A. The proposed map, subdivision design, and improvements are  
consistent with the General Plan, any applicable specific plan, and the Subdivisions  
Division of the Development Code.

FACT: The proposed tentative parcel map to subdivide the airspace of an  
approved four-unit multi-family development complies with the City's General Plan,  
Development Code, and the State's Subdivision Map Act. It has been determined that  
the proposed subdivision is consistent with the High Density Residential (R-3) Zoning,  
since the R-3 Zone is intended to accommodate high density, attached or detached  
residential units. The proposed Map complies with the Subdivision Map Act  
regulations, and there is no specific plan applicable to this property. The site is  
physically suitable for the approved condominium project. The Map would not  
adversely affect the comprehensive General Plan and is consistent with the following  
General Plan goal and policy:

General Plan goal and policy:

Land Use and Community Design Element

- Policy LU-1.1: Promote new infill and redevelopment projects that are consistent with the City's land use and compatible with surrounding existing uses.

B. The site is physically suitable for the type and proposed density of development.

FACT: The High Density Residential (R-3) Zone requires a minimum density of one (1) unit per 2,200 square feet of lot area and allows a maximum density of one (1) unit per 1,089 square feet of lot area. Based on the lot area of 8,460 square feet, a minimum of three (3) units, and a maximum of seven (7) units may be developed on the site. The approved four-unit multi-family development falls within the allowed density range and complies with all applicable development standards including setbacks, height, open space, and parking.

The subdivision will not change the approved building envelope or modify the physical characteristics of the site. Instead, it would establish individual condominium units for sale in accordance with the Subdivision Map Act and the approved development. The proposed tentative parcel map is consistent with the Development Code and does not create any conflicts with the approved multi-family development.

C. The design of the subdivision and the proposed improvements are not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.

FACT: The Map to subdivide the airspace for the approved four-unit multi-family development is a subdivision of an infill site within an urbanized area and does not serve as a habitat for endangered or rare species. The subdivision would not cause substantial environmental damage or impact wildlife.

D. The design of the subdivision or type of improvements is not likely to cause serious public health or safety problems.

FACT: The Map involves subdivision of the airspace for an approved four-unit multi-family development for which a building permit has been issued. The approved four-unit multi-family development complies with the minimum and maximum density requirements of the R-3 Zone, and the City's existing infrastructure would adequately serve the new development. Therefore, the subdivision would not cause any public health or safety problems.

E. The design of the subdivision or the type of improvements will not conflict with easements acquired by the public at large for access through or use of, property within the proposed subdivision (This finding shall apply only to easements of record or to easements established by judgement of a court of competent jurisdiction and no authority is hereby granted to a legislative body to determine that the public at large has acquired easements for access through or use of property within the proposed subdivision).

FACT: The proposed design of the subdivision does not conflict with easements acquired by the public at large for access through or use of property within the proposed subdivision. There are no known easements on the subject property.

F. The discharge of sewage from the proposed subdivision into the community sewer system will not result in violation of existing requirements specified by the California Regional Water Quality Control Board.

FACT: The Arcadia Public Works Services Department determined that the City's existing infrastructure would adequately serve the new development, and the requirements of the California Regional Water Quality Control Board would be satisfied.

G. The proposed design and site improvements of the subdivision conform to the regulations of this Development Code and the regulations of any public agency having jurisdiction by law.

FACT: The Map has been reviewed for compliance with the applicable provisions of the City's Development Code and the Subdivision Map Act. The subdivision meets all applicable subdivision regulations. The required public improvements associated with the subdivision will be constructed in accordance with City standards and the requirements of all agencies having jurisdiction. Therefore,

the design of the subdivision conforms to the regulations of the Development Code and the regulations of any public agency with jurisdiction.

SECTION 3. Pursuant to the provisions of the CEQA, the Tentative Parcel Map is subject to a Class 15 Categorical Exemption per Section 15315 – Minor Land Divisions of the CEQA Guidelines as the map is for the subdivision of airspace for an approved four-unit multi-family development located in an urbanized area and zoned for residential use. The subdivision is in conformance with the General Plan, Zoning, and Development Standards. Variances or exceptions are not requested. Adequate services and access to the proposed parcels are available.

SECTION 4. For the foregoing reasons the Planning Commission determines that the Tentative Parcel Map is Categorically Exempt under the CEQA Guidelines Section 15315, Class 15, and approves Tentative Parcel Map No. TPM 26-02 (84650) to subdivide the airspace for an approved four-unit multi-family development at 157 Genoa Street, subject to the conditions of approval attached hereto.

SECTION 5. The Secretary shall certify to the adoption of this Resolution.

[SIGNATURES ON THE NEXT PAGE]

Passed, approved and adopted this 23rd day of June 2026.

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Domenico Tallerico  
Chair, Planning Commission

ATTEST:

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Lisa L. Flores  
Secretary

APPROVED AS TO FORM:

---

Michael J. Maurer  
City Attorney

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## RESOLUTION NO. 2190

### **Conditions of Approval**

#### Planning

1. The Map shall be developed and maintained by the Applicant/Property Owner in a manner that is consistent with the plans and materials conditionally approved for Multiple-Family Architectural Design Review No. MFADR 24-01 and Tentative Parcel Map No. TPM 26-02 (84650) subject to the approval of the Development Services Director, or designee.

#### Engineering

2. Prior to approval of the Parcel map, the Applicant/Property Owner shall perform or provide security for the following off-site improvements:
  - a. Construct a new driveway approach per City Standard 801-1.
  - b. Construct a new sidewalk per City Standard 802-1 through 3 to provide an accessible path of travel in compliance with Americans with Disabilities Act (ADA) and Public Right-Of-Way Accessibility Guidelines (PROWAG) on Genoa Street from property line to property line.
  - c. Remove and replace curb and gutter with 2-foot slot cut, extending from property line to property line.
  - d. Reconstruct alley to half-width, including ribbon gutter from property line to property line. The applicant will replace the asphalt north of the ribbon gutter if it is damaged by the construction.
3. Prior to occupancy, the Applicant/Property Owner shall repair any damages caused by the development to the street and alley frontages from property line to property line including but not limited to trench cuts and construction traffic, per the direction of the City Engineer. If the street is under the City's pavement moratorium list, the repair may extend from curb to curb, per the direction of the City Engineer.
4. As part of the new development, all dry utilities shall be undergrounded. Existing overhead electrical service must be removed and replaced with underground electrical services. Electrical transformers, if needed, are to be installed on private property, outside of any public right-of-way.

## General

5. To the maximum extent permitted by law, Applicant/Property Owner must defend, indemnify, and hold the City, any departments, agencies, divisions, boards, and/or commissions of the City, and its elected officials, officers, contractors serving as City officials, agents, employees, and attorneys of the City ("Indemnitees") harmless from liability for damages and/or claims, actions, or proceedings for damages for personal injuries, including death, and claims for property damage, and with respect to all other actions and liabilities for damages caused or alleged to have been caused by reason of the Applicant's activities in connection with Tentative Parcel Map Application No. TPM 26-02 (84650) ("Map") on the Map site, and which may arise from the direct or indirect operations of the Applicant or those of the Applicant's contractors, agents, tenants, employees or any other persons acting on Applicant's behalf, which relate to the development and/or construction of the Map. This indemnity provision applies to all damages and claims, actions, or proceedings for damages, as described above, regardless of whether the City prepared, supplied, or approved the plans, specifications, or other documents for the Map.

In the event of any legal action challenging the validity, applicability, or interpretation of any provision of this approval, or any other supporting document relating to the Map, the City will notify the Applicant of the claim, action, or proceedings and will cooperate in the defense of the matter. The Applicant must indemnify, defend and hold harmless the Indemnitees, and each of them, with respect to all liability, costs and expenses incurred by, and/or awarded against, the City or any of the Indemnitees in relation to such action. Within 15 days' notice from the City of any such action, the Applicant shall provide to the City a cash deposit to cover legal fees, costs, and expenses incurred by City in connection with defense of any legal action in an initial amount to be reasonably determined by the City Attorney. The City may draw funds from the deposit for such fees, costs, and expenses. Within 5 business days of each and every notice from City that the deposit has fallen below the initial amount, Applicant/Property Owner shall replenish the deposit each and every time in order for City's legal team to continue working on the matter. The City shall only refund to the Applicant/Property Owner any unexpended funds from the deposit within 30 days of: (i) a final, non-appealable decision by a court of competent jurisdiction resolving the legal action; or (ii) full and

complete settlement of legal action. The City shall have the right to select legal counsel of its choice. The parties hereby agree to cooperate in defending such action. The City will not voluntarily assist in any such third-party challenge(s). In consideration for approval of the Map, this condition shall remain in effect if the entitlement(s) related to this Map is rescinded or revoked, at the request of the Applicant or not.

6. Approval of Tentative Parcel Map Application No. TPM 26-02 (84650) shall not be effective unless the Applicant and Property Owner have executed and filed the Acceptance Form with the City on or before 30 calendar days after the Planning Commission has adopted the Resolution. The executed Acceptance Form submitted to the Development Services Department is to indicate awareness and acceptance of the conditions of approval.

# # # # #

# Attachment No. 2

Aerial Map with Zoning Information

**Site Address:** 157 GENOA ST

**Property Owner(s):** Property Owner



#### Property Characteristics

|                                         |      |
|-----------------------------------------|------|
| <b>Zoning:</b>                          | R-3  |
| <b>General Plan:</b>                    | HDR  |
| <b>Lot Area (sq ft):</b>                |      |
| <b>Main Structure / Unit (sq. ft.):</b> | 746  |
| <b>Year Built:</b>                      | 1955 |
| <b>Number of Units:</b>                 | 2    |

#### Overlays

|                                      |     |
|--------------------------------------|-----|
| <b>Architectural Design Overlay:</b> | N/A |
| <b>Downtown Overlay:</b>             | N/A |
| <b>Downtown Parking Overlay:</b>     | N/A |
| <b>Parking Overlay:</b>              | N/A |
| <b>Racetrack Event Overlay:</b>      | N/A |
| <b>Residential Flex Overlay:</b>     | N/A |
| <b>Special Height Overlay:</b>       | N/A |

Selected parcel highlighted 



Parcel location within City of Arcadia 

# Attachment No. 3

Tentative Parcel Map 26-02 (84650)

NOTES:  
-NO OAK TREES ON SITE.  
-ALL PUBLIC UTILITIES SHOULD BE  
FIELD VERIFIED.

CUT..... 0 CY  
FILL..... 50 CY

SPECIAL NOTE:  
THE QUANTITIES SHOWN HEREON ARE FOR  
PERMIT AND BONDING PURPOSES ONLY.  
THE CONTRACTOR SHALL VERIFY QUANTITIES  
PRIOR TO START OF GRADING.

BENCH MARK:  
BM #368  
ELEV = 447.88'

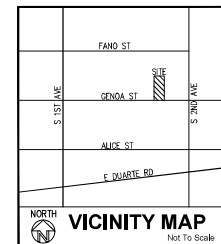
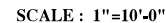
SECOND AVE & GENOA ST  
NORTHWEST CURB RETURN, 5' WEST  
SURVEY WAS PROVIDED BY ALFRED J. THIELWELL, LS 6999,  
ON JUNE 22, 2017, MANAGED BY HANK JONG.

- WATER - CITY OF ARCADIA
- SEWER - CITY OF ARCADIA & COUNTY SANITATION DISTRICT
- GAS - SOUTHERN CALIFORNIA GAS CO.
- ELECTRICITY - SOUTHERN CALIFORNIA EDISON CO.
- TELEPHONE - AT&T
- SCHOOL - ARCADIA UNIFIED SCHOOL DISTRICT
- FIRE - CITY OF ARCADIA FIRE DEPARTMENT
- POLICE - CITY OF ARCADIA POLICE DEPARTMENT

IN THE CITY OF ARCADIA, COUNTY OF LOS ANGELES  
STATE OF CALIFORNIA

BEING A SUBDIVISION OF LOT 15 IN BLOCK 63 OF TRACT NO. 866, AS PER MAP  
RECORDED IN BOOK 16, PAGE 198 OF MAPS, IN THE OFFICE OF THE COUNTY  
RECORDER OF SAID COUNTY.

FOR CONDOMINIUM PURPOSES

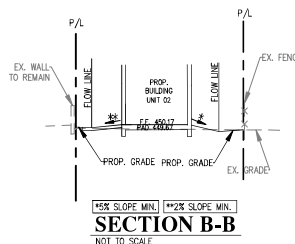
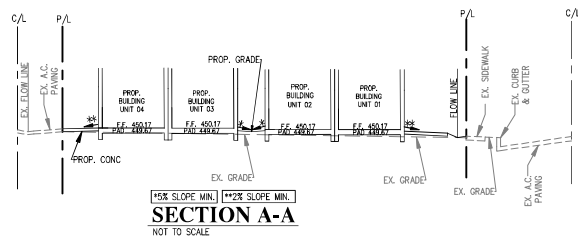
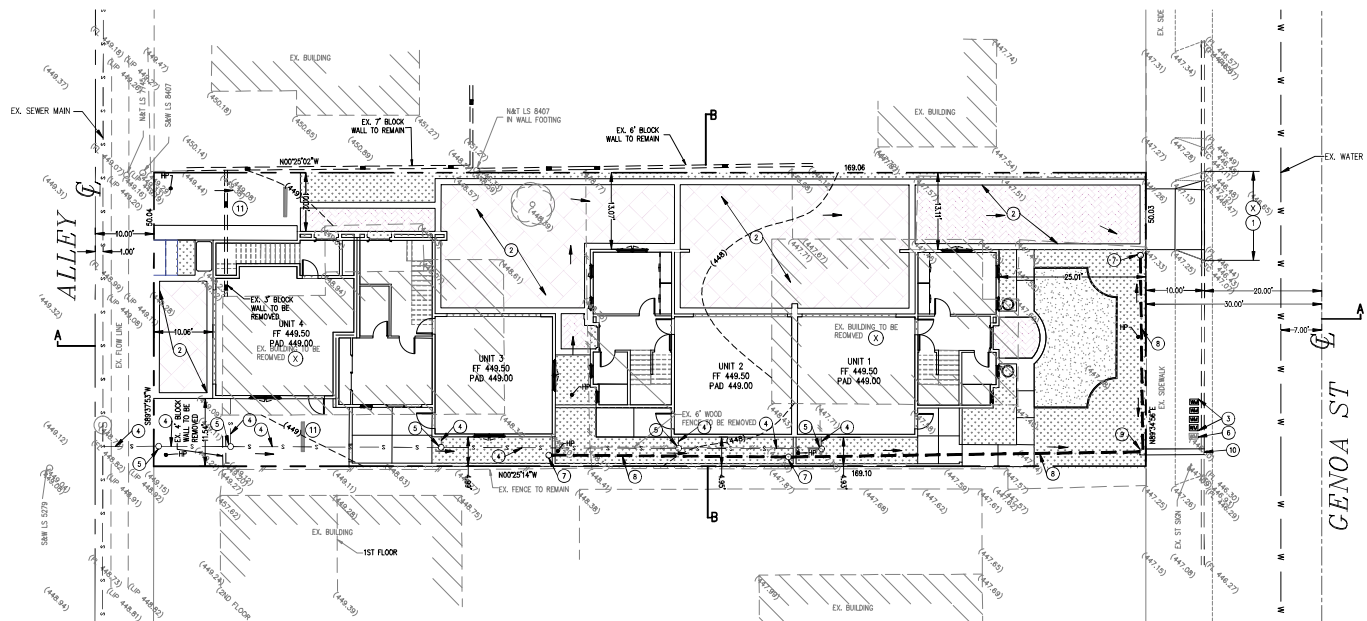


**PROJECT LOCATION:**  
**4-UNIT CONDOMINIUMS**  
**157 GENOA ST.**  
**ARCADIA, CA 91006**

ZONE: R-3 (PRESENT)  
ZONE: R-3 (PROPOSED)  
NO. OF EX. UNITS: 2- SINGLE FAMILY HOUSE  
NO. OF PROP. UNIT: 4 UNITS  
NO. OF EX. LOT: 1  
NO. OF PROP. LOT: 1  
AREA OF LOT: 8,460 SQ. FT. (0.19 ACRES)  
NO. OF PROP. PARKINGS: 4 (2-CAR GARAGE) + 2 GUEST PARKING  
SEWERAGE DISPOSAL: BY GRAVITY SEWER PIPES TO ALLEY.  
APN: 5779-009-015

(X) EX. DRIVEWAY APPROACH TO BE REMOVED.  
(Y) EX. STRUCTURE TO BE REMOVED.

