



To: Planning Commission

From: Community & Economic Development Director

Meeting Date: April 15, 2024

Subject: PUBLIC HEARING – CONDITIONAL USE PERMIT NO. 758 AND VTTM NO. 84271 – A REQUEST TO DEVELOP A 95-TOWNHOME DEVELOPMENT AND FIND THE PROJECT CATEGORICALLY EXEMPT PER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) CLASS 32, IN-FILL DEVELOPMENT PROJECT, IN ACCORDANCE WITH THE REQUIREMENTS OF SECTION 15332

Project Location: 6540 Rosemead Boulevard
(APN: 6378-017-004)

Applicant: Brandywine Homes
16580 Aston Street Irvine, CA 92606

Property Owner: Lin and Sons Investment Inc.
6540 Rosemead Boulevard
Pico Rivera, CA 90660

Project Planner: Aneli Gonzalez, Assistant Planner

Introduction:

The project is subject to the following applications, entitlements, and procedures:

Pico Rivera Municipal Code Section 18.40.040 (Land Use Chart) requires a Conditional Use Permit for multiple-family dwellings within the C-G zone.

Pico Rivera Municipal Code Section 18.56.060 (Permit – Issuance authority) states that the planning commission and zoning administrator shall have and be vested with the power and authority, subject to the provisions of this chapter, to grant, at their discretion and upon such conditions as they deem necessary, such conditional use permits as may be determined to be in the best interests of the community provided that such permits are in harmony with the general intent and purpose of this Division and the General Plan.

Pico Rivera Municipal Code Section 17.16.025 (Division of land committee review and recommendations.) states that the division of land committee shall meet to review and make recommendations on tentative tract maps subsequent to the submission of a complete application. On March 25, 2024, the division of land committee, that include the Directors of Parks and Recreation, Public Works and Community and Economic Development, met, reviewed the subdivision application and voted unanimously in favor of the application.

Pico Rivera Municipal Code Section 17.16.040 (Advisory agency hearing and action.) states that after closing the public hearing the advisory agency shall review the report of the division of land committee and report their findings and recommendations, by resolution, to the city council within fifty days after a determination by the local agency that the project is exempt from the requirements of the California Environmental Quality Act.

Project Description:

The applicant requests approval of CUP No. 758 and VTTM No. 84271 to develop a 95-unit townhouse development at 6540 Rosemead Boulevard in the Commercial General (C-G) zone.

The project includes the demolition and removal of the Knights Inn Hotel and associated parking lot currently on the subject property. The development will consist of a gated community of 95 townhouse units within fifteen three-story structures, guest parking and common open space.

Surrounding Properties:

The subject property is in the General Commercial (C-G) zone and is designated Mixed Use (M-U) under the Land Use Element of the General Plan. The subject property is located north of Washington Boulevard, South of Balfour Street, West of Bequette Avenue and East of Rosemead Boulevard. Land uses surrounding the proposed project are commercial and residential.

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The following table provides a summary of information regarding the proposed site:

Site Information	
General Plan Land Use	Mixed Use (M-U)
Zoning	General Commercial (C-G)
Subject Property	4.04 acres
Current Use	Knights Inn Hotel
Surrounding Uses/Zones	Commercial/Residential/ Professional Administrative
Access	Ingress/Egress: Rosemead Boulevard

Analysis:

Site Plan

The 4.04-acre project will consist of 95 units resulting in a project density of 23.5 dwelling units per acre. The project includes 20,000 square feet of usable open space, including

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19,540 square feet of private open space (ground floor patios). Floor plans consist of the following configurations:

Plans	Bed/Bath	Quantity	%	Size (SF)	Garages (SF)
Plan 1	2 beds /2.5 baths	13	14%	1,396	543 (tandem)
Plan 2	2 beds /2.5 baths	30	32%	1,366	469 (tandem)
Plan 3	3 beds /3.5 baths	30	32%	1,809	428 (side-by side)
Plan 4	4 beds /3.5 baths	22	23%	2,038	477 (side-by side)

Access

Vehicular access will be taken from Rosemead Boulevard frontage road via a two-way driveway of forty-eight feet (48) in length. Pedestrian access will be taken from a gated entrance adjacent to the driveway.

Parking

PRMC Chapter 18.44.040 requires 2 spaces within a garage for each dwelling unit and one open guest parking space for each eight dwelling units or fraction thereof. The proposed townhouse development requires 190 spaces within a garage (2 spaces X 95 units = 190 spaces). The proposed development requires 12 guest parking spaces (95 units /8 = 12 spaces). The applicant proposes 190 spaces within a two-car garage per unit and 24 guest parking spaces: 22 regular and 2 ADA compliant parking spaces.

