



Alvie Betancourt
Director

City of Pico Rivera
**COMMUNITY & ECONOMIC
DEVELOPMENT DEPARTMENT**

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City Council
Andrew C. Lara
Mayor
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Gustavo V. Camacho
Councilmember
Erik Lutz
Councilmember
Dr. Monica Sanchez
Councilmember

DATE: DECEMBER 18, 2023
FROM: CITY OF PICO RIVERA - PLANNING DIVISION
SUBJECT: REQUEST FOR COMMENTS AND CONDITIONS
APPLICATION: CONDITIONAL USE PERMIT NO. 758 AND VESTING TENTATIVE TRACT MAP NO. 84271

The City of Pico Rivera's Community and Economic Development Department has received a Conditional Use Permit and Vesting Tentative Tract Map No. 84271. A request for 95-unit, 3-story attached townhome development with a recreation building located at 6540 Rosemead Boulevard located in the Commercial General (C-G) zoned district.

PLANNER: Aneli Gonzalez
(562) 801-4307 | aneli.gonzalez@pico-rivera.org

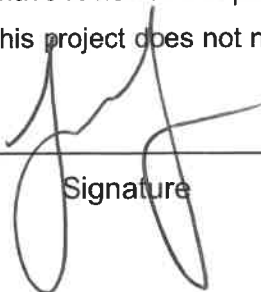
APPLICANT: Chris Courtney
Brandywine Homes
16580 Aston
Irvine, CA 92606

CONTACT INFO: Telephone (951) 314-8457 or email chris@brandywine-homes.com

PLANS: Conditional Use Permit and Vesting Tentative Tract Map

INSTRUCTIONS: Please review the attached application and provide comments or conditions by December 28, 2023

-
- I have reviewed the plans and I have no comments.
 - I have reviewed the plans and attached the comments.
 - This project does not need to be reviewed by our department.



Signature

12-21-23

Date

ROUTE TO:

- Pico Rivera – Los Angeles County Fire Department/Land Development
- Pico Rivera – Building & Safety Division.
- Pico Rivera – Public Safety Division.
- Pico Rivera – Sherriff's Department
- Pico Rivera – Engineering
- Southern California Edison
- Pico Rivera – Water Division
- Los Angeles County Fire Department (Land Development)

cc: Project Folder

***** BUILDING & SAFETY COMMENTS*****

Planning Conditional Use Permit No. 758 and Tentative Tract Map No. 84271

Case Planner: Aneli Gonzalez

Applicant: Chris Courtney

Location: 6540 Rosemead Blvd, Pico Rivera

Project: Construction 95 Unit, 3 Story Complex with Recreation Building

Reviewed By: Jonathan Flores

Date: 12/21/2023

SPECIFIC COMMENTS

1. Provide a complete set of plans, indicate on the cover sheet separate submittals.
2. Show compliance with energy code in multifamily buildings.
3. Fire sprinkler protection will be required under separate submittal.
4. Private garages and or carports shall comply with California Building Code 406.3
Private Garages and Carports.
5. Show compliance with California Building Code Chapter 7 Fire and Smoke
Protections Features.
6. Grading plans shall be submitted to the City of Pico Rivera Public Works Department under separate submittal. The grading plans shall indicate all site improvements and complete drainage paths of all drainage water run-offs.
7. All drainage water shall drain via approved methods, to an approved location – public street, public drainage system, etc.
8. No watercourse or natural drainage shall be obstructed.
9. The grading plans shall, as a minimum, contain sections at all lot lines and/or permit boundary lines. These sections shall clearly indicate:
 - a. The relationship between the proposed finished on-site grade elevations and the existing adjacent property grade elevations (Indicate any additional drainage water that may come from an adjacent property.); and
 - b. The ground cover/finished surface material being proposed (e.g., type of pavement, plant material, etc.); and
 - c. All proposed drainage structures; and
 - d. Any proposed and/or required walls or fencing.

10. All drainage easements and all documents related to it shall be recorded, with the appropriate Los Angeles County agency or department, and a copy of the recorded document shall be made part of the plans.
11. Clearly specify surface drainage for all grading work at rear of lot. Indicate where drainage swale terminates and how surface water is diverted to an approved location.
12. The City of Pico Rivera is shown to be subject to liquefaction under earthquake loading. This project will be required to conduct geotechnical investigations to address the potential for liquefaction and differential settlement due to earthquake ground motions. California Building Code (CBC) Sections 1803.5.11 and 1803.5.12 require reporting and submittal of such investigations, including recommended liquefaction mitigation measures, to the Building Official. The geotechnical engineer preparing the investigation will also need to sign and stamp the foundation plans for the structures.

GENERAL CONDITIONS

1. Shall comply with the latest adopted edition of the following codes as applicable:
 - a. California Building Code
 - b. California Residential Code
 - c. California Electrical Code
 - d. California Mechanical Code
 - e. California Plumbing Code
 - f. California Energy Code
 - g. California Fire Code
 - h. California Green Building Standards Code
 - i. Pico Rivera Municipal Code
2. Any temporary building, trailer, commercial coach, etc. installed and/or used in connection with a construction project shall comply with City Code.
3. All lot lines, easement lines, etc. shall be located in such a manner as to not cause any structure to become non-conforming with the requirements of the latest adopted edition of the Building Code, or any other applicable law, ordinance, or code.

PRIOR TO ISSUANCE OF BUILDING/CONSTRUCTION PERMITS

1. Plans shall be approved by City of Pico Rivera Building, Planning, and Public Works Departments as well as the Los Angeles County Fire Department prior to the issuance of building permits for this project.

Los Angeles County Fire Department
5823 Rickenbacker Rd.
Commerce, CA 90040
(323) 890-4125

[Los Angeles County \(lacounty.gov\)](http://lacounty.gov)

El Rancho Unified School District(Fiscal Services) School Fees

8910 Slauson Ave Pico Rivera

562- 801-7420

Los Angeles County Sanitation District

1955 Workman Mill Rd Whittier 90607

562-699-7411 or 562-437-6520

2. The following items shall be completed and/or submitted to Building & Safety – as applicable – prior to the issuance of building permits for this project:
 - a. Precise grading plans shall be approved
 - b. Rough grading completed
 - c. Compaction certification
 - d. Pad elevation certification
 - e. Rough grade inspection signed off by a City Inspector