- 1 PROP. DRIVEWAY APPROACH.
- 2 PROP. NEW DRIVEWAY.
- 3 PROP. WATER METER
- 4 PROP. SEWER LATERAL
- 5 PROP. SEWER CLEAN OUT
- 6 EX. WATER METER TO BE REUSED AS IRRIGATION.
- 7 PROP. ATRIUM GRATE INLET
- 8 PROP. DRAINAGE PIPE
- 9 PROP. CATCH BASIN.
- 10 PROP. PARKWAY DRAIN
- 11 PROP. GUEST PARKING



(182.63) ...EXISTING ELEVATION  
184.00...PROPOSED ELEVATION  
--(185)-- EXISTING CONTOUR  
--- DRAINAGE PATTERN  
--- PROPOSED STRUCTURE  
--- BOUNDARY LINE  
--- EXISTING WALL  
--- EXISTING FENCE  
MM .... WATER METER  
GM .... GAS METER  
... CATCH BASIN  
BP ..... BOTTOM OF PIT  
EX ..... EXISTING  
TG ..... TO TOP GRADE  
INV..... INVERT ELEVATION  
FS ..... FINISH SURFACE  
F.L. .... FLOW LINE  
F.G. .... FINISH GRADE  
F.F. .... FINISH FLOOR  
H.P. .... HIGH POINT  
TC ..... TOP OF CURB  
S ..... SEWER MANHOLE  
L.S ..... LANDSCAPE

 ...EXISTING BUILDING

—

PREPARED FOR:  
**HENRUI PROPERTIES LP**  
**9420 DAINES DR.,**  
**TEMPLE CITY, CA 91780**

**EGL Associates, Inc.**

|         |            |
|---------|------------|
| DRAWN   | HZ         |
| CHECKED | HJ         |
| DATE    | 09/24/2024 |
| JOB NO. | 17-203-010 |
| SCALE   | 1"=10'     |
| FILE    |            |
| DRAWING | 1 of 1     |

**T-1**

# Attachment No. 4

## Preliminary Exemption Assessment





## PRELIMINARY EXEMPTION ASSESSMENT

|                                          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                                                                               |                                                |     |      |  |                               |     |         |  |                                                |
|------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------|------------------------------------------------|-----|------|--|-------------------------------|-----|---------|--|------------------------------------------------|
| 1. Name or description of project:       | Tentative Parcel Map No. TPM 26-02 (84650) - A tentative parcel map for an approved 4-unit multi-family residential condominium development with a Categorical Exemption under the California Environmental Quality Act ("CEQA")                                                                                                                                                                                                                                                                                                                                                              |                                                                               |                                                |     |      |  |                               |     |         |  |                                                |
| 2. Project Location                      | 157 Genoa Street. Located between S. 1st and S. 2nd Avenue                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                                                               |                                                |     |      |  |                               |     |         |  |                                                |
| 3. Entity or person undertaking project: | <div style="border: 1px solid black; padding: 2px;">A.</div> <div style="border: 1px solid black; padding: 2px;">B. Other (Private)</div> <table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 15%; text-align: center;">(1)</td> <td style="width: 35%; text-align: center;">Name</td> <td style="width: 15%;"></td> <td style="width: 35%;">Eric Tsang and EGL Associates</td> </tr> <tr> <td style="text-align: center;">(2)</td> <td style="text-align: center;">Address</td> <td></td> <td>11819 Goldring Rd. Ste A,<br/>Arcadia, CA 91006</td> </tr> </table> |                                                                               |                                                | (1) | Name |  | Eric Tsang and EGL Associates | (2) | Address |  | 11819 Goldring Rd. Ste A,<br>Arcadia, CA 91006 |
| (1)                                      | Name                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                                                                               | Eric Tsang and EGL Associates                  |     |      |  |                               |     |         |  |                                                |
| (2)                                      | Address                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                                                               | 11819 Goldring Rd. Ste A,<br>Arcadia, CA 91006 |     |      |  |                               |     |         |  |                                                |
| 4. Staff Determination:                  | <p>The Lead Agency's Staff, having undertaken and completed a preliminary review of this project in accordance with the Lead Agency's "Local Guidelines for Implementing the California Environmental Quality Act (CEQA)" has concluded that this project does not require further environmental assessment because:</p>                                                                                                                                                                                                                                                                      |                                                                               |                                                |     |      |  |                               |     |         |  |                                                |
| a.                                       | <input type="checkbox"/>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | The proposed action does not constitute a project under CEQA.                 |                                                |     |      |  |                               |     |         |  |                                                |
| b.                                       | <input type="checkbox"/>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | The project is a Ministerial Project.                                         |                                                |     |      |  |                               |     |         |  |                                                |
| c.                                       | <input type="checkbox"/>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | The project is an Emergency Project.                                          |                                                |     |      |  |                               |     |         |  |                                                |
| d.                                       | <input type="checkbox"/>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | The project constitutes a feasibility or planning study.                      |                                                |     |      |  |                               |     |         |  |                                                |
| e.                                       | <input checked="" type="checkbox"/>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | The project is categorically exempt.                                          |                                                |     |      |  |                               |     |         |  |                                                |
|                                          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | Applicable Exemption Class:                                                   | 15315 – Class 15 (Minor Land Divisions)        |     |      |  |                               |     |         |  |                                                |
| f.                                       | <input type="checkbox"/>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | The project is statutorily exempt.                                            |                                                |     |      |  |                               |     |         |  |                                                |
|                                          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | Applicable Exemption:                                                         |                                                |     |      |  |                               |     |         |  |                                                |
| g.                                       | <input type="checkbox"/>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | The project is otherwise exempt on the following basis:                       |                                                |     |      |  |                               |     |         |  |                                                |
| h.                                       | <input type="checkbox"/>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | The project involves another public agency which constitutes the Lead Agency. |                                                |     |      |  |                               |     |         |  |                                                |
|                                          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | Name of Lead Agency:                                                          |                                                |     |      |  |                               |     |         |  |                                                |

Date: May 7, 2026

Staff: Gary Yesayan, Associate Planner



# CITY OF ARCADIA

## STAFF REPORT

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### DEVELOPMENT SERVICES DEPARTMENT

**DATE:** June 23, 2026

**TO:** Honorable Chairperson and Planning Commission

**FROM:** Lisa L. Flores, Development Services Director  
By: Edwin Arreola, Senior Planner

**SUBJECT:** RESOLUTION NO. 2191 – A RECOMMENDATION THAT THE CITY COUNCIL APPROVE THE NORTH VILLAGE MIXED-USE PROJECT WITH A DENSITY BONUS, CONSISTING OF 130 RESIDENTIAL CONDOMINIUM UNITS, INCLUDING 20 LOW INCOME AFFORDABLE UNITS AND GROUND FLOOR COMMERCIAL AT 225 N. 2<sup>ND</sup> AVENUE  
**CEQA: Statutorily Exempt**  
**Recommendation: Adopt**

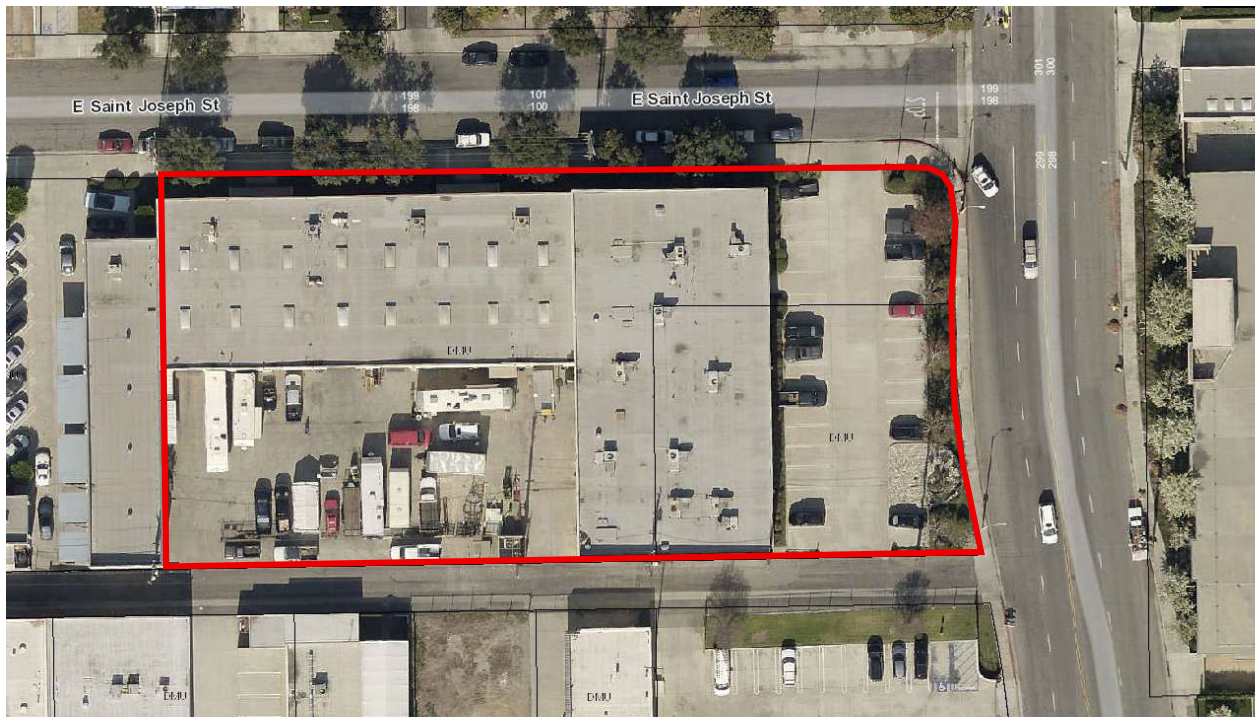
#### **SUMMARY**

The Applicant, Daniel Wu of Giantech Construction, Inc., on behalf of the property owner, Warm Space Real Estate LLC, is requesting approval of Architectural Design Review No. ADR 25-11 with a Density Bonus and Tentative Tract Map No. TTM 25-07 (84740) for a new mixed-use development at 225 N. 2<sup>nd</sup> Avenue ("Project"). The proposed Project, known as North Village, proposes 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 condominium units, including 20 deed-restricted affordable units at the low-income level and 3,932 square feet of ground level commercial space. The Project is entitled to a 35% density bonus and waivers against development standards that would physically preclude construction of the Project at the permitted density. The Applicant is therefore seeking a height waiver for a proposed building height of 69'-0", exceeding the maximum permitted height limit of 60'-0".

The proposed development and subdivision are consistent with the City's General Plan, Development Code, Subdivision Map Act, and the California Density Bonus Law. It is recommended that the Planning Commission adopt Resolution No. 2191 recommending that the City Council find the Project Statutorily Exempt pursuant to Assembly Bill (AB) 130, and approve the Project, subject to the conditions listed in the staff report – refer to Attachment No. 1.

## **BACKGROUND**

The Project site is located on the southwest corner of N. 2<sup>nd</sup> Avenue and E. Saint Joseph Street over two existing lots which comprise 225 N. 2<sup>nd</sup> Avenue (APNs: 5773-007-033 and -034). Together, the site has a total area of approximately 52,270 square feet (1.2 acres), prior to a sidewalk dedication, and is zoned Downtown Mixed-Use (DMU) with a General Plan Land Use Designation of Downtown Mixed-Use. Surrounding land uses consist of sites zoned Commercial Manufacturing (C-M) with a Downtown Mixed Use Overlay to the north which include commercial businesses and a Southern California Edison substation, Open Space – Outdoor Recreation (OS-OR) to the east which consists of a City of Arcadia water facility, and DMU immediately to the south and west which consist of offices and commercial businesses. The Project site currently contains of one large industrial office building – refer to Figure 1 below and Attachment No. 2 for an aerial photo with zoning Information and photos of the subject property and vicinity. The only current tenant is Mt. Lowe Brewing Company which has operated in a 2,303 square foot unit since 2016. The remainder of the building is vacant but was most recently used for a variety of office and warehousing uses.



**Figure 1** – Aerial of the Subject Site

Prior to formally submitting applications for the Project, the Applicant went through several rounds of preliminary review to obtain feedback from the City on various conceptual proposals. Through that process, Planning Services provided comments and

recommendations regarding the Project's design. At that time, the proposal did not include affordable housing units and would have been subject to discretionary design review. Although the submitted Project is not subject to discretionary design review, the final design incorporates many of the recommendations provided by Planning Services during the preliminary review process.

The current building was constructed in 1981 and is not over 50 years of age. Therefore, the building's demolition is not subject to a Certificate of Demolition, and no historic assessment of the property was required.

## **PROPOSAL**

The Applicant is proposing to combine the two existing lots into one lot through the Tentative Tract Map process to develop a six-story, mixed-use development consisting of 130 residential units, including 20 deed-restricted affordable units at the low-income level, and 3,932 square feet of commercial space. Due to affordable units, the Project qualifies for a Density Bonus under State Density Bonus Law. Furthermore, by providing 20% of the base density as affordable units, the Project is also complying with the City's Inclusionary Housing Ordinance which requires a minimum 5% of for-sale units to be provided at the moderate-income level or lower.

The Project is a Contemporary architectural style building with textured stucco and faux-wood panels on the building facades, sandstone wall panel cladding on the podium, and the extensive use of glazing throughout. The building design is well articulated vertically and horizontally, includes a significant step back above the podium level at the ground floor, and steps back the upper floors to reduce the vertical massing of the building. Although the design is not subject to discretionary review, the Project is nevertheless consistent with the City's Commercial and Mixed-Use Design Guidelines.

The ground floor commercial space will consist of three separate units. Two units will front E. Saint Joseph Street and consist of 1,347 square feet and 851 square feet. The third unit will be 1,734 square feet and front N. 2nd Avenue. The commercial units will remain under the same ownership.

The Project offers a mix of for-sale housing options intended to serve a variety of household types. Levels 2 through 6 will contain 130 residential units, including:

- Six (6) studio units ranging from 441 to 471 square feet;
- 17 one-bedroom units ranging from 763 and 893 square feet;
- 63 two-bedroom units ranging from 966 and 1,363 square feet; and
- 44 three-bedroom units ranging from 1,239 to 1,591 square feet.

The second level of the Project will consist of residential units, a coworking office space, a club lounge, and a 11,541 square feet common open space deck overlooking the street corner. Refer to Attachment No. 4 for the Architectural Plans and Figure 2 for a rendering of the Project.



**Figure 2** – Rendering of the North Village Project

Access to the residential parking will be provided from E. Saint Joseph Street through a gated driveway. Commercial parking as well as secondary access to the residential parking garage, will be provided from a driveway off the alley located south of the Project site. The residential portion of the parking garage will be internally gated to separate it from the commercial parking area. Refer to Figure 3 for a site plan of the ground floor.

The Project will include 187 parking spaces for the residences and 16 parking spaces for the commercial uses, including dedicated spaces for electrical vehicle (EV) charging and ADA spaces at grade level or within the basement level.

Residential parking is provided pursuant to Density Bonus law, which requires a minimum of one space per studio and one-bedroom unit, and 1.5 spaces for every two- and three-bedroom unit, inclusive of guest parking. The Project will also provide 32 bicycle parking spaces for residential uses and four bicycle parking spaces for commercial uses within the ground-floor parking structure.

The proposed vehicular and bicycle parking supply complies with, or exceeds, the requirements of the Development Code, as shown in Table 1 below.



| Use                           | Required Parking                                                           | Number of required spaces | Provided Parking        |
|-------------------------------|----------------------------------------------------------------------------|---------------------------|-------------------------|
| Studio and 1 Bedroom units    | 1 space per unit                                                           | 23                        | 23                      |
| Two- and three-bedroom units  | 1.5 spaces per unit                                                        | 161                       | 164<br>(incl. 3 tandem) |
| Bicycle Parking (residential) | 0.2 spaces per unit                                                        | 28                        | 32                      |
| Commercial                    | 1/200 square feet<br><i>25% reduction within ¼ mile of Arcadia Station</i> | 15                        | 16                      |
| Bicycle Parking (commercial)  | Two 2-bicycle racks                                                        | 4                         | 4                       |



The Project also complies with the minimum open space requirement of 100 square feet per dwelling unit in the DMU zone, as set forth in Section 9102.05.030(E) of the Development Code. For 130 units, this equates to a minimum requirement of 13,000 square feet. The Project proposes a total of 17,776 square feet of open space provided through a mix of private open space balconies totaling 6,235 square feet, and an 11,541 square foot common

open space deck on the second floor – see Figure 4 for a floor plan of the second floor. Per the requirements of AB 130, no private balconies have been included on the north and east facades of the building as the property is within 500 feet the I-210 Freeway. The total provided open space exceeds the minimum requirements by approximately 4,776 square feet.

The common open space deck provides a range of amenities including seating areas, a dining and entertaining area, landscaped gardens, and a fixed ping-pong table. In addition to communal open space features, interior amenities for residents will be provided including a club house, a coworking office space, and a gym.



**Figure 4 – Second Floor Plan**

With regard to setbacks, the DMU Zone permits a maximum front and side yard setback of 10'-0" and allows a 0'-0" rear yard setback. The Project complies with all applicable setback requirements and, in certain locations, provides setbacks that exceed the minimum standards, including a 10'-2" rear yard setback.

The Project proposes a building height of 69 feet, which exceeds the 60'-0" maximum building height permitted in the DMU Zone. Pursuant to State Density Bonus Law, the Applicant is seeking a waiver of the height limit to allow nine feet of building height necessary to accommodate the Project's density bonus units. Aside from the requested height waiver, the Project complies with all applicable development standards. Refer to Figure 5, below, for an aerial rendering of the Project.



**Figure 5 – Aerial Rendering of the Project**

The Tentative Tract Map will subdivide the Project's airspace to create individual condominium units, allowing for the sale of each residential unit. The ground-floor commercial space will remain under a single ownership. The Tentative Tract Map also includes a two-foot right-of-way dedication along N. 2nd Avenue for sidewalk purposes and a corner cut-off at the northeast corner of the site to accommodate an ADA-compliant curb ramp. Refer to Attachment No. 3 for the Tentative Tract Map.

## **ANALYSIS**

Pursuant to the Development Code, residential and mixed-use projects that provide at least 20% affordable housing units for lower-income households are not subject to discretionary design review. The Project meets this requirement by providing 20 low-income affordable units. As a result, the Project's design is not subject to discretionary review, and the review of the Project is limited to the Density Bonus, and Tentative Tract Map components of the Project.

The Project, including the Tentative Tract Map, has been reviewed by the City's Public Works Services Department and Engineering Division, and applicable affected agencies and it was determined the site can be adequately serviced by all necessary infrastructure and services.