Traffic Analysis

Engineering firm, LSA, prepared a traffic impact analysis report which the City's traffic consultant, Willdan Engineering, reviewed and approved. The project is expected to generate 26 vehicle trips (6 inbound trips and 20 outbound trips) during the weekday AM peak hour. The project is expected to generate 23 net new vehicle trips (16 inbound trips and 7 outbound trips) during the weekday PM peak hour. Over a 24-hour period, the proposed project is forecast to generate 179 daily trip ends during a typical weekday, with 26 new trips occurring during the AM peak hour and 23 net new trips occurring during the PM peak hour. According to the traffic analysis the project is not expected to have a significant impact on active transportation in the vicinity of the project site.

Building and Architecture

The project architecture is reflective of a contemporary Mediterranean/Spanish architecture style that incorporates various wall planes and massing elements that adds interest to the proposed elevations. The building exterior includes vertical and horizontal elements that break up the overall massing and provide visual interest. The exterior building colors will include a variety of neutral earth tones (cream, brown, and gray), while the exterior building materials will include composite shingle roof material, stucco, sectional garage doors, window shutters, light fixtures, metal railing systems and wrought iron accents.



Fence and Security

The development will be a gated community with a combination fence of 6' height tubular steel fencing with 16" square tan pilasters with stucco caps in the front and 6' block wall on side and rear.

Open Space

Common open space will consist of a secured recreation area with 1,260 square foot recreational building with restrooms. An outdoor fire fireplace, pool and separate hot tub complete the area. Private open space will consist of an enclosed 150 square foot front yard on the ground floor for each unit.

Landscaping

Proposed landscaping plans include extensive use of drought tolerant plant selection throughout the development. Flowering canopy trees are proposed at the western perimeter facing Rosemead Boulevard. Privacy hedge plantings are proposed at the eastern and western perimeter facing adjoining properties on Bequette Avenue and Carron Drive. The proposed landscaping will be conditioned to meet the City's Water Efficiency Landscape Ordinance.

Vesting Tentative Tract Map

Vesting Tentative Tract Map No. 84271 will be reviewed by the Public Works Department who will confirm that the proposed Vesting Tentative Tract Map meets the requirements of local ordinances and the State Subdivision Map Act.

General Plan Consistency:

The proposed project is consistent with the City of Pico Rivera General Plan for the following reasons:

- The site is identified as a Housing Element site and opportunity area within the Adopted 5th cycle Housing Element.
- Goal 3.7 of the General Plan, which states: Protect and enhance existing residential neighborhoods, assuring that they are safe, attractive, provide quality housing choices and are designed and maintained to enhance livability.
- Policy 3.7.2, states Neighborhood Revitalization. Promote revitalization of neighborhoods in need by maintaining public improvements, encouraging infill development compatible with the scale and character of existing development, and supporting public and private efforts to upgrade and maintain neighborhood appearance and the existing housing stock.

Environmental Review:

The proposed project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15332, Class 32 – In-Fill Development Projects. Class 32 consists of projects characterized as in-fill development meeting the conditions as enumerated below:

- (a) The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations.
- (b) The proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses.
- (c) The project site has no value as habitat for endangered, rare or threatened species.
- (d) Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality.
- (e) The site can be adequately served by all required utilities and public services

Public Notice:

Notice of the public hearing was mailed to property owners and occupants within a 1,000' radius and posted to the project site by April 3, 2024. The agenda was posted at City Hall 72 hours prior to the Planning Commission meeting.

Community Outreach:

On March 4, 2024, staff held an open house to discuss the proposed project at Smith Park community room from 5-7pm. The project applicant provided enlarged architectural plans and discussed the project at length with those in attendance. A flyer was mailed to owners and occupants within a 1,000' radius of the subject property notifying them of the open house.

Recommendation:

That the Planning Commission adopt a Resolution:

1. Finding the Project categorically exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15302 (Class 2 – Infill Development); and
2. Approving Conditional Use Permit No. 758 subject to conditions of approval; and
3. Recommending approval of Vesting Tentative Tract Map 84271 to the City Council.

AB:AG:jj

Enclosures: 1) Resolution No. 1314 – Conditional Use Permit No. 758
2) Resolution No. 1315 – Vesting Tentative Tract Map No. 84271
3) Notice of Exemption
4) Public Hearing Notice