



CITY OF  
ARCADIA

# REVISED PUBLIC HEARING NOTICE – PLANNING COMMISSION

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

**NOTICE IS HEREBY GIVEN** that the Planning Commission will hold a public hearing and forward a recommendation to the City Council for the project described below. **As part of the City of Arcadia's COVID-19 transmission mitigation efforts, the July 14, 2020 Planning Commission meeting will be held virtually (live stream) and via teleconferencing to allow members of the public to observe and address the meeting telephonically.** The project includes the following:

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

**B. Minor Use Permit No. 20-04, Architectural Design Review No. ADR 18-05, Vesting Tentative Map No. 19-01 (82734), and a Development Agreement.** *This project was previously noticed with Conditional Use Permit Nos. 18-04 and 19-12 and additional entitlements that are no longer applicable for this project.*

**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, Architectural Design Review of the site plan and design review, a Vesting Tentative Map to subdivide the property for commercial and residential condominium purposes; and a Development Agreement for a parking access easement and provision of 55 public parking spaces, above what is required for the project.

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, July 14, 2020 at 3:00 p.m. This public hearing was rescheduled from Wednesday, July 1, 2020 at 3:00 p.m. to July 14, 2020**

**Conference Line:** (786) 535-3211

**Access Code:** 524-582-021

To view the Planning Commission online visit [www.ArcadiaCA.gov/liveplanning](http://www.ArcadiaCA.gov/liveplanning). You may also view the meeting on Arcadia City Television (ACTV). Check your local listings.

## How to Submit Public Comment:

- Email:** The City **strongly encourages** you to please submit your comments via email to [planning@ArcadiaCa.gov](mailto:planning@ArcadiaCa.gov) by 2:00 PM prior to the meeting. Your email must be 300 words or less.
- 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 July 14, 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, April 23, 2020, Thursday, June 18, 2020, and Thursday, July 2, 2020 since this public hearing has been rescheduled. 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 4:30 on Friday, July 10, 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 3, 2020.