### Density Bonus

The Project site is located within the Downtown Mixed-Use (DMU) Zone, which permits mixed-use development at a residential density of up to 80 dwellings/acre. At approximately 1.20 acres in size, the Project site has a maximum base density of 96 units. Under State Density Bonus Law, the base density is calculated using the gross site area prior to any land dedication; therefore, the required sidewalk dedication, which will result in a lot size of approximately 1.19 acres, does not reduce the Project's maximum allowable base density.

The Project includes 20 deed-restricted affordable units at the low-income level, representing 20.8 percent of the maximum base density. Pursuant to California Government Code Section 65915 (State Density Bonus Law) the provision of low-income affordable units at this level qualifies the Project for a 35 percent density bonus. Accordingly, the Project permits a density bonus of 32 units, resulting in a maximum allowable density of 130 residential units.

Pursuant to State Density Bonus Law, the Project is entitled to up to two (2) concessions or incentives and any waivers necessary to accommodate the density bonus units and resulting density. The Applicant is not requesting any concessions or incentives. However, the Applicant is requesting a waiver of the DMU Zone's 60-foot maximum building height to allow a building height of 69 feet. The requested waiver is necessary to accommodate the Project's density bonus units, as strict application of the height limit would physically preclude development of the Project at the density otherwise permitted under State Density Bonus Law.

The requested waiver would allow the Project to meet the maximum density of 9 units, plus the 35% density bonus permitted under State Density Bonus Law, for a total of 130 residential units. Pursuant to California Government Code Section 65915, the City is required to grant the requested waiver unless it makes written findings, supported by substantial evidence, that the waiver would result in a specific adverse impact on public health or safety. No such adverse impacts have been identified.

The affordable units will be distributed throughout the Project site and will be comparable to the market-rate units in terms of size, bedroom counts, and exterior design. As the Project consists of for-sale condominium units, the low-income units will be subject to a minimum affordability restriction period of 45 years, consistent with State law and City requirements.

### **FINDINGS**

Sections 9103.15.040 and 9105.03.060(A)(1) of the Development Code require that for a Density Bonus and Tentative Tract Map to be granted, it must be found that all of the following prerequisite findings can be satisfied:

### Tentative Tract Map

**1. The proposed map, subdivision design, and improvements are consistent with the General Plan, any applicable specific plan, and the Subdivisions Division of the Development Code.**

**Facts to Support This Finding:** The Project is in compliance with all of the provisions of the City's General Plan, Subdivisions Division of the Development Code, and the State Subdivision Map Act. It has been determined that the proposed subdivision is consistent with the General Plan Downtown Mixed-Use Land Use designation and the Downtown Mixed-Use (DMU) Zone, which supports higher-density residential and mixed-use development in the City's core. The proposed Tentative Tract Map complies with the Subdivision Map Act regulations, and there is no specific plan applicable to this Map. The site is physically suitable for the proposed Project.

The Project layout has been designed to align with surrounding development patterns and to integrate with existing street, utility, and storm drainage infrastructure. Existing roadways and utilities are capable of adequately serving the proposed density and use types. All required improvements will be constructed in accordance with City standards.

The Map would not adversely affect the comprehensive General Plan and is consistent with the following General Plan goals and policies:

#### Land Use and Community Design Element

- Policy LU-1.1: Promote new infill and redevelopment projects that are consistent with the City's land use and compatible with surrounding existing uses.
- Policy H-2.3: Encourage compatible residential development in areas on underutilized land.
- Policy H-4.4: Support infill development at appropriate locations in the City.

**2. The site is physically suitable for the type and proposed density of development.**

**Facts to Support This Finding:** The 1.2 acre site is physically suitable to accommodate the proposed 130 residential unit mixed-use development, including 20 low-income units, at a density of 80 units per acre with the 35% density bonus. This exceeds the base DMU density of 80 units per acre but is permitted under State Density Bonus Law, which allows increased density and related concessions or waivers when affordable housing is

provided. The site is generally level, has no physical constraints, and is served by existing infrastructure, making it physically suitable for the proposed use and density. The Project complies with all other applicable zoning requirements including but not limited to parking, setbacks, and open space. Therefore, the site is physically suitable for the Project.

**3. The design of the subdivision and the proposed improvements are not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.**

**Facts to Support This Finding:** The Project is a subdivision for consolidation of two legal lots into a single parcel and the subdivision of the airspace of an infill site within an urbanized area and does not serve as a habitat for endangered or rare species. The Project site is currently developed and located within the City's Downtown core, which is fully built out with existing infrastructure, paved streets, and surrounding urban uses. The Project will not cause substantial environmental damage or impact wildlife.

**4. The design of the subdivision or type of improvements is not likely to cause serious public health or safety problems.**

**Facts to Support This Finding:** The Project includes a Tentative Tract Map to consolidate two legal lots into a single parcel and subdivide the airspace of the proposed mixed-use development. Construction of the Project will comply fully with all the applicable Building, Fire, and Safety Codes, as well as other relevant regulations. The City's existing infrastructure, including roads, water, sewer, and emergency services, is sufficient to support the new development. Furthermore, the Project has been designed and conditioned to meet all public health and safety standards, and it is not expected to create any significant health or safety concerns for the community.

**5. The design of the subdivision or the type of improvements will not conflict with easements acquired by the public at large for access through or use of, property within the proposed subdivision (This finding shall apply only to easements of record or to easements established by judgement of a court of competent jurisdiction and no authority is hereby granted to a legislative body to determine that the public at large has acquired easements for access through or use of property within the proposed subdivision).**

**Facts to Support This Finding:** The proposed design of the subdivision does not conflict with easements acquired by the public at large for access through or use of property within the proposed subdivision. There are no known easements on the subject property. Therefore, the Project will not conflict with any such easements.

- 6. The discharge of sewage from the proposed subdivision into the community sewer system will not result in violation of existing requirements specified by the California Regional Water Quality Control Board.**

**Facts to Support This Finding:** The Arcadia Public Works Services Department determined that the City's existing infrastructure will adequately serve the Project. The discharge of sewage from the Project into the community sewer system will not result in violation of existing requirements specified by the California Regional Water Quality Control Board.

- 7. The proposed subdivision, its design, density, and type of development and improvements conforms to the regulation of the Development Code and the regulations of any public agency having jurisdiction by law.**

**Facts to Support This Finding:** The subdivision design, including lot layout, access, and dedications, complies with applicable provisions of the Arcadia Development Code, including the Downtown Mixed Use (DMU) zone standards and Subdivision Division. The Project will also adhere to the requirements and conditions set forth by all relevant public agencies, including the City's Engineering Division, Public Works Services Department, and City's Fire Department. Therefore, this finding can be made.

#### Density Bonus

- 1. The project will be consistent with the General Plan, except as provided by the Density Bonus Section of the Development Code with regard to maximum density, density bonuses, and other incentives and concessions.**

**Facts to Support This Finding:** The Project is consistent with the Downtown Mixed-Use General Plan land use designation, which supports higher-density residential and mixed-use development in the City's core. The Project proposes to provide 20.8% of the units at the low-income level, qualifying the Project for a Density Bonus of 35% and a request for a waiver of the height limitation that would otherwise limit the Project's feasibility. Therefore, the Project will be consistent with the General Plan.

- 2. The approved number of dwellings can be accommodated by existing and planned infrastructure capacities.**

**Facts to Support This Finding:** The Project has been reviewed by the Public Works Services Department and Engineering Division. Both determined that the City's existing infrastructure, including sewer, water, and public roadways, will adequately serve the Project.

**3. Adequate evidence exists to indicate that the project will provide affordable housing in a manner consistent with the purpose and intent of this Section.**

**Facts to Support This Finding:** The Applicant has indicated that 20 of the 130 residential units (20.8% of the base density) within the Project will be restricted to low income residents, meeting the threshold established by Density Bonus law which requires that at least 10% of the units be restricted to low income residents. Accordingly, the Project meets this requirement. A condition of approval requires the preparation, submittal, and recordation of an Affordable Housing Agreement prior to issuance of a Certificate of Occupancy.

**4. In the event that the City does not grant at least one financial concession or incentive as defined in Government Code Section 65915 in addition to the density bonus, that additional concessions or incentives are not necessary to ensure affordable housing costs as defined in Health and Safety Code Section 50052.5, or for rents for the targeted units to be set as specified in Government Code Section 65915(c).**

**Facts to Support This Finding:** The Project does not include the use of any concessions or incentives. However, the Project includes a waiver of the maximum height requirement in the DMU Zone of 60'-0" and proposes a maximum height of 69'-0" pursuant to State Density Bonus Law. The requested waiver would allow the Project to develop the maximum 130 units permitted under the Density Bonus granted to the Project and is necessary to avoid physically precluding construction of the Project as proposed. The request has been reviewed for its potential health and safety impact on persons or property, on or within the vicinity of the Project and it was determined that the request does not present a substantial health and safety impact. Therefore, the requested waiver can be granted.

**5. There are sufficient provisions to guarantee that the units will remain affordable for the required time period.**

**Facts to Support This Finding:** The affordable housing units for low-income families will be secured through a recorded Affordable Housing Covenant Agreement, which will run with the land and be enforceable by the City. The agreement will specify the number of units, household income restrictions, method of calculation for sale and resale prices, and a minimum affordability term of 45 years, consistent with State Density Bonus law. The covenant will ensure ongoing compliance with all applicable State and local requirements and will be executed prior to issuance of a Certificate of Occupancy. Therefore, there are sufficient provisions to guarantee that the units will remain affordable for the required time period.

### **ENVIRONMENTAL IMPACT**

Effective July 1, 2025, Assembly Bill (AB) 130 established a new statutory exemption from CEQA for qualifying infill housing and mixed-use residential developments. Unlike categorical exemptions, statutory exemptions are absolute and not subject to exceptions for unusual circumstances.

To qualify for the AB 130 exemption, a Project must meet all of the following requirements:

- Be a housing development (including mixed-use projects with at least two-thirds of the floor area dedicated to residential uses);
- Be located on a site of no more than 20 acres within an incorporated city or urbanized area;
- Be situated on a previously developed site or one surrounded by urban uses;
- Be consistent with applicable zoning and general plan standards; and
- Not located on environmentally sensitive lands or involve the demolition of an historic structure.

The Project satisfies all these criteria. The 1.2 acre site is located within the City of Arcadia, is currently developed with an existing commercial building and surface parking and is entirely surrounded by urban land uses. The Project is a mixed-use residential development with over two-thirds of the total floor area dedicated to residential use. It is consistent with the applicable zoning and General Plan land use designation and does not involve the demolition of any historic resources or encroach on environmentally sensitive lands.

Accordingly, the Project is statutorily exempt from CEQA under AB 130, and no further environmental review is required for purposes of Planning Commission consideration.

Pursuant to AB 130 and Public Resources Code Section 21080.3.1, the City provided notice to California Native American tribes requesting consultation under AB 52. One tribe requested consultation, and the City completed the required process. Input received during consultation has been incorporated into the Project's conditions of approval.

Under AB 130, the Project is subject to a 60-day processing shot clock from the date it was deemed completed on May 12, 2026. However, because the Project requires public hearings before both the Planning Commission and City Council, the Applicant agreed to extend the applicable timeline to allow sufficient time for the required public hearing process.

### **PUBLIC COMMENTS/NOTICE**

A public hearing notice for this item was posted at the City Clerk's Office, City Council Chambers, at the Arcadia Library, and on the City's website on June 10, 2026. It was also

mailed to the property owners located within 300 feet of the subject property. As of June 19, 2026, no comments were received.

### **RECOMMENDATION**

It is recommended that the Planning Commission adopt Resolution No. 2191 recommending City Council approval of Architectural Design Review No. ADR 25-11 with a Density Bonus and Tentative Tract Map No. TTM 25-07 (84740) for a new mixed-use development at 225 N. 2<sup>nd</sup> Avenue and find that the Project is Statutorily Exempt from the California Environmental Quality Act (CEQA), subject to the following conditions of approval:

#### **Planning**

1. The Project shall be developed and maintained by the Applicant/Property Owner in a manner that is consistent with the plans submitted and conditionally approved for Architectural Design Review No. ADR 25-11 with a Density Bonus and Tentative Tract Map No. TTM 25-07 (84740), subject to the satisfaction of the Development Services Director or designee.
2. The final landscape and irrigation plan shall be prepared by a licensed landscape architect and submitted to Building Services for plan check. The plan must comply with Water Efficiency Landscape Ordinance and receive approval from the Planning Division prior to the issuance of any building permits.
3. All proposed mechanical equipment, including but not limited to roof-mounted equipment, shall be fully screened from public view and not visible from the public right-of-way in accordance with the requirements in the City's Development Code. Screening materials shall be architecturally integrated with the building design and will be reviewed and approved during building plan check.
4. All exterior lighting shall be designed to prevent glare, light trespass, and spillover onto adjacent properties in accordance with the requirements in the City's Development Code. Lighting fixtures shall be shielded and directed downward. Lighting plans including a photometric analysis shall be subject to review and approval by the Planning Division during building plan check.
5. All exterior signage shall comply with the City's Development Code. A separate sign permit shall be required for any proposed signage.
6. All screen walls, fences, and gates shall be constructed in accordance with the approved plans and shall comply with the maximum height and design standards of the Arcadia Development Code. Any modification to materials, height, or location shall require review and approval by the Planning Division.

7. The Applicant/Property Owner shall comply with all applicable provisions of the State Density Bonus Law (Government Code Section 65915). The Project shall include 20 for-sale affordable units restricted to the low-income level. These units shall be dispersed throughout the residential development and shall generally reflect the mix of unit sizes and types provided within the Project. The location of the affordable units shall be reviewed and approved by Development Services Director or designee prior to submittal of plans to Building Services plan check.
8. The Applicant/Property Owner shall submit an application and the applicable fee for a Density Bonus and/or Affordable Housing Agreement to the City prior to submitting plans for Building Services plan check, together with a \$7,000 deposit for final review and approval by the City Attorney. Following approval by the City Attorney, the Agreement shall be recorded with the Los Angeles County Recorder's Office after recordation of the final map and prior to issuance of a Certificate of Occupancy.
9. Ongoing maintenance of all buildings, landscaping, open spaces, fences, walls, and on-site amenities shall be the responsibility of property management in accordance with the recorded Covenants, Conditions & Restrictions (CC&Rs). The CC&Rs shall include provisions requiring regular maintenance consistent with the approved plans and City standards. Failure to maintain the property as required may result in enforcement action by the City.
10. The Applicant/Property Owner shall install and maintain wayfinding and directional signage within the site for vehicles and pedestrians, including clear markings for visitor parking, loading zones, and EV charging spaces, subject to review during building plan check by the Development Services Department.
11. The Applicant/Property Owner shall submit a haul route map and staging plan to Planning Services for review and approval prior to issuance of a grading permit.
12. At the time of plan submittal to Building Services for plan check, the final site plan shall show the location of the backflow prevention device and any transformer. Appropriate screening may be required, depending on the location of these utilities to the satisfaction of the Development Services Director or designee.
13. In compliance with the requirements of Assembly Bill 130 and Public Resources Code Section 21080.66(c)(2), since the Project site is located within 500 feet of a freeway, the plans submitted for plan check shall clearly indicate and identify the following items:
  - a. The building shall have a centralized heating, ventilation, and air-conditioning system.
  - b. The outdoor air intakes for the heating, ventilation, and air-conditioning system shall face away from the freeway.
  - c. The building shall provide air filtration media for outside and return air that provides a minimum efficiency reporting value of 16.



- d. The air filtration media shall be replaced at the manufacturer's designated interval.

The required items shall be subject to review and approval by the Development Services Director or designee.

#### Building

14. The plans that are submitted to Building Services for plan-check shall comply with the latest adopted edition of the following codes as applicable:
  - a. California Building Code (CBC)
  - b. California Electrical Code
  - c. California Mechanical Code
  - d. California Plumbing Code
  - e. California Energy Code
  - f. California Fire Code
  - g. California Green Building Standards Code
  - h. California Existing Building Code
  - i. Arcadia Municipal Code
15. Grading plans shall be submitted with the building plan-check submittal, and are to be approved by Engineering, Planning Services, and Building Services prior to the issuance of building permits. The grading plans shall indicate all site improvements and shall indicate complete drainage paths of all drainage water run-off.
16. A demolition permit shall be obtained from Building Services prior to the removal and/or demolition of the structures on site.

#### Engineering

17. A two-foot dedication is required to create a 10-foot parkway along N. 2<sup>nd</sup> Avenue and a corner cut off dedication is required to provide enough space for an ADA ramp per Caltrans Standard A88A.
18. The Final Tract Map must be recorded prior to the issuance of any building or foundation permits for the mixed-use development. The map shall include all required dedications and easements along N. 2<sup>nd</sup> Avenue and Saint Joseph Street to the satisfaction of the City Engineer.
19. All above ground utilities serving the site shall be removed, including all utility poles along property boundaries, and all new utility services shall be placed underground.
20. The Applicant/Property Owner shall be responsible for the repair of all damage to public improvements in the public right-of-way resulting from construction related activities, including, but not limited to, the movement and/or delivery of equipment, materials, and soils to and/or from the site. The need for such repair shall be determined by the Development Services Director, the Public Works Services Director,

City Engineer, or designees, during construction and up until issuance of a Certificate of Occupancy.

