



CITY OF  
ARCADIA

# PUBLIC HEARING NOTICE – CITY COUNCIL

**NOTICE IS HEREBY GIVEN** that the City Council will hold a public hearing for the project described below, which was reviewed by the Planning Commission at its July 14, 2020 meeting. **As part of the City of Arcadia's COVID-19 transmission mitigation efforts, the August 18, 2020 City Council meeting will be held virtually (live stream) and via teleconferencing to allow members of the public to observe and address the meeting telephonically.**

**Project Location:**  
117-129 E. Huntington Drive & 124-134  
Wheeler Avenue

**APNs:** 5773-010-007, 5773-010-008,  
5773-010-901, 5773-010-021, 5773-010-  
020, 5773-010-019, and 5773-010-018



## Contact Information:

### Project Planner:

Luis Torrico, Senior Planner  
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(626) 574-5442

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

## A. CEQA – Notice of Intent to Adopt a Mitigated Negative Declaration

**B. Ordinance No. 2373 and Resolution No. 7331- Minor Use Permit No. 20-04, Major Administrative Modification No. Major AM 20-11, Architectural Design Review No. ADR 18-05, Vesting Tentative Map No. 19-01 (82734), and a Development Agreement.**

**Project Description:** The proposed project is for a new mixed-use development consisting of two buildings that would include a total of 139 residential condominium units, 10,200 square feet of ground-floor commercial, and a subterranean parking structure which requires approval of a Minor Use Permit for the mixed-use development, Major Administrative Modification for parking modifications, Architectural Design Review of the site plan and design review, a Vesting Tentative Tract Map to subdivide the property for condominium purposes; and a Development Agreement for a parking access easement and provisions for the 55 public parking spaces.

For more information about the project visit: [www.ArcadiaCa.gov/projects](http://www.ArcadiaCa.gov/projects)

**Applicant:** New World International, LLC, Property Owner

**Hearing Date and Time:** **Tuesday, August 18, 2020 at 7:00 p.m.**

**Conference Line:** (669) 224-3412

**Access Code:** 604-838-893#

To view the City Council online visit [www.ArcadiaCA.gov/livegov](http://www.ArcadiaCA.gov/livegov) or on Arcadia City Television (ACTV), check your local listings.

## How to Submit Public Comment:

- 1. Website:** Use our online public comment form at [ArcadiaCA.gov/comment](http://ArcadiaCA.gov/comment) at least 30 minutes prior to the posted meeting time. Your comments should be 300 words or less.
- 2. Email:** The City **strongly encourages** you to submit your comments via email to [cityclerk@ArcadiaCA.gov](mailto:cityclerk@ArcadiaCA.gov) at least 30 minutes prior to the posted meeting time. Your email must be 300 words or less.
- 3. Phone:** A conference line has been established for public comments. Your call will be recognized in the order it was received. Please keep your phone on MUTE until you are recognized for public comment.

Persons wishing to comment on the project and/or environmental documents may do so at the public hearing or by submitting written statements to Planning Services prior to the August 18, 2020 hearing. A Notice of Intent to adopt the Initial Study/Mitigated Negative Declaration was circulated for public review, for a period of 29 days (April 23, 2020 to May 22, 2020) and posted at the L.A. County Recorder's Office on April 23, 2020. Extra review days were provided to ensure all the responsible agencies had the full 20 days to review the project during COVID-19. This notice was mailed and published in the Arcadia Weekly on Thursday, July 30, 2020. Copies of the Draft Initial Study and Mitigated Negative Declaration are on file and available for public review online at [www.arcadiaca.gov/projects](http://www.arcadiaca.gov/projects). The staff report for this item will be available on the City's website at [www.ArcadiaCA.gov](http://www.ArcadiaCA.gov) after 5:30 p.m. on Thursday August 13, 2020. For more information you may also visit the City's website at [www.ArcadiaCA.gov/noticesanddecisions](http://www.ArcadiaCA.gov/noticesanddecisions). City Hall will be closed on Friday, July 31, 2020, and Friday, August 14, 2020.