21. The proposed development will be required to adhere to Los Angeles County Low Impact Development (LID) requirements. All LID measures must be implementable within the property. A LID plan, showing the selected measures, shall be provided along with the grading and drainage plan. A Master Covenant for the LID and Maintenance Plan shall be recorded with the Los Angeles County Recorder prior to occupancy.
22. A hydrology report and a soils/geotechnical report shall be submitted with the plan check submittal to Building Services.
23. Prior to recordation of the final tract map, the Applicant/Property Owner shall complete the construction of or execute and provide a Subdivision Map Agreement and bond to the City for the following off-site improvements:
  - a. Remove the existing driveway approaches and construct new driveway approaches per the City Standard. Ensure Americans with Disabilities Act (ADA) access is provided around all driveway approaches within City right-of-way and development property lines. Improvements shall not encroach into neighboring properties/frontages.
  - b. Remove the existing sidewalk and construct a new sidewalk per City Standard providing adequate path of travel in compliance with ADA. Ensure locations around obstructions provide necessary clearances.
24. Prior to issuance of a Certificate of Occupancy, the Applicant/Property Owner shall repair any damages caused by the development to the asphalt street frontages from property line to property line including but not limited to trench cuts and construction traffic, per the direction of the City Engineer.

#### Fire Department

25. The building shall be provided with an automatic fire sprinkler system per the City of Arcadia Fire Department's Commercial Sprinkler Standard. The fire sprinkler system shall be monitored by a UL listed central station. Notification appliances shall be provided in all common areas and adjacent to sleeping areas in residential units. Visual appliances shall be provided in any units classified as being accessible.
26. Knox boxes shall be provided at the lobby entrance and at doors leading to stairwells. Knox switches shall be provided for any automatic vehicular gates.
27. Minimum 2A:10BC fire extinguishers shall be provided in all common areas. A maximum travel distance of no more than 75 feet shall be provided between fire extinguishers.
28. At least one elevator shall be EMS capable and at least one elevator shall be accessible and shall be provided with standby power. An Emergency Responder Radio Coverage

System is required and a two-way communication system shall be provided at all elevator lobbies.

29. A new public fire hydrant shall be provided on Saint Joseph Street frontage at an approved location determined by the Fire Department.

#### Public Works

30. The Applicant/Property Owner shall file a Notice of Intent (NOI) with the State Water Resources Control Board for a General Construction NPDES Permit, due to the proposed project exceeding one acre of disturbed land. The NOI must include items such as the preparation of a Stormwater Pollution Prevention Plan, applicable fees, and other required documentation. The City will not approve any grading plans until a Waste Discharger Identification number has been issued by the State.
31. The Applicant/Property Owner shall utilize the existing sewer lateral(s) if possible. If any drainage fixture elevation is lower than the elevation of the next upstream manhole cover, an approved backwater valve will be required.
32. In order to verify the required water service size for the Project, the Applicant/Property Owner shall submit to the Public Works Services Department calculations for the maximum domestic use demand and maximum fire demand prior to the issuance of a building permit. Fire protection requirements shall be as stipulated by the Arcadia Fire Department and shall conform to the Arcadia Standard Plan.
33. Prior to the issuance of a building permit, the Applicant/Property Owner shall submit a Water Meter Permit Application to the Public Works Services Department.
34. The Applicant/Property Owner shall provide a new water service installation. Installation shall be according to the specifications of the Public Works Services Department, Engineering Division. Abandonment of existing water services, if necessary, shall be completed by the Applicant/Property Owner, according to Public Works Services Department, Engineering Section specifications.
35. The Applicant/Property Owner shall comply with the General Construction National Pollutant Discharge Elimination System (NPDES) Permit, submit a Notice of Intent (NOI) and pay applicable fees to the State Water Resources Control Board, and prepare a Storm Water Pollution Prevention Plan (SWPPP).

#### Cultural Resources

36. The Applicant/Property Owner shall retain a Native American Monitor from or approved by the Gabrieleño Band of Mission Indians – Kizh Nation, prior to commencement of any ground-disturbing activities (i.e., both on-site and any off-site locations that are included in the Project description/definition and/or required in connection with the Project, such as public improvement work). "Ground-disturbing activity" shall include, but is not limited to, demolition, pavement removal, potholing, auguring, grubbing, tree removal, boring, grading, excavation, drilling, and trenching.

A copy of the monitoring agreement executed with Gabrieleño Band of Mission Indians – Kizh Nation shall be submitted to the City's Planning Division prior to commencement of any ground-disturbing activity, or the issuance of any permit necessary to commence a ground-disturbing activity.

37. The Gabrieleño Band of Mission Indians – Kizh Nation shall conduct monitoring during ground-disturbing activities and complete daily monitoring logs. These logs will document relevant construction activities, locations of disturbance, soil types, cultural materials, and any other information of significance to the Tribe. The logs will specifically identify and describe any discovered Tribal Cultural Resources (TCRs), including Native American cultural and historical artifacts, remains, places of significance, as well as any ancestral human remains and associated burial goods. Copies of the monitoring logs will be made available to the Applicant/Property Owner or the City upon written request to the Tribe.
38. On-site tribal monitoring shall conclude upon the later of the following: (1) written confirmation from the Applicant/Property Owner or the City to the Kizh Nation that all ground-disturbing activities and related phases at the Project site are complete; or (2) written notification from the Gabrieleño Band of Mission Indians - Kizh Nation to the Applicant/Property Owner or the City confirming that no future planned construction activities or development phases at the Project site have the potential to impact Kizh Tribal Cultural Resources (TCRs).
39. Upon discovery of any Tribal Cultural Resources (TCRs), all construction activities within at least a 50-foot radius of the find shall cease immediately and shall not resume until the Gabrieleño Band of Mission Indians – Kizh Nation monitor and/or Kizh's archaeologist has fully assessed the resource. The Tribe shall recover and retain all discovered TCRs in the manner and for the purposes it deems appropriate, including educational, cultural, and historic uses, at its sole discretion.
40. In the event human remains or associated funerary objects are encountered during any ground-disturbing activities:
  - a. Native American human remains are defined in PRC 5097.98 (d)(1) as an inhumation or cremation, and in any state of decomposition or skeletal completeness. Funerary objects, also referred to as grave goods under Public Resources Code Section 5097.98, shall be treated according to the same statute.
  - b. If Native American human remains and/or grave goods are discovered or recognized on the Project site, then all ground-disturbing in the vicinity of the discovery shall cease immediately. Pursuant to Health and Safety Code Section 7050.5, the discovery shall be reported to the Los Angeles County Coroner. No further work shall occur in that area until the Coroner has made a determination regarding the nature of the remains. If the Coroner determines or has reason to believe the remains are those of a Native American, the Coroner shall contact the

Native American Heritage Commission (NAHC) within 24 hours, and the procedures outlined in PRC § 5097.98 shall be followed.

- c. All human remains and grave or burial goods shall be treated alike in accordance with California Public Resources Code section 5097.98(d)(1) and (2).
  - d. Construction activities may resume in other areas of the Project site at a minimum of 200 feet away from the discovery if, in the sole discretion of the Gabrieleño Band of Mission Indians – Kizh Nation, it is determined that resuming such activities at that distance is appropriate. The Kizh Nation shall provide any measures it deems necessary to the Applicant/Property Owner and the City prior to resumption of work.
  - e. Preservation in place (i.e., avoidance) is the preferred method of treatment for discovered human remains and/or burial goods. Any historic archaeological material that is not Native American in origin (non-TCR) shall be curated at a public, non-profit institution with a research interest in the materials (e.g. Natural History Museum of Los Angeles County or the Fowler Museum) provided such an institution agrees to accept the material. If no institution accepts the archaeological material, it shall be offered to a local school or historical society in the area for educational purposes.
  - f. Any discovery of human remains/burial goods shall be kept confidential to prevent further disturbance.
41. If, in accordance with Public Resources Code § 5097.98 and all applicable regulatory procedures, the Gabrieleño Band of Mission Indians – Kizh Nation is identified by the Native American Heritage Commission (NAHC) as the Most Likely Descendant (MLD) for any discovered Native American human remains or associated funerary objects on the Project site, the following requirements shall apply:
- a. If the Gabrieleño Band of Mission Indians – Kizh Nation is identified as the Most Likely Descendant (MLD), the Tribe's Koo-nas-gna Burial Policy shall be implemented. For the Tribe, the term "human remains" encompasses more than skeletal material and includes associated cultural and ceremonial elements. Tribal traditions may include, but are not limited to, preparation of the soil for burial, the inclusion of funerary objects, and the ceremonial burning of remains. All treatment of human remains and associated items shall be carried out in accordance with the Tribe's customs and practices, and in consultation with the MLD.
  - b. If the discovery of human remains includes four or more burials, the discovery location shall be treated as a cemetery, and a separate treatment plan shall be created.
  - c. The prepared soil and cremation soils are to be treated in the same manner as bone fragments that remain intact. Associated funerary objects are objects that, as part of the death rite or ceremony of a culture, are reasonably believed to have been

placed with individual human remains either at the time of death or later; other items made exclusively for burial purposes or to contain human remains can also be considered as associated funerary objects. Cremations will either be removed in bulk or by means as necessary to ensure complete recovery of all sacred materials.

- d. If discovered human remains cannot be fully documented and recovered on the same day, the remains shall be respectfully covered with muslin cloth and protected with a steel plate capable of being moved by heavy equipment, placed over the excavation area. If a steel plate is not available, a 24-hour security guard shall be posted to protect the site outside of working hours. The Gabrieleño Band of Mission Indians – Kizh Nation, as the Most Likely Descendant (MLD), shall make every effort to recommend Project design modifications to allow the remains to be preserved in situ. If project diversion is not feasible, and upon consultation with the MLD, removal of the remains may proceed in accordance with applicable laws and Tribal protocols.
- e. In the event preservation in place is not feasible despite good faith efforts by the Applicant/Property Owner, no ground-disturbing activities shall resume until the property owner, in consultation with the Most Likely Descendant (MLD), has arranged for a designated reburial location within the Project site footprint. This location shall be used for the respectful reinterment of any human remains and/or ceremonial objects, consistent with the cultural protocols of the Gabrieleño Band of Mission Indians – Kizh Nation.
- f. If human remains or associated funerary objects are discovered, each occurrence shall be respectfully stored in opaque cloth bags. All human remains, funerary objects, sacred objects, and objects of cultural patrimony shall be relocated to a secure on-site container, if feasible. These items shall be reburied within six (6) months of recovery, at a location on the Project site mutually agreed upon by the Tribe and the Applicant/Property Owner. The reburial site shall be protected in perpetuity and not subject to future disturbance. No public disclosure or publicity regarding the discovery or nature of these cultural materials shall occur.
- g. In the event data recovery is necessary, the Gabrieleño Band of Mission Indians – Kizh Nation shall work in close coordination with a qualified archaeologist to ensure all excavation activities are conducted carefully, ethically, and respectfully. If the Tribe approves data recovery, all associated documentation, at a minimum including detailed descriptive notes and sketches shall be reviewed and approved in advance by the Tribe. Upon completion of any approved data recovery, a final report shall be submitted to both the Tribe and the Native American Heritage Commission (NAHC). The Tribe does not authorize any scientific study or the use of invasive and/or destructive diagnostics on human remains under any circumstances.

General

42. The Applicant/Property Owner shall comply with all City requirements regarding building safety, fire prevention, detection, suppression, emergency access, public right-of-way improvements, parking, water supply and water facilities, sewer facilities, trash reduction and recycling requirements, and National Pollutant Discharge Elimination System (NPDES) measures, all to the satisfaction of the Building Official, Fire Marshal, Public Works Services Director, and Deputy Development Services Director. Compliance with these requirements is to be determined by having fully detailed construction plans submitted for plan check review and approval by the foregoing City officials and employees.
43. To the maximum extent permitted by law, Applicant must defend, indemnify, and hold the City, any departments, agencies, divisions, boards, and/or commissions of the City, and its elected officials, officers, contractors serving as City officials, agents, employees, and attorneys of the City ("Indemnitees") harmless from liability for damages and/or claims, actions, or proceedings for damages for personal injuries, including death, and claims for property damage, and with respect to all other actions and liabilities for damages caused or alleged to have been caused by reason of the Applicant's activities in connection with ADR 25-11 and TTM 25-07 ("Project") on the Project site, and which may arise from the direct or indirect operations of the Applicant or those of the Applicant's contractors, agents, tenants, employees or any other persons acting on Applicant's behalf, which relate to the development and/or construction of the Project. This indemnity provision applies to all damages and claims, actions, or proceedings for damages, as described above, regardless of whether the City prepared, supplied, or approved the plans, specifications, or other documents for the Project.

In the event of any legal action challenging the validity, applicability, or interpretation of any provision of this approval, or any other supporting document relating to the Project, the City will notify the Applicant of the claim, action, or proceedings and will cooperate in the defense of the matter. The Applicant must indemnify, defend and hold harmless the Indemnitees, and each of them, with respect to all liability, costs and expenses incurred by, and/or awarded against, the City or any of the Indemnitees in relation to such action. Within 15 days' notice from the City of any such action, the Applicant shall provide to the City a cash deposit to cover legal fees, costs, and expenses incurred by City in connection with defense of any legal action in an initial amount to be reasonably determined by the City Attorney. The City may draw funds from the deposit for such fees, costs, and expenses. Within 5 business days of each and every notice from the City that the deposit has fallen below the initial amount, Applicant/Property Owner shall replenish the deposit each and every time in order for City's legal team to continue working on the matter. The City shall only refund to the Applicant/Property Owner any unexpended funds from the deposit within 30 days of: (i) a final, non-appealable decision by a court of competent jurisdiction resolving the legal action; or (ii) full and complete settlement of legal action. The City shall have the

right to select legal counsel of its choice. The parties hereby agree to cooperate in defending such action. The City will not voluntarily assist in any such third-party challenge(s). In consideration for approval of the Project, this condition shall remain in effect if the entitlement(s) related to this Project is rescinded or revoked, at the request of the Applicant or not.

44. Approval of ADR 25-11 with a Density Bonus and Tentative Tract Map No. TTM 25-07 (84740) shall not be in effect unless the Property Owner and Applicant have executed and filed the Acceptance Form with the City on or before 30 calendar days after the Planning Commission has adopted the Resolution. The Acceptance Form to the Development Services Department is to indicate awareness and acceptance of the conditions of approval.

### **PLANNING COMMISSION ACTION**

#### **Approval**

If the Planning Commission intends to recommend the City Council approve this Project, the Commission should move to adopt Resolution No. 2191 recommending that the City Council approve Architectural Design Review No. ADR 25-11 with a Density Bonus and Tentative Tract Map No. TTM 25-07 (84740) and state that the proposal satisfies the requisite environmental and subdivision findings, and the conditions of approval as presented in this staff report, or as modified by the Commission.

#### **Denial**

If the Planning Commission intends to recommend the City Council deny this Project, the Commission should state the specific findings that the Project does not satisfy based on the evidence presented with specific reasons for denial and move to direct staff to prepare a resolution for adoption at the next meeting that incorporates the Commission's decision and specific findings.

If any Planning Commissioner, or other interested party has any questions or comments regarding this matter prior to the June 23, 2026, Planning Commission Meeting, please contact Senior Planner, Edwin Arreola, at (626) 821-4334 or by email at earreola@ArcadiaCA.com.



Resolution No. 2191 – North Village

June 23, 2026

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Approved:



Fiona Graham

Planning Services Manager *for*

Lisa L. Flores

Development Services Director

Attachment No. 1: Resolution No. 2191

Attachment No. 2: Aerial Photo with Zoning Information and Photos of the Subject  
Property and Vicinity

Attachment No. 3: Tentative Tract Map No. 84740

Attachment No. 4: Architectural Plans

# Attachment No. 1

Resolution No. 2191

RESOLUTION NO. 2191

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ARCADIA, CALIFORNIA, RECOMMENDING THAT THE CITY COUNCIL APPROVE THE NORTH VILLAGE MIXED-USE PROJECT WITH A DENSITY BONUS, CONSISTING OF 130 RESIDENTIAL CONDOMINIUM UNITS, INCLUDING 20 LOW INCOME AFFORDABLE UNITS AND GROUND FLOOR COMMERCIAL AT 225 N. 2<sup>ND</sup> AVENUE

WHEREAS, on August 14, 2025, applications for Architectural Design Review No. ADR 25-11 with a Density Bonus, and Tentative Tract Map No. TTM 25-07 (84740) were filed by Daniel Wu of Giantech Construction, Inc., on behalf of the property owner, Warm Space Real Estate LLC, to consolidate two existing parcels into a single 1.2-acre lot and subdivide the airspace for condominium purposes for a new six-story, mixed-use development with 130 residential condominium units, including 20 deed-restricted affordable units at the low income level and 3,932 square feet of ground level commercial space at 225 N. 2<sup>nd</sup> Avenue (collectively, "Project").

WHEREAS, pursuant to State Density Bonus Law (Government Code Section 65915), the Project is entitled to a 35% density bonus, up to two (2) concessions/incentives, and waivers of development standards that would physically preclude construction of the Project at the permitted density. Therefore, the Applicant is requesting a waiver from the maximum building height to allow a building height of 69 feet in lieu of the otherwise permitted maximum height of 60 feet; and

WHEREAS, the Project is statutorily exempt from the California Environmental Quality Act (CEQA) pursuant to Public Resources Code Section 21080.66, because the Project is a qualifying infill housing development located on a site that is not environmentally sensitive or hazardous, is consistent with the General Plan and applicable zoning regulations, and satisfies all applicable objective design and development standards; and

WHEREAS, pursuant to Public Resources Code Section 21080.66(b), the City provided notice of the Project to California Native American tribes traditionally and culturally affiliated with the Project site on April 2, 2026, commencing the 60 day response period; the Gabrieleño Band of Mission Indians – Kizh Nation (“Tribe”) requested consultation on April 3, 2026, and the City subsequently conducted consultation with the Tribe, which concluded on April 30, 2026; and

WHEREAS, on June 23, 2026, a duly noticed public hearing was held before the Planning Commission on said Project, at which time all interested persons were given full opportunity to be heard and to present evidence.

NOW THEREFORE, THE PLANNING COMMISSION OF THE CITY OF ARCADIA, CALIFORNIA, DOES HEREBY FIND, DETERMINE AND RESOLVE AS FOLLOWS:

SECTION 1. The factual data submitted by the Development Services Department in the staff report dated June 23, 2026, are true and correct.

SECTION 2. This Commission finds that based upon the entire record, pursuant to the Arcadia Development Code, all of the following findings can be made:

Tentative Tract Map

1. The proposed map, subdivision design, and improvements are consistent with the General Plan, any applicable specific plan, and the Subdivisions Division of the Development Code.

FACT: The Project is in compliance with all of the provisions of the City's General Plan, Subdivisions Division of the Development Code, and the State Subdivision Map Act. It has been determined that the proposed subdivision is consistent with the General Plan Downtown Mixed-Use Land Use designation and the Downtown Mixed-Use (DMU) Zone, which supports higher-density residential and mixed-use development in the City's core. The proposed Tentative Tract Map complies with the Subdivision Map Act regulations, and there is no specific plan applicable to this Map. The site is physically suitable for the proposed Project.

The Project layout has been designed to align with surrounding development patterns and to integrate with existing street, utility, and storm drainage infrastructure. Existing roadways and utilities are capable of adequately serving the proposed density and use types. All required improvements will be constructed in accordance with City standards.

The Map would not adversely affect the comprehensive General Plan and is consistent with the following General Plan goals and policies:

Land Use and Community Design Element

- Policy LU-1.1: Promote new infill and redevelopment projects that are consistent with the City's land use and compatible with surrounding existing uses.
- Policy H-2.3: Encourage compatible residential development in areas on underutilized land.
- Policy H-4.4: Support infill development at appropriate locations in the City.

2. The site is physically suitable for the type and proposed density of development.

FACT: The 1.2-acre site is physically suitable to accommodate the proposed mixed-use development, consisting of 130 residential condominium units, including 20 affordable units for low-income households, and 3,932 square feet of ground-floor commercial space. While the Project exceeds the base density otherwise permitted in the DMU Zone, the proposed density is permitted pursuant to State Density Bonus Law due to the provision of affordable housing units. The site is generally level, has no physical constraints, and is served by existing infrastructure, making it physically suitable for the proposed use and density. The Project complies

with all other applicable zoning requirements including but not limited to parking, setbacks, and open space. Therefore, the site is physically suitable for the Project.

3. The design of the subdivision and the proposed improvements are not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.

FACT: The Project is a subdivision for consolidation of two legal lots into a single lot and the subdivision of the airspace of an infill site within an urbanized area and does not serve as a habitat for endangered or rare species. The Project site is currently developed and located within the City's Downtown core, which is fully built out with existing infrastructure, paved streets, and surrounding urban uses. The Project will not cause substantial environmental damage or impact wildlife.

4. The design of the subdivision or type of improvements is not likely to cause serious public health or safety problems.

FACT: The Project includes a Tentative Tract Map to consolidate two legal lots into a single lot and subdivide the airspace of the proposed mixed-use development. Construction of the Project will comply fully with all the applicable Building, Fire, and Safety Codes, as well as other relevant regulations. The City's existing infrastructure, including roads, water, sewer, and emergency services, is sufficient to support the new development. Furthermore, the Project has been designed and conditioned to

meet all public health and safety standards, and it is not expected to create any significant health or safety concerns for the community.

5. The design of the subdivision or the type of improvements will not conflict with easements acquired by the public at large for access through or use of, property within the proposed subdivision (This finding shall apply only to easements of record or to easements established by judgement of a court of competent jurisdiction and no authority is hereby granted to a legislative body to determine that the public at large has acquired easements for access through or use of property within the proposed subdivision).

FACT: The proposed design of the subdivision does not conflict with easements acquired by the public at large for access through or use of property within the proposed subdivision. There are no known easements on the subject property. Therefore, the Project will not conflict with any such easements.

6. The discharge of sewage from the proposed subdivision into the community sewer system will not result in violation of existing requirements specified by the California Regional Water Quality Control Board.

FACT: The Arcadia Public Works Services Department determined that the City's existing infrastructure will adequately serve the Project. The discharge of sewage from the Project into the community sewer system will not result in violation



of existing requirements specified by the California Regional Water Quality Control Board.

7. That the proposed design and site improvements of the subdivision conform to the regulations of this Development Code and the regulations of any public agency having jurisdiction by law.

FACT: The subdivision design, including lot layout, access, and dedications, complies with applicable provisions of the Arcadia Development Code, including the Downtown Mixed Use (DMU) zone standards and Subdivision Division. The Project will also adhere to the requirements and conditions set forth by all relevant public agencies, including the City's Engineering Division, Public Works Services Department, and City's Fire Department. Therefore, this finding can be made.

#### Density Bonus

1. The project will be consistent with the General Plan, except as provided by the Density Bonus Section of the Development Code with regard to maximum density, density bonuses, and other incentives and concessions.

FACT: The Project is consistent with the Downtown Mixed-Use General Plan land use designation, which supports higher-density residential and mixed-use development in the City's core. The Project proposes to provide 20.8% of the units at the low-income level, qualifying the Project for a Density Bonus of 35% and a request

for a waiver of the height limitation that would otherwise limit the Project's feasibility. Therefore, the Project will be consistent with the General Plan.

2. The approved number of dwellings can be accommodated by existing and planned infrastructure capacities.

FACT: The Project has been reviewed by the Public Works Services Department and Engineering Division. Both determined that the City's existing infrastructure, including sewer, water, and public roadways, will adequately serve the Project.

3. Adequate evidence exists to indicate that the project will provide affordable housing in a manner consistent with the purpose and intent of this Section.

FACT: The Applicant has indicated that 20 of the 130 residential units (20.8% of the base density) within the Project will be restricted to low income residents, meeting the threshold established by Density Bonus law which requires that at least 10% of the units be restricted to low income residents. Accordingly, the Project meets this requirement. A condition of approval requires the preparation, submittal, and recordation of a Density Bonus and Affordable Housing Agreement prior to issuance of a Certificate of Occupancy.

4. In the event that the City does not grant at least one financial concession or incentive as defined in Government Code Section 65915 in addition to the density bonus, that additional concessions or incentives are not necessary to ensure

affordable housing costs as defined in Health and Safety Code Section 50052.5, or for rents for the targeted units to be set as specified in Government Code Section 65915(c).

FACT: The Project does not include the use of any concessions or incentives. However, the Project includes a waiver of the maximum height requirement in the DMU Zone of 60'-0" and proposes a maximum height of 69'-0" pursuant to State Density Bonus Law. The requested waiver would allow the Project to develop the maximum 130 units permitted under the Density Bonus granted to the Project and is necessary to avoid physically precluding construction of the Project as proposed. The request has been reviewed for its potential health and safety impact on persons or property, on or within the vicinity of the Project and it was determined that the request does not present a substantial health and safety impact. Therefore, the requested waiver can be granted.

5. There are sufficient provisions to guarantee that the units will remain affordable for the required time period.

FACT: The affordable housing units for low-income families will be secured through a recorded Affordable Housing Covenant Agreement, which will run with the land and be enforceable by the City. The agreement will specify the number of units, household income restrictions, method of calculation for sale and resale prices, and a minimum affordability term of 45 years, consistent with State Density Bonus law.

The covenant will ensure ongoing compliance with all applicable State and local requirements and will be executed prior to issuance of a Certificate of Occupancy. Therefore, there are sufficient provisions to guarantee that the units will remain affordable for the required time period.

SECTION 3. Pursuant to the provisions of the California Environmental Quality Act ("CEQA") and Public Resources Code Section 21080.66, the Project is statutorily exempt from CEQA as a qualifying infill housing development because it is located within an urbanized area on a site that is substantially surrounded by urban uses, is consistent with the applicable General Plan and zoning designation, complies with all applicable objective development and design standards, is not located on an environmentally sensitive or hazardous site, the tribal consultation requirements have been completed, and meets all other applicable requirements necessary to qualify for the exemption.

SECTION 4. For the foregoing reasons, the Planning Commission recommends that the City Council find the Project is statutorily exempt from CEQA under Assembly Bill (AB) 130, and approve Architectural Design Review No. ADR 25-11 with a Density Bonus and Tentative Tract Map No. TTM 25-07 (84740) to consolidate two existing parcels into a single 1.2-acre lot and subdivide the airspace for condominium purposes for a new six-story, mixed-use development with 130 residential condominium units, including 20 deed-restricted affordable units at the low income

level and 3,932 square feet of ground level commercial space at 225 N. 2<sup>nd</sup> Avenue,  
subject to the conditions of approval attached hereto.

SECTION 5. The Secretary shall certify to the adoption of this Resolution.

Passed, approved and adopted this 23<sup>rd</sup> day of June, 2026.

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Domenico Tallerico  
Chair, Planning Commission

ATTEST:

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Lisa L. Flores  
Secretary

APPROVED AS TO FORM:



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Michael J. Maurer  
City Attorney

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## RESOLUTION NO. 2191

### **Conditions of Approval**

#### Planning

1. The Project shall be developed and maintained by the Applicant/Property Owner in a manner that is consistent with the plans submitted and conditionally approved for Architectural Design Review No. ADR 25-11 with a Density Bonus and Tentative Tract Map No. TTM 25-07 (84740), subject to the satisfaction of the Development Services Director or designee.
2. The final landscape and irrigation plan shall be prepared by a licensed landscape architect and submitted to Building Services for plan check. The plan must comply with Water Efficiency Landscape Ordinance and receive approval from the Planning Division prior to the issuance of any building permits.
3. All proposed mechanical equipment, including but not limited to roof-mounted equipment, shall be fully screened from public view and not visible from the public right-of-way in accordance with the requirements in the City's Development Code. Screening materials shall be architecturally integrated with the building design and will be reviewed and approved during building plan check.
4. All exterior lighting shall be designed to prevent glare, light trespass, and spillover onto adjacent properties in accordance with the requirements in the City's Development Code. Lighting fixtures shall be shielded and directed downward. Lighting plans including a photometric analysis shall be subject to review and approval by the Planning Division during building plan check.
5. All exterior signage shall comply with the City's Development Code. A separate sign permit shall be required for any proposed signage.
6. All screen walls, fences, and gates shall be constructed in accordance with the approved plans and shall comply with the maximum height and design standards of the Arcadia Development Code. Any modification to materials, height, or location shall require review and approval by the Planning Division.
7. The Applicant/Property Owner shall comply with all applicable provisions of the State Density Bonus Law (Government Code Section 65915). The Project shall include 20 for-sale affordable units restricted to the low-income level. These units shall be dispersed throughout the residential development and

shall generally reflect the mix of unit sizes and types provided within the Project. The location of the affordable units shall be reviewed and approved by Development Services Director or designee prior to submittal of plans to Building Services plan check.

8. The Applicant/Property Owner shall submit an application and the applicable fee for a Density Bonus and/or Affordable Housing Agreement to the City prior to submitting plans for Building Services plan check, together with a \$7,000 deposit for final review and approval by the City Attorney. Following approval by the City Attorney, the Agreement shall be recorded with the Los Angeles County Recorder's Office after recordation of the final map and prior to issuance of a Certificate of Occupancy.
9. Ongoing maintenance of all buildings, landscaping, open spaces, fences, walls, and on-site amenities shall be the responsibility of property management in accordance with the recorded Covenants, Conditions & Restrictions (CC&Rs). The CC&Rs shall include provisions requiring regular maintenance consistent with the approved plans, conditions of approval, and City standards. Failure to maintain the property as required may result in enforcement action by the City.
10. The Applicant/Property Owner shall install and maintain wayfinding and directional signage within the site for vehicles and pedestrians, including clear markings for visitor parking, loading zones, and EV charging spaces, subject to review during building plan check by the Development Services Department.
11. The Applicant/Property Owner shall submit a haul route map and staging plan to Planning Services for review and approval prior to issuance of a grading permit.
12. At the time of plan submittal to Building Services for plan check, the final site plan shall show the location of the backflow prevention device and any transformer. Appropriate screening may be required, depending on the location of these utilities to the satisfaction of the Development Services Director or designee.
13. In compliance with the requirements of Assembly Bill 130 and Public Resources Code Section 21080.66(c)(2), since the Project site is located within 500 feet of a freeway, the plans submitted for plan check shall clearly indicate and identify the following items:



- a. The building shall have a centralized heating, ventilation, and air-conditioning system.
- b. The outdoor air intakes for the heating, ventilation, and air-conditioning system shall face away from the freeway.
- c. The building shall provide air filtration media for outside and return air that provides a minimum efficiency reporting value of 16.
- d. The air filtration media shall be replaced at the manufacturer's designated interval.

The required items shall be subject to review and approval by the Development Services Director or designee.

### Building

- 14. The plans that are submitted to Building Services for plan-check shall comply with the latest adopted edition of the following codes as applicable:
  - a. California Building Code (CBC)
  - b. California Electrical Code
  - c. California Mechanical Code
  - d. California Plumbing Code
  - e. California Energy Code
  - f. California Fire Code
  - g. California Green Building Standards Code
  - h. California Existing Building Code
  - i. Arcadia Municipal Code
- 15. Grading plans shall be submitted with the building plan-check submittal, and are to be approved by Engineering, Planning Services, and Building Services prior to the issuance of building permits. The grading plans shall indicate all site improvements and shall indicate complete drainage paths of all drainage water run-off.
- 16. A demolition permit shall be obtained from Building Services prior to the removal and/or demolition of the structures on site

### Engineering

- 17. A two-foot dedication is required to create a 10-foot parkway along N. 2<sup>nd</sup> Avenue and a corner cut off dedication is required to provide enough space for an ADA ramp per Caltrans Standard A88A.

18. The Final Tract Map must be recorded prior to the issuance of any building or foundation permits for the mixed-use development. The map shall include all required dedications and easements along N. 2<sup>nd</sup> Avenue and Saint Joseph Street to the satisfaction of the City Engineer.
19. All above ground utilities serving the site shall be removed, including all utility poles along property boundaries, and all new utility services shall be placed underground.
20. The Applicant/Property Owner shall be responsible for the repair of all damage to public improvements in the public right-of-way resulting from construction related activities, including, but not limited to, the movement and/or delivery of equipment, materials, and soils to and/or from the site. The need for such repair shall be determined by the Development Services Director, the Public Works Services Director, City Engineer, or designees, during construction and up until issuance of a Certificate of Occupancy.
21. The proposed development will be required to adhere to Los Angeles County Low Impact Development (LID) requirements. All LID measures must be implementable within the property. A LID plan, showing the selected measures, shall be provided along with the grading and drainage plan. A Master Covenant for the LID and Maintenance Plan shall be recorded with the Los Angeles County Recorder prior to occupancy.
22. A hydrology report and a soils/geotechnical report shall be submitted with the plan check submittal to Building Services.
23. Prior to recordation of the final tract map, the Applicant/Property Owner shall complete the construction of or execute and provide a Subdivision Map Agreement and bond to the City for the following off-site improvements:
  - a. Remove the existing driveway approaches and construct new driveway approaches per the City Standard. Ensure Americans with Disabilities Act (ADA) access is provided around all driveway approaches within City right-of-way and development property lines. Improvements shall not encroach into neighboring properties/frontages.
  - b. Remove the existing sidewalk and construct a new sidewalk per City Standard providing adequate path of travel in compliance with ADA. Ensure locations around obstructions provide necessary clearances.
24. Prior to issuance of a Certificate of Occupancy, the Applicant/Property Owner shall repair any damages caused by the development to the asphalt street

frontages from property line to property line including but not limited to trench cuts and construction traffic, per the direction of the City Engineer.

#### Fire Department

25. The building shall be provided with an automatic fire sprinkler system per the City of Arcadia Fire Department's Commercial Sprinkler Standard. The fire sprinkler system shall be monitored by a UL listed central station. Notification appliances shall be provided in all common areas and adjacent to sleeping areas in residential units. Visual appliances shall be provided in any units classified as being accessible.
26. Knox boxes shall be provided at the lobby entrance and at doors leading to stairwells. Knox switches shall be provided for any automatic vehicular gates.
27. Minimum 2A:10BC fire extinguishers shall be provided in all common areas. A maximum travel distance of no more than 75 feet shall be provided between fire extinguishers.
28. At least one elevator shall be EMS capable and at least one elevator shall be accessible and shall be provided with standby power. An Emergency Responder Radio Coverage System is required and a two-way communication system shall be provided at all elevator lobbies.
29. A new public fire hydrant shall be provided on Saint Joseph Street frontage at an approved location determined by the Fire Department.

#### Public Works Services

30. The Applicant/Property Owner shall file a Notice of Intent (NOI) with the State Water Resources Control Board for a General Construction NPDES Permit, due to the proposed project exceeding one acre of disturbed land. The NOI must include items such as the preparation of a Stormwater Pollution Prevention Plan, applicable fees, and other required documentation. The City will not approve any grading plans until a Waste Discharger Identification number has been issued by the State.
31. The Applicant/Property Owner shall utilize the existing sewer lateral(s) if possible. If any drainage fixture elevation is lower than the elevation of the next upstream manhole cover, an approved backwater valve will be required.
32. In order to verify the required water service size for the Project, the Applicant/Property Owner shall submit to the Public Works Services

Department calculations for the maximum domestic use demand and maximum fire demand prior to the issuance of a building permit. Fire protection requirements shall be as stipulated by the Arcadia Fire Department and shall conform to the Arcadia Standard Plan.

33. Prior to the issuance of a building permit, the Applicant/Property Owner shall submit a Water Meter Permit Application to the Public Works Services Department.
34. The Applicant/Property Owner shall provide a new water service installation. Installation shall be according to the specifications of the Public Works Services Department, Engineering Division. Abandonment of existing water services, if necessary, shall be completed by the Applicant/Property Owner, according to Public Works Services Department, Engineering Section specifications.
35. The Applicant/Property Owner shall comply with the General Construction National Pollutant Discharge Elimination System (NPDES) Permit, submit a Notice of Intent (NOI) and pay applicable fees to the State Water Resources Control Board, and prepare a Storm Water Pollution Prevention Plan (SWPPP).

#### Cultural Resources

36. The Applicant/Property Owner shall retain a Native American Monitor from or approved by the Gabrieleño Band of Mission Indians – Kizh Nation, prior to commencement of any ground-disturbing activities (i.e., both on-site and any off-site locations that are included in the Project description/definition and/or required in connection with the Project, such as public improvement work). “Ground-disturbing activity” shall include, but is not limited to, demolition, pavement removal, potholing, auguring, grubbing, tree removal, boring, grading, excavation, drilling, and trenching.

A copy of the monitoring agreement executed with Gabrieleño Band of Mission Indians – Kizh Nation shall be submitted to the City’s Planning Division prior to commencement of any ground-disturbing activity, or the issuance of any permit necessary to commence a ground-disturbing activity.

37. The Gabrieleño Band of Mission Indians – Kizh Nation shall conduct monitoring during ground-disturbing activities and complete daily monitoring logs. These logs will document relevant construction activities, locations of disturbance, soil types, cultural materials, and any other information of significance to the Tribe. The logs will specifically identify and

describe any discovered Tribal Cultural Resources (TCRs), including Native American cultural and historical artifacts, remains, places of significance, as well as any ancestral human remains and associated burial goods. Copies of the monitoring logs will be made available to the Applicant/Property Owner or the City upon written request to the Tribe.

38. On-site tribal monitoring shall conclude upon the later of the following: (1) written confirmation from the Applicant/Property Owner or the City to the Kizh Nation that all ground-disturbing activities and related phases at the Project site are complete; or (2) written notification from the Gabrieleño Band of Mission Indians - Kizh Nation to the Applicant/Property Owner or the City confirming that no future planned construction activities or development phases at the Project site have the potential to impact Kizh Tribal Cultural Resources (TCRs).
39. Upon discovery of any Tribal Cultural Resources (TCRs), all construction activities within at least a 50-foot radius of the find shall cease immediately and shall not resume until the Gabrieleño Band of Mission Indians – Kizh Nation monitor and/or Kizh’s archaeologist has fully assessed the resource. The Tribe shall recover and retain all discovered TCRs in the manner and for the purposes it deems appropriate, including educational, cultural, and historic uses, at its sole discretion.
40. In the event human remains or associated funerary objects are encountered during any ground-disturbing activities:
  - a. Native American human remains are defined in PRC 5097.98 (d)(1) as an inhumation or cremation, and in any state of decomposition or skeletal completeness. Funerary objects, also referred to as grave goods under Public Resources Code Section 5097.98, shall be treated according to the same statute.
  - b. If Native American human remains and/or grave goods are discovered or recognized on the Project site, then all ground-disturbing in the vicinity of the discovery shall cease immediately. Pursuant to Health and Safety Code Section 7050.5, the discovery shall be reported to the Los Angeles County Coroner. No further work shall occur in that area until the Coroner has made a determination regarding the nature of the remains. If the Coroner determines or has reason to believe the remains are those of a Native American, the Coroner shall contact the Native American Heritage Commission (NAHC) within 24 hours, and the procedures outlined in PRC § 5097.98 shall be followed.

- c. All human remains and grave or burial goods shall be treated alike in accordance with California Public Resources Code section 5097.98(d)(1) and (2).
  - d. Construction activities may resume in other areas of the Project site at a minimum of 200 feet away from the discovery if, in the sole discretion of the Gabrieleño Band of Mission Indians – Kizh Nation, it is determined that resuming such activities at that distance is appropriate. The Kizh Nation shall provide any measures it deems necessary to the Applicant/Property Owner and the City prior to resumption of work.
  - e. Preservation in place (i.e., avoidance) is the preferred method of treatment for discovered human remains and/or burial goods. Any historic archaeological material that is not Native American in origin (non-TCR) shall be curated at a public, non-profit institution with a research interest in the materials (e.g. Natural History Museum of Los Angeles County or the Fowler Museum) provided such an institution agrees to accept the material. If no institution accepts the archaeological material, it shall be offered to a local school or historical society in the area for educational purposes.
  - f. Any discovery of human remains/burial goods shall be kept confidential to prevent further disturbance.
41. If, in accordance with Public Resources Code § 5097.98 and all applicable regulatory procedures, the Gabrieleño Band of Mission Indians – Kizh Nation is identified by the Native American Heritage Commission (NAHC) as the Most Likely Descendant (MLD) for any discovered Native American human remains or associated funerary objects on the Project site, the following requirements shall apply:
- a. If the Gabrieleño Band of Mission Indians – Kizh Nation is identified as the Most Likely Descendant (MLD), the Tribe's Koo-nas-gna Burial Policy shall be implemented. For the Tribe, the term "human remains" encompasses more than skeletal material and includes associated cultural and ceremonial elements. Tribal traditions may include, but are not limited to, preparation of the soil for burial, the inclusion of funerary objects, and the ceremonial burning of remains. All treatment of human remains and associated items shall be carried out in accordance with the Tribe's customs and practices, and in consultation with the MLD.

- b. If the discovery of human remains includes four or more burials, the discovery location shall be treated as a cemetery, and a separate treatment plan shall be created.
- c. The prepared soil and cremation soils are to be treated in the same manner as bone fragments that remain intact. Associated funerary objects are objects that, as part of the death rite or ceremony of a culture, are reasonably believed to have been placed with individual human remains either at the time of death or later; other items made exclusively for burial purposes or to contain human remains can also be considered as associated funerary objects. Cremations will either be removed in bulk or by means as necessary to ensure complete recovery of all sacred materials.
- d. If discovered human remains cannot be fully documented and recovered on the same day, the remains shall be respectfully covered with muslin cloth and protected with a steel plate capable of being moved by heavy equipment, placed over the excavation area. If a steel plate is not available, a 24-hour security guard shall be posted to protect the site outside of working hours. The Gabrieleño Band of Mission Indians – Kizh Nation, as the Most Likely Descendant (MLD), shall make every effort to recommend Project design modifications to allow the remains to be preserved in situ. If project diversion is not feasible, and upon consultation with the MLD, removal of the remains may proceed in accordance with applicable laws and Tribal protocols.
- e. In the event preservation in place is not feasible despite good faith efforts by the Applicant/Property Owner, no ground-disturbing activities shall resume until the property owner, in consultation with the Most Likely Descendant (MLD), has arranged for a designated reburial location within the Project site footprint. This location shall be used for the respectful reinterment of any human remains and/or ceremonial objects, consistent with the cultural protocols of the Gabrieleño Band of Mission Indians – Kizh Nation.
- f. If human remains or associated funerary objects are discovered, each occurrence shall be respectfully stored in opaque cloth bags. All human remains, funerary objects, sacred objects, and objects of cultural patrimony shall be relocated to a secure on-site container, if feasible. These items shall be reburied within six (6) months of recovery, at a location on the Project site mutually agreed upon by the Tribe and the

Applicant/Property Owner. The reburial site shall be protected in perpetuity and not subject to future disturbance. No public disclosure or publicity regarding the discovery or nature of these cultural materials shall occur.

- g. In the event data recovery is necessary, the Gabrieleño Band of Mission Indians – Kizh Nation shall work in close coordination with a qualified archaeologist to ensure all excavation activities are conducted carefully, ethically, and respectfully. If the Tribe approves data recovery, all associated documentation, at a minimum including detailed descriptive notes and sketches shall be reviewed and approved in advance by the Tribe. Upon completion of any approved data recovery, a final report shall be submitted to both the Tribe and the Native American Heritage Commission (NAHC). The Tribe does not authorize any scientific study or the use of invasive and/or destructive diagnostics on human remains under any circumstances.

#### General

- 42. The Applicant/Property Owner shall comply with all City requirements regarding building safety, fire prevention, detection, suppression, emergency access, public right-of-way improvements, parking, water supply and water facilities, sewer facilities, trash reduction and recycling requirements, and National Pollutant Discharge Elimination System (NPDES) measures, all to the satisfaction of the Building Official, Fire Marshal, Public Works Services Director, and Deputy Development Services Director. Compliance with these requirements is to be determined by having fully detailed construction plans submitted for plan check review and approval by the foregoing City officials and employees.
- 43. To the maximum extent permitted by law, Applicant must defend, indemnify, and hold the City, any departments, agencies, divisions, boards, and/or commissions of the City, and its elected officials, officers, contractors serving as City officials, agents, employees, and attorneys of the City ("Indemnitees") harmless from liability for damages and/or claims, actions, or proceedings for damages for personal injuries, including death, and claims for property damage, and with respect to all other actions and liabilities for damages caused or alleged to have been caused by reason of the Applicant's activities in connection with ADR 25-11 and TTM 25-07 ("Project") on the Project site, and which may arise from the direct or indirect operations of the Applicant or those of the Applicant's contractors, agents, tenants, employees or any



other persons acting on Applicant's behalf, which relate to the development and/or construction of the Project. This indemnity provision applies to all damages and claims, actions, or proceedings for damages, as described above, regardless of whether the City prepared, supplied, or approved the plans, specifications, or other documents for the Project.

In the event of any legal action challenging the validity, applicability, or interpretation of any provision of this approval, or any other supporting document relating to the Project, the City will notify the Applicant of the claim, action, or proceedings and will cooperate in the defense of the matter. The Applicant must indemnify, defend and hold harmless the Indemnitees, and each of them, with respect to all liability, costs and expenses incurred by, and/or awarded against, the City or any of the Indemnitees in relation to such action. Within 15 days' notice from the City of any such action, the Applicant shall provide to the City a cash deposit to cover legal fees, costs, and expenses incurred by City in connection with defense of any legal action in an initial amount to be reasonably determined by the City Attorney. The City may draw funds from the deposit for such fees, costs, and expenses. Within 5 business days of each and every notice from the City that the deposit has fallen below the initial amount, Applicant/Property Owner shall replenish the deposit each and every time in order for City's legal team to continue working on the matter. The City shall only refund to the Applicant/Property Owner any unexpended funds from the deposit within 30 days of: (i) a final, non-appealable decision by a court of competent jurisdiction resolving the legal action; or (ii) full and complete settlement of legal action. The City shall have the right to select legal counsel of its choice. The parties hereby agree to cooperate in defending such action. The City will not voluntarily assist in any such third-party challenge(s). In consideration for approval of the Project, this condition shall remain in effect if the entitlement(s) related to this Project is rescinded or revoked, at the request of the Applicant or not.

44. Approval of ADR 25-11 with a Density Bonus and Tentative Tract Map No. TTM 25-07 (84740) shall not be in effect unless the Property Owner and Applicant have executed and filed the Acceptance Form with the City on or before 30 calendar days after the City Council has adopted the Resolution. The Acceptance Form to the Development Services Department is to indicate awareness and acceptance of the conditions of approval.

# Attachment No. 2

Aerial Photo with Zoning Information &  
Photos of the Subject Site

**Site Address:** 225 N 2ND AVE

**Property Owner(s):** Property Owner



### Property Characteristics

|                                         |        |
|-----------------------------------------|--------|
| <b>Zoning:</b>                          | DMU    |
| <b>General Plan:</b>                    | DMU    |
| <b>Lot Area (sq ft):</b>                |        |
| <b>Main Structure / Unit (sq. ft.):</b> | 23,350 |
| <b>Year Built:</b>                      | 1981   |
| <b>Number of Units:</b>                 | 0      |

### Overlays

|                                      |     |
|--------------------------------------|-----|
| <b>Architectural Design Overlay:</b> | N/A |
| <b>Downtown Overlay:</b>             | N/A |
| <b>Downtown Parking Overlay:</b>     | Yes |
| <b>Parking Overlay:</b>              | N/A |
| <b>Racetrack Event Overlay:</b>      | N/A |
| <b>Residential Flex Overlay:</b>     | N/A |
| <b>Special Height Overlay:</b>       | N/A |

Selected parcel highlighted 



Parcel location within City of Arcadia 

**Site Address:** 225 N 2ND AVE

**Property Owner(s):** Property Owner



### Property Characteristics

|                                         |        |
|-----------------------------------------|--------|
| <b>Zoning:</b>                          | DMU    |
| <b>General Plan:</b>                    | DMU    |
| <b>Lot Area (sq ft):</b>                |        |
| <b>Main Structure / Unit (sq. ft.):</b> | 35,900 |
| <b>Year Built:</b>                      | 1981   |
| <b>Number of Units:</b>                 | 0      |

### Overlays

|                                      |     |
|--------------------------------------|-----|
| <b>Architectural Design Overlay:</b> | N/A |
| <b>Downtown Overlay:</b>             | N/A |
| <b>Downtown Parking Overlay:</b>     | Yes |
| <b>Parking Overlay:</b>              | N/A |
| <b>Racetrack Event Overlay:</b>      | N/A |
| <b>Residential Flex Overlay:</b>     | N/A |
| <b>Special Height Overlay:</b>       | N/A |

Selected parcel highlighted 



Parcel location within City of Arcadia 





SITE MAP

## SITE PHOTOS

225 N 2ND AVE., ARCADIA, CA 91006



**HP WU DESIGN &  
ASSOCIATES INC**

2 La Porte Street, Arcadia, CA 91006 TEL: 626 447 3583



**2** SITE PHOTO - VIEW FROM 2ND AVE



**1** SITE PHOTO - VIEW FROM 2ND AVE



**3** SITE PHOTO - VIEW FROM ALLEY



**SITE MAP**

**SITE PHOTOS**  
225 N 2ND AVE., ARCADIA, CA 91006





**5** SITE PHOTO - VIEW FROM SOUTHWEST SIDE



**4** SITE PHOTO - VIEW FROM ALLEY



**6** SITE PHOTO - VIEW FROM NORTHWEST SIDE



SITE MAP

## SITE PHOTOS

225 N 2ND AVE., ARCADIA, CA 91006



**HP WU DESIGN &  
ASSOCIATES INC**

2 La Porte Street, Arcadia, CA 91006 TEL: 626 447 3583



**8** SITE PHOTO - VIEW FROM ST JOSEPH



**7** SITE PHOTO - VIEW FROM ST JOSEPH ST



**SITE MAP**

**SITE PHOTOS**  
225 N 2ND AVE., ARCADIA, CA 91006





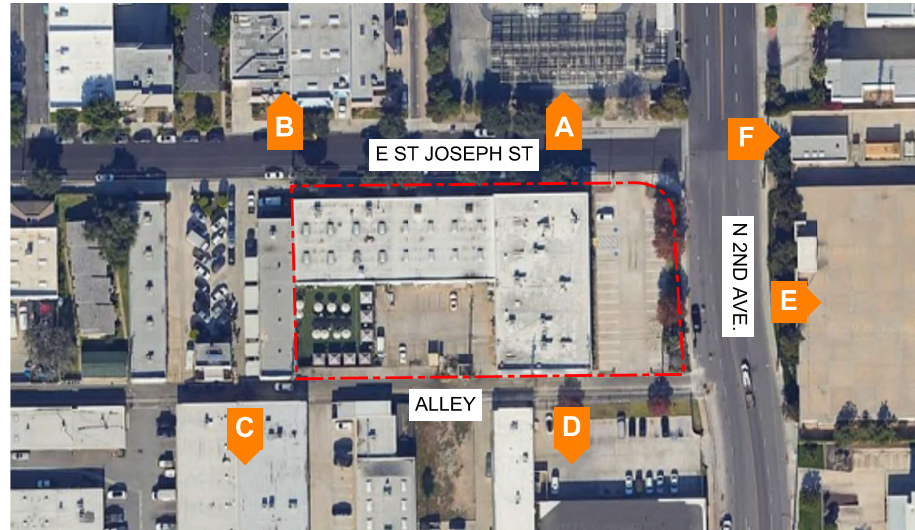
B



C



D



SITE MAP



A



E



F

## SITE PHOTOS - ADJACENT BUILDINGS

225 N 2ND AVE., ARCADIA, CA 91006

# Attachment No. 3

Tentative Tract Map No. 84740

# PROJECT SUMMARY

THE TENTATIVE TRACT PROJECT PROPOSED IS FOR THE CONSTRUCTION OF A SUBTERRANEAN PARKING AREA, A GROUND LEVEL WHICH INCLUDES PARKING AND COMMERCIAL SPACES AS WELL AS RESIDENTIAL LEVELS ABOVE THE GROUND LEVEL.

## PROJECT DATA:

ADDRESS 225 N 2ND AVE, ARCADIA, CA 91006  
ASSESSORS PARCEL NUMBER 5773-007-033 AND 5773-007-034  
ZONING DOWNTOWN MIXED USE (DMU) WITH DOWNTOWN PARKING OVERLAY  
LOT SIZE 52,270 SF (1.20 AC)  
**SETBACKS**  
FRONT (EAST) 0 TO 10'  
SIDE (SOUTH) 0 TO 10'  
SIDE (NORTH) 0 TO 10'  
REAR (WEST) 0 (NO MAX)

## BUILDING HEIGHTS

REQUIRED PROVIDED  
FRONT (EAST) 0 TO 10' 10'  
SIDE (SOUTH) 0 TO 10' 0-8'  
SIDE (NORTH) 0 TO 10' 0-8'  
REAR (WEST) 0 (NO MAX) 10'-2"

## DENSITY

ALLOWED DENSITY 80 U/LA/AC = 80 x 1.20 = 96 UNITS  
TOTAL ALLOWABLE DENSITY 35% = 33 UNITS  
TOTAL PROPOSED DENSITY 35% = 130 UNITS

## CONDOMINIUM UNITS

1 BEDROOM 17 UNITS  
2 BEDROOMS 63 UNITS  
3 BEDROOMS 44 UNITS  
STUDIO 1 UNITS  
TOTAL 130 UNITS

## PARKING

| VEHICLE     | STANDARD | TANDEM | ADA | TOTAL |
|-------------|----------|--------|-----|-------|
| RESIDENTIAL | 176      | 3      | 8   | 187   |
| RETAIL      | 15       | 0      | 1   | 16    |
| TOTAL       | 191      | 3      | 9   | 203   |

## AREAS

|                              |            |                                                                 |            |
|------------------------------|------------|-----------------------------------------------------------------|------------|
| TOTAL PROPERTY AREA          | 52,270 SF  | COMMERCIAL AREA                                                 | 3,932 SF   |
| TOTAL FLOOR AREA             | 236,258 SF | RESIDENTIAL LIVABLE AREA                                        | 155,886 SF |
| TOTAL RESIDENTIAL FLOOR AREA | 166,677 SF |                                                                 |            |
| TOTAL OPEN SPACE             | 22,332 SF  |                                                                 |            |
| TOTAL COMMERCIAL FLOOR AREA  | 3,932 SF   |                                                                 |            |
| BUILDING AREA                |            | ABOVE GRADE BASEMENT                                            | 236,258 SF |
| BASEMENT                     | 48,924 SF  | LOBBY & CIRC, UT & STORAGE                                      | 48,924 SF  |
| FIRST FLOOR                  | 49,763 SF  | COMMERCIAL LOBBY & CIRC, UTILITY RMS, PARKING, ELEC RMS, ANCHOR | 49,763 SF  |
| SECOND FLOOR                 | 34,465 SF  | RESIDENTIAL LOBBY & CIRC, UTILITY RMS, ANCHOR                   | 34,465 SF  |
| THIRD FLOOR                  | 38,163 SF  | RESIDENTIAL CIRCULATION UTILITY                                 | 38,163 SF  |
| FOURTH FLOOR                 | 38,163 SF  | RESIDENTIAL CIRCULATION UTILITY                                 | 38,163 SF  |
| FIFTH FLOOR                  | 38,020 SF  | RESIDENTIAL CIRCULATION UTILITY                                 | 38,020 SF  |
| SIXTH FLOOR                  | 37,684 SF  | RESIDENTIAL CIRCULATION UTILITY RMS, ANCHOR                     | 37,684 SF  |

## ARCHITECT

HP WU DESIGN & ASSOCIATES, INC.  
2 LA PORTE STREET  
ARCADIA, CA 91006  
CONTACT: DANIEL WU  
EMAIL: daniel@hptechinc.com  
TEL: (626) 447-3583

## LANDSCAPE ARCHITECT

JYC LANDSCAPE ARCHITECTURE  
14315 HARVEST VALLEY AVE.  
EASTVALE, CA 92880  
CONTACT: JENNY YE  
EMAIL: jenny@jyc-la.com  
TEL: (951) 317-6825

## GEOTECHNICAL ENGINEER

GEOTECHNOLOGIES, INC.  
439 WESTERN AVE  
GLENDALE, CA 91201  
(818) 249-9600

## DIG ALERT

DIAL TOLL FREE  
1-800-422-4133  
AT LEAST TWO DAYS BEFORE YOU DIG  
UNDERGROUND SERVICE ALERT  
OF SOUTHERN CALIFORNIA

| NO. | DATE    | REVISIONS DESCRIPTION | APPROVED | DATE |
|-----|---------|-----------------------|----------|------|
| 1   | 11/6/25 | ISSUED FOR PERMIT     |          |      |

BENCHMARK: B.M. 104724 NAVD 1988 LOS ANGELES COUNTY PUBLIC WORKS  
FO SW MON @ SE COR OF BRIDGE OVER SANTA ANITA WASH 49FT S/O C/L  
FOOTBALL BLVD & 276FT E/O C/L HIGHLAND OAKS W/O (SW 63-70)  
ELEVATION = 541.837 FEET (ADJUSTMENT 2013)

DEVELOPER  
HP WU DESIGN & ASSOCIATES, INC  
2 LA PORTE STREET  
ARCADIA, CA 91006  
(626) 447-3583

**EPOCH**  
LAND DEVELOPMENT CONSULTANTS  
2625 TOWNGATE RD, STE. 100  
WESTLAKE VILLAGE, CA 91361  
P: (818) 881-0021  
EpochProjects.com  
Name: *Kerry Wilson* Date: 11/6/25



|                       |                   |
|-----------------------|-------------------|
| TENTATIVE TRACT MAP   | DRAWING: CJD      |
| TENTATIVE TRACT MAP   | DESIGN: CJD       |
| 225 N 2ND AVENUE      | CHECKED: GHM      |
| ARCADIA, CA 91008     | SCALE: 1" = 20'   |
| COUNTY OF LOS ANGELES | JOB NO.: 23-86768 |
|                       | DATE: 11/6/25     |
|                       | SHEET 1 OF 1      |

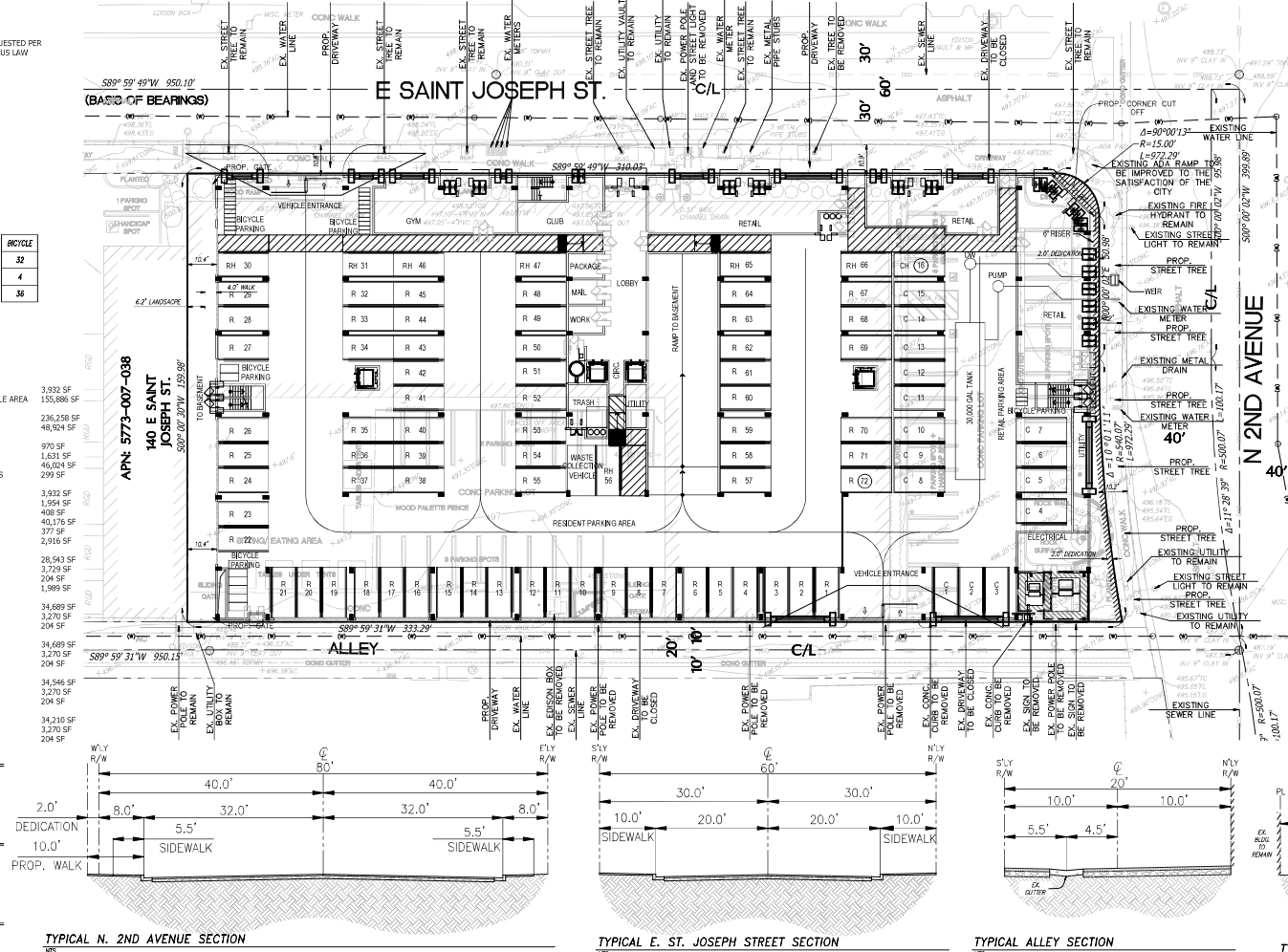
## LEGEND

EXISTING SEWER PROPERTY LINE  
CENTER LINE  
OUTERMOST POWERLINES  
EXISTING WALL  
PROPOSED WALL  
EXISTING POWER POLE  
FIRE HYDRANT

## MAJOR LAND DIVISION

# TENTATIVE TRACT NUMBER 84740

(FOR CONDOMINIUM AND COMMERCIAL PURPOSES)  
LOCATED IN THE CITY OF ARCADIA  
COUNTY OF LOS ANGELES



TYPICAL N. 2ND AVENUE SECTION

TYPICAL E. ST. JOSEPH STREET SECTION

TYPICAL ALLEY SECTION

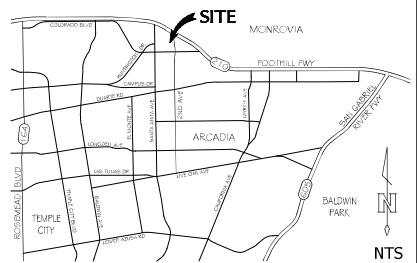
TYPICAL WLY SECTION

CORNER CUT OFF DETAIL

## LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF ARCADIA, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:  
PARCEL 1 OF PARCEL MAP NO. 8942, IN THE CITY OF ARCADIA, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 109, PAGE 58 OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

## VICINITY MAP



## BASIS OF BEARING

THE BEARING OF S 89°52'49" W OF THE CENTERLINE OF E SAINT JOSEPH STREET, AS SHOWN ON PARCEL MAP NO. 8942, PMB 109, PG 58, WAS USED AS THE BASIS OF BEARINGS FOR THIS TENTATIVE TRACT MAP.

## FLOOD ZONE

(PER FEMA MAP NUMBER 06037C14007, DATED SEPTEMBER 26, 2008)

- ZONE D - AREA WITH FLOOD RISK DUE TO LEVEE

## EARTHWORK

RAIN CUT 23,350 CY  
RAIN FILL 20 CY  
EXPORT 23,330 CY

## GENERAL NOTES:

- EXISTING OVERHEAD POWER POLES TO BE RELOCATED BELOW GROUND.
- RED CURB ALONG E SAINT JOSEPH STREET.

## PUBLIC UTILITIES / SERVICES

WATER/SEWER: CITY OF ARCADIA PUBLIC WORKS SERVICES  
11800 GOLDENROD ROAD  
ARCADIA, CA 91006  
(626) 254-2711  
STORM DRAIN: CITY OF ARCADIA PUBLIC WORKS SERVICES  
11800 GOLDENROD ROAD  
ARCADIA, CA 91006  
(626) 254-2711  
ELECTRICAL: SOUTHERN CALIFORNIA EDISON  
14005 S. BENSON AVE  
CHINO, CA 91710  
(909) 548-7449  
TELEPHONE: AT&T PRIORITY REPAIR  
(800) 247-2020  
GAS: SOUTHERN CALIFORNIA GAS  
1919 S STATE COLLEGE BLVD  
ANAHEIM, CA 92806  
(714) 634-5067  
TRASH: WASTE MANAGEMENT SERVICE/INTAKE  
11800 GOLDENROD ROAD  
ARCADIA, CA 91006  
(626) 256-6554  
CABLE: SPECTRUM/CARTER  
4781 IRVINGDALE AVENUE  
IRVINGDALE, CA 91706  
(626) 430-3522

# Attachment No. 4

## Architectural Plans





# NORTH VILLAGE ARCADIA

225 N 2ND AVE, ARCADIA, CA 91006

| ADDRESS             | 225 N 2ND AVE, ARCADIA, CA |                            |
|---------------------|----------------------------|----------------------------|
|                     | APN                        | 1773-001-000, 1773-001-001 |
| ZONING              | COMMERCIAL AREA            |                            |
|                     | REDEVELOPMENT AREA         |                            |
| LOT SIZE            | 1.00 AC                    |                            |
|                     | 134,380 S.F.               |                            |
| RESIDENTIAL DENSITY | 120 UNITS PER AC           |                            |
|                     | 15,725 S.F. PER UNIT       |                            |
| FLOOR AREA RATIO    | 1.00                       |                            |
|                     | 134,380 S.F.               |                            |
| BUILDING HEIGHT     | 100 FT                     |                            |
|                     | 30.48 M                    |                            |
| BUILDING AREA       | 134,380 S.F.               |                            |
|                     | 12,480 S.F.                |                            |
| TOTAL RESIDENTIAL   | 120 UNITS                  |                            |
|                     | 15,725 S.F.                |                            |
| TOTAL COMMERCIAL    | 12,480 S.F.                |                            |
|                     | 1,152 S.F.                 |                            |

| CAR PARKING | PER AMEC SECTION 9102.02 TABLE 3.3 |          |
|-------------|------------------------------------|----------|
|             | REQUIRED                           | PROVIDED |
| TOTAL       | 100                                |          |
|             | 100                                |          |
| RESIDENTIAL | 100                                |          |
|             | 100                                |          |
| COMMERCIAL  | 100                                |          |
|             | 100                                |          |

| ELECTRIC VEHICLE PARKING | PER AMEC SECTION 9102.02 TABLE 3.3 |          |
|--------------------------|------------------------------------|----------|
|                          | REQUIRED                           | PROVIDED |
| TOTAL                    | 100                                |          |
|                          | 100                                |          |
| RESIDENTIAL              | 100                                |          |
|                          | 100                                |          |
| COMMERCIAL               | 100                                |          |
|                          | 100                                |          |

| BICYCLE PARKING | PER AMEC SECTION 9102.02 TABLE 3.3 |          |
|-----------------|------------------------------------|----------|
|                 | REQUIRED                           | PROVIDED |
| TOTAL           | 100                                |          |
|                 | 100                                |          |
| RESIDENTIAL     | 100                                |          |
|                 | 100                                |          |
| COMMERCIAL      | 100                                |          |
|                 | 100                                |          |

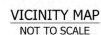
| LANDSCAPE AREA | PER AMEC SECTION 9102.02 TABLE 3.3 |          |
|----------------|------------------------------------|----------|
|                | REQUIRED                           | PROVIDED |
| TOTAL          | 100                                |          |
|                | 100                                |          |
| RESIDENTIAL    | 100                                |          |
|                | 100                                |          |
| COMMERCIAL     | 100                                |          |
|                | 100                                |          |

| OPEN SPACE  | PER AMEC SECTION 9102.02 TABLE 3.3 |          |
|-------------|------------------------------------|----------|
|             | REQUIRED                           | PROVIDED |
| TOTAL       | 100                                |          |
|             | 100                                |          |
| RESIDENTIAL | 100                                |          |
|             | 100                                |          |
| COMMERCIAL  | 100                                |          |
|             | 100                                |          |

| Unit Type | Net SF   | Reference | City | Total Net SF | Bedrooms | Total Units | Percentage |
|-----------|----------|-----------|------|--------------|----------|-------------|------------|
| A1        | 500.00   | 11.0      | 1    | 500.00       | 1        | 10          | 10.00%     |
| A2        | 600.00   | 11.0      | 2    | 1,100.00     | 2        | 20          | 20.00%     |
| A3        | 700.00   | 11.0      | 3    | 1,800.00     | 3        | 30          | 30.00%     |
| A4        | 800.00   | 11.0      | 4    | 2,600.00     | 4        | 40          | 40.00%     |
| A5        | 900.00   | 11.0      | 5    | 3,500.00     | 5        | 50          | 50.00%     |
| A6        | 1,000.00 | 11.0      | 6    | 4,500.00     | 6        | 60          | 60.00%     |
| A7        | 1,100.00 | 11.0      | 7    | 5,600.00     | 7        | 70          | 70.00%     |
| A8        | 1,200.00 | 11.0      | 8    | 6,800.00     | 8        | 80          | 80.00%     |
| A9        | 1,300.00 | 11.0      | 9    | 8,100.00     | 9        | 90          | 90.00%     |
| A10       | 1,400.00 | 11.0      | 10   | 9,500.00     | 10       | 100         | 100.00%    |
| B1        | 1,500.00 | 11.0      | 1    | 1,500.00     | 1        | 10          | 10.00%     |
| B2        | 1,600.00 | 11.0      | 2    | 3,100.00     | 2        | 20          | 20.00%     |
| B3        | 1,700.00 | 11.0      | 3    | 4,800.00     | 3        | 30          | 30.00%     |
| B4        | 1,800.00 | 11.0      | 4    | 6,600.00     | 4        | 40          | 40.00%     |
| B5        | 1,900.00 | 11.0      | 5    | 8,500.00     | 5        | 50          | 50.00%     |
| B6        | 2,000.00 | 11.0      | 6    | 10,500.00    | 6        | 60          | 60.00%     |
| B7        | 2,100.00 | 11.0      | 7    | 12,600.00    | 7        | 70          | 70.00%     |
| B8        | 2,200.00 | 11.0      | 8    | 14,800.00    | 8        | 80          | 80.00%     |
| B9        | 2,300.00 | 11.0      | 9    | 17,100.00    | 9        | 90          | 90.00%     |
| B10       | 2,400.00 | 11.0      | 10   | 19,500.00    | 10       | 100         | 100.00%    |
| C1        | 2,500.00 | 11.0      | 1    | 2,500.00     | 1        | 10          | 10.00%     |
| C2        | 2,600.00 | 11.0      | 2    | 5,100.00     | 2        | 20          | 20.00%     |
| C3        | 2,700.00 | 11.0      | 3    | 7,800.00     | 3        | 30          | 30.00%     |
| C4        | 2,800.00 | 11.0      | 4    | 10,600.00    | 4        | 40          | 40.00%     |
| C5        | 2,900.00 | 11.0      | 5    | 13,500.00    | 5        | 50          | 50.00%     |
| C6        | 3,000.00 | 11.0      | 6    | 16,500.00    | 6        | 60          | 60.00%     |
| C7        | 3,100.00 | 11.0      | 7    | 19,600.00    | 7        | 70          | 70.00%     |
| C8        | 3,200.00 | 11.0      | 8    | 22,800.00    | 8        | 80          | 80.00%     |
| C9        | 3,300.00 | 11.0      | 9    | 26,100.00    | 9        | 90          | 90.00%     |
| C10       | 3,400.00 | 11.0      | 10   | 29,500.00    | 10       | 100         | 100.00%    |
| D1        | 3,500.00 | 11.0      | 1    | 3,500.00     | 1        | 10          | 10.00%     |
| D2        | 3,600.00 | 11.0      | 2    | 7,100.00     | 2        | 20          | 20.00%     |
| D3        | 3,700.00 | 11.0      | 3    | 10,800.00    | 3        | 30          | 30.00%     |
| D4        | 3,800.00 | 11.0      | 4    | 14,600.00    | 4        | 40          | 40.00%     |
| D5        | 3,900.00 | 11.0      | 5    | 18,500.00    | 5        | 50          | 50.00%     |
| D6        | 4,000.00 | 11.0      | 6    | 22,500.00    | 6        | 60          | 60.00%     |
| D7        | 4,100.00 | 11.0      | 7    | 26,600.00    | 7        | 70          | 70.00%     |
| D8        | 4,200.00 | 11.0      | 8    | 30,800.00    | 8        | 80          | 80.00%     |
| D9        | 4,300.00 | 11.0      | 9    | 35,100.00    | 9        | 90          | 90.00%     |
| D10       | 4,400.00 | 11.0      | 10   | 39,500.00    | 10       | 100         | 100.00%    |
| E1        | 4,500.00 | 11.0      | 1    | 4,500.00     | 1        | 10          | 10.00%     |
| E2        | 4,600.00 | 11.0      | 2    | 9,100.00     | 2        | 20          | 20.00%     |
| E3        | 4,700.00 | 11.0      | 3    | 13,800.00    | 3        | 30          | 30.00%     |
| E4        | 4,800.00 | 11.0      | 4    | 18,600.00    | 4        | 40          | 40.00%     |
| E5        | 4,900.00 | 11.0      | 5    | 23,500.00    | 5        | 50          | 50.00%     |
| E6        | 5,000.00 | 11.0      | 6    | 28,500.00    | 6        | 60          | 60.00%     |
| E7        | 5,100.00 | 11.0      | 7    | 33,600.00    | 7        | 70          | 70.00%     |
| E8        | 5,200.00 | 11.0      | 8    | 38,800.00    | 8        | 80          | 80.00%     |
| E9        | 5,300.00 | 11.0      | 9    | 44,100.00    | 9        | 90          | 90.00%     |
| E10       | 5,400.00 | 11.0      | 10   | 49,500.00    | 10       | 100         | 100.00%    |
| F1        | 5,500.00 | 11.0      | 1    | 5,500.00     | 1        | 10          | 10.00%     |
| F2        | 5,600.00 | 11.0      | 2    | 11,100.00    | 2        | 20          | 20.00%     |
| F3        | 5,700.00 | 11.0      | 3    | 16,800.00    | 3        | 30          | 30.00%     |
| F4        | 5,800.00 | 11.0      | 4    | 22,600.00    | 4        | 40          | 40.00%     |
| F5        | 5,900.00 | 11.0      | 5    | 28,500.00    | 5        | 50          | 50.00%     |
| F6        | 6,000.00 | 11.0      | 6    | 34,500.00    | 6        | 60          | 60.00%     |
| F7        | 6,100.00 | 11.0      | 7    | 40,600.00    | 7        | 70          | 70.00%     |
| F8        | 6,200.00 | 11.0      | 8    | 46,800.00    | 8        | 80          | 80.00%     |
| F9        | 6,300.00 | 11.0      | 9    | 53,100.00    | 9        | 90          | 90.00%     |
| F10       | 6,400.00 | 11.0      | 10   | 59,500.00    | 10       | 100         | 100.00%    |







1. BOUNDARY SURVEY HEREON IS BASED ON FOUND MONUMENTS AND PER PARCEL MAP NO 8942, P.8, 109, 58, AND THE MAP OF VILLAGE OF ARCADIA, SANTA ANITA TRACT, BK. 15, PG. 9 - 10.

2. LANDSCAPE AND LANDSCAPE RESTORATION, MAY NOT EXIST WITHIN THE PROPERTY AND ARE NOT SHOWN.

3. TREE LINE CANOPIES ARE PICTORIAL, AND MAY HAVE REFLECT TRUE DROP LINES.

4. IF REMAINING WALLS OR SIMILAR STRUCTURES ARE TO BE DESIGNED FOR TOPOGRAPHY SHOWN HEREON, THE ELEVATIONS OF CRITICAL POINTS CONTROLLING THE DESIGN MUST BE VERIFIED PRIOR TO ACCEPTANCE OF FINAL DESIGN.

5. THIS MAP WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT. EXISTING EASEMENTS (IF ANY) ARE NOT SHOWN HEREON.

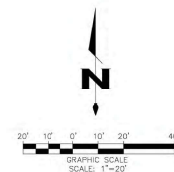
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THE BEARING OF S 89°59'49" W OF THE CENTERLINE OF E SAINT JOSEPH STREET, AS SHOWN ON PARCEL MAP NO 8942, PMB 109, PG 58, WAS USED AS THE BASIS OF BEARINGS FOR THIS SURVEY.

B.M. NO. 1G4724    NAVD 1988    LOS ANGELES COUNTY PUBLIC WORKS

FLOOD CONTROL BENCHMARK MONUMENT AT SOUTHEAST CORNER OF BRIDGE OVER SANTA ANITA WASH 49 FEET SOUTH OF THE CENTERLINE OF FOOTHILL BLVD. AND 276 FEET EAST OF THE CENTERLINE OF HIGHLAND OAKS MARKED "BM 63-70"

ELEVATION = 541.837 FEET (ADJUSTMENT 2013)



**CHRIS NELSON  
& ASSOCIATES, INC.**  
SURVEYORS AND ENGINEERS  
28118 Agoura Rd., Suite 100, Agoura Hills, CA. 91301  
P: 818.991.1040  
[www.chrisnelsonassociates.com](http://www.chrisnelsonassociates.com)

PREPARED FOR:  
**DA & PDG, INC.**  
ATTN: ERIC CHEN

150 EL CAMINO REAL #112  
TUSTIN, CA 92780

225 NORTH 2ND AVENUE  
ARCADIA, CA 91006

|                 |
|-----------------|
| JOB NO. 23-6676 |
| SCALE: 1" = 20' |
| DATE: MAY 2023  |
| DRAFTED: BJA    |

SHEET NO.  
**1**  
OF 1 SHEET

**HP WU DESIGN & ASSOCIATES INC**  
2 La Porte Street, Arcadia, CA 91006 TEL: 626 447 3583

136 PINE STREET, ALBUQUERQUE, NM 87106 TEL: 826-4733

Stamp

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SHEET ISSUE DATE:

07/23/25

SHEET REVISION DATE:

[illegible]

KEY PLAN:



PROJECT TITLE:  
NORTH VILLAGE  
ARCADIA

225 N. 2ND AVE.  
ARCADIA, CA 91006

---

|           |          |
|-----------|----------|
| FIG/PM:   | Approver |
| DRAWN BY: | Author   |
| JOB NO:   | XX       |

---

DRAWING TITLE:  
TOPOGRAPHIC SURVEY

SCALE \_\_\_\_\_

SHEET NO \_\_\_\_\_

A0.20

96

A0.20



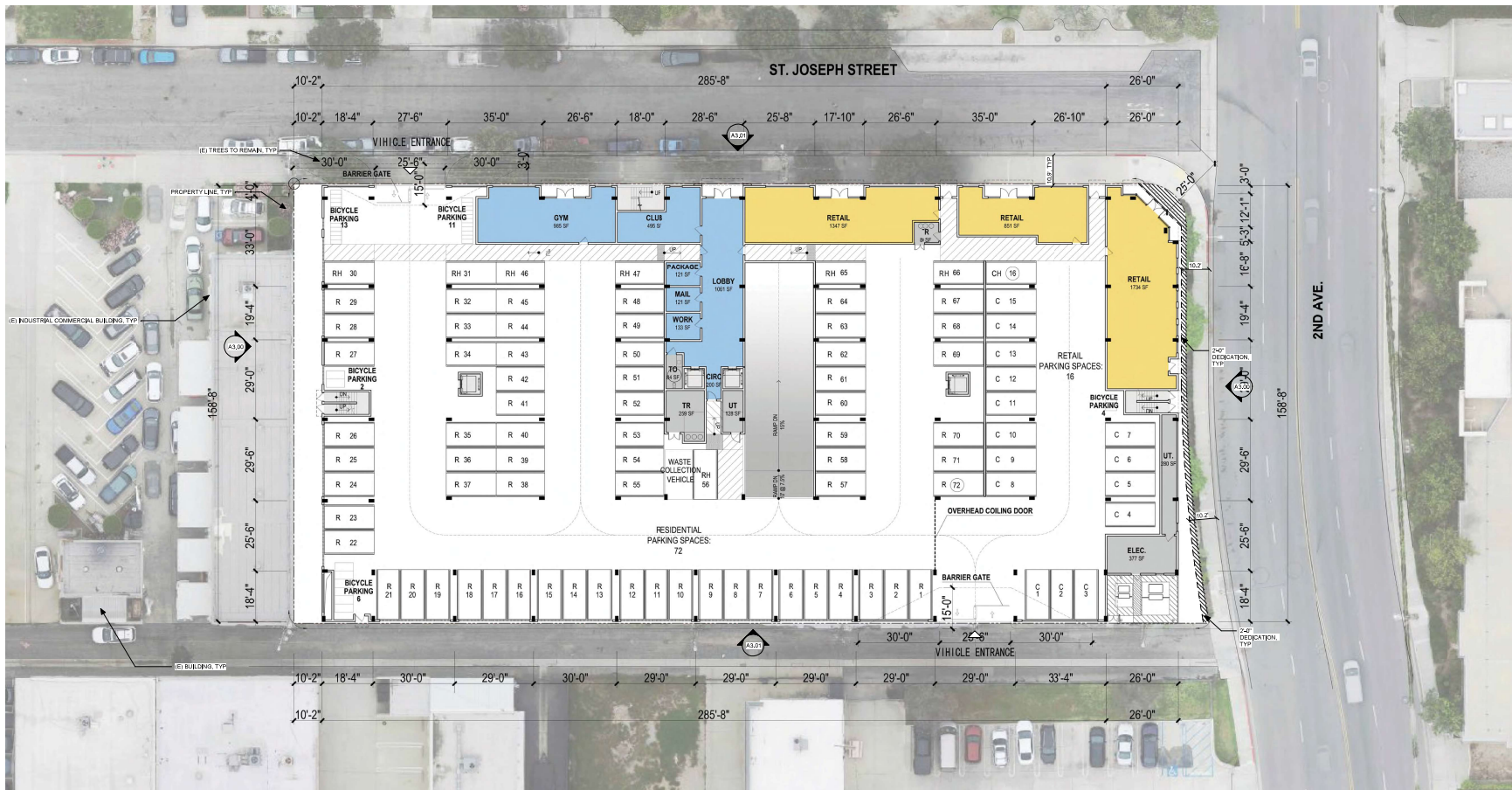












## SITE PLAN

|               |   |
|---------------|---|
| SCALE         | 1 |
| 1/16" = 1'-0" |   |

**HP WU DESIGN & ASSOCIATES INC**  
2 La Porte Street, Arcadia, CA 91006 TEL: 626 447 3663

Stamp

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40322 HWY 101 SOUTH & ASSOCIATES INC.

**SHEET ISSUE DATE:**

11/19/2025

SHEET ISSUE DATE:  
11/10/25

SHEET REVISION DATE:

[illegible]

KEY PLAN:



PROJECT TITLE:  
**NORTH VILLAGE  
ARCADIA**

225 N. 2ND AVE.  
ARCADIA, CA 91006

|           |          |
|-----------|----------|
| PIC/PM:   | Approver |
| DRAWN BY: | Author   |
| JOB NO:   | XX       |

DRAWING TITLE:  
SITE PLAN

SCALE 1/16" = 1'-0"

---

SHEET NO

## A1.01







































**ARCADIA PLANNING COMMISSION  
REGULAR MEETING MINUTES  
TUESDAY, MAY 26, 2026**

---

**CALL TO ORDER** Chair Tallerico called the meeting to order at 7:00 p.m.

**ROLL CALL**

PRESENT: Chair Tallerico, Vice Chair Tsoi, Commissioners Arvizu, Hui, and Wilander

ABSENT: None

**SUPPLEMENTAL INFORMATION FROM STAFF REGARDING AGENDA ITEMS**

There was none.

**PUBLIC COMMENTS (5 minute time limit per person)**

There were none.

**PUBLIC HEARING**

1. **Resolution No. 2189** – Approving Planning Commission Administrative Modification No. PC AM 26-02 for a front setback modification, Healthy Protected Tree Removal Permit No. TRH 26-03 for the removal of one Coast Live Oak, and Protected Tree Encroachment Permit No. TRE 26-06 for a new two-story single-family residence at 945 Singing Wood Drive

**CEQA:** Categorically Exempt

**Recommendation:** Adopt

**Applicant:** Sanyao Design Group, Inc.

**MOTION - PUBLIC HEARING**

Commissioner Arvizu made a motion to skip the staff report presentation.

Commissioner Wilander seconded the motion.

The motion passed 5-0.

The public hearing was opened.

The Applicant and architect of the project, Robert Tong, spoke on behalf of the property owners and was available for questions.

The Commissioners did not have any questions for the Applicant.

There were no other speakers for this item.

Commissioner Wilander made a motion to close the public hearing.

Commissioner Arvizu seconded the motion.

Without objection, the motion was approved.

## **DISCUSSION**

Commissioner Arvizu was happy with the design and is satisfied with the decision of the Architectural Review Board of the Rancho Santa Anita Homeowners' Association.

Commissioner Wilander stated that the homes on that side of the street do have deeper front setbacks as discussed in the written Staff Report.

## **MOTION**

It was moved by Commissioner Wilander, seconded by Commissioner Hui to approve Planning Commission Administrative Modification No. PC AM 26-02 for a front setback modification, Healthy Protected Tree Removal Permit No. TRH 26-03 for the removal of one Coast Live Oak, and Protected Tree Encroachment Permit No. TRE 26-06 for a new two-story single-family residence at 945 Singing Wood Drive in which the findings were made and is categorically exempt from CEQA.

## **ROLL CALL**

|         |                                            |
|---------|--------------------------------------------|
| AYES:   | Tallerico, Tsoi, Arvizu, Hui, and Wilander |
| NOES:   | None                                       |
| ABSENT: | None                                       |

The motion was approved.

*There is a ten (10) day appeal period. Appeals are to be filed by 4:30 p.m. on Friday, June 5, 2026.*

## **CONSENT CALENDAR**

1. Minutes of the May 12, 2026, Regular Meeting of the Planning Commission

**Recommendation:** Approve

Commissioner Wilander motioned to approve the minutes and seconded by Vice Chair Tsoi.

## **ROLL CALL**

AYES: Tallerico, Tsoi, Arvizu, Hui, and Wilander

NOES: None

ABSENT: None

The motion was approved.

## **MATTERS FROM CITY COUNCIL LIAISON**

Mayor Pro Tem David Fu reported that Mayor Wang's resignation has been accepted by the City. Mr. Fu also reported that five (5) applications to fill the vacancy in District 3 have been received.

## **MATTERS FROM THE PLANNING COMMISSIONERS**

Commissioner Hui informed the Commission that she will be making a public comment about public safety concerns regarding electric bicycles (ebikes).

## **MATTERS FROM ASSISTANT CITY ATTORNEY**

Assistant City Attorney Kellan Martz had nothing to report.

## **MATTERS FROM STAFF INCLUDING UPCOMING AGENDA ITEMS**

Planning Services Manager Fiona Graham reported that there will be two items on the agenda of the next Planning Commission meeting on June 9.

Development Services Director Lisa Flores addressed Commissioner Wilander at her second to last meeting and thanked her for 8 years of service on the Planning Commission.

## **ADJOURNMENT**

The Planning Commission adjourned the meeting at 7:19 p.m., to Tuesday, June 9, 2026, at 7:00 p.m. in the City Council Chamber.

---

Chair Tallerico, Planning Commission

ATTEST: \_\_\_\_\_  
Lisa L. Flores  
Secretary, Planning Commission