

**RESOLUTION NO. 1315****A RESOLUTION OF THE PLANNING COMMISSION OF  
THE CITY OF PICO RIVERA APPROVING VESTING  
TENTATIVE TRACT MAP NO. 84271 TO CREATE 95-UNIT  
TOWNHOME DEVELOPMENT LOCATED AT 6540  
ROSMEAD BOULEVARD (APN 6378-017-004)**

**WHEREAS** on November 21, 2023, the Community and Economic Development Department received an application from Chris Courtney on behalf of Brandywine Homes Residential, for real property located at 6540 Rosemead Boulevard requesting approval of Vesting Tentative Tract Map No. 84271 to develop a new 95-unit townhouse residential development; and

**WHEREAS**, 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; and

**WHEREAS**, the Division of Land Committee of the City of Pico Rivera considered this subdivision at the meeting of March 25, 2024, and recommended conditional approval of Tentative Tract Map No. 84271; and

**WHEREAS**, studies and investigations were made and a staff report with recommendations was submitted, and the Planning Commission, upon giving the required notice, did on the 15<sup>th</sup> of April, 2024, conduct a duly noticed public hearing as required by law to consider said Conditional Use Permit and Vesting Tentative Tract Map application. Notice of the hearing was originally posted and mailed to property owners and properties within a 1,000- foot radius of the project site by April 4, 2024, and published in the Cerritos Community Newspaper on April 5<sup>th</sup>, 2024; and

**WHEREAS**, the Planning Commission of the City of Pico Rivera has reviewed Vesting Tentative Tract Map No. 84271 and related environmental aspects of this subdivision as required by law to create a subdivision for 95 townhomes as shown on Vesting Tentative Tract Map No. 84271 attached here to and depicted in Exhibit "A".

**NOW, THEREFORE, THE PLANNING COMMISSION OF THE CITY OF PICO RIVERA, CALIFORNIA, HERBY RESOLVES AS FOLLOWS:**

**SECTION 1.** The Planning Commission finds that the foregoing recitals are true and correct and are incorporated herein by reference.

**SECTION 2.** This Resolution with reports, findings and recommendations herein contained shall constitute a report of the Planning Commission to the City Council.

**SECTION 3.** Pursuant to Pico Rivera Municipal Code Section 17.16.040, and based upon all testimony and comments from the general public, the examination and review of the investigations by staff included in the staff report contained herein, the report of the Division of Land Committee, and all other pertinent and relevant fact pertaining hereto, the Planning Commission finds as follows:

- 1) That the proposed map is consistent with the applicable goals and objectives set forth in the Pico Rivera General Plan. The General Plan identifies the proposed project site as a Housing Element Opportunity Site. Specifically, the project will support 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.” The project site is in close proximity to a mix of residential and commercial uses, thus creating the demand for this project and is conveniently located for residents in the area. Due to the proposed development’s consistency with several General Plan policies, the City’s desire to facilitate a diverse supply of new residential construction to accommodate the City’s anticipated growth, the City finds the proposal is consistent with the policies and guidance provided within the General Plan. The proposal is consistent with the direction provided within the General Plan.
- 2) That the subdivision is in compliance with the development standards and regulations contained in Titles 17 and 18 (Subdivision & Zoning respectively) of the Pico Rivera Municipal Code (PRMC) relevant to the development of multi-family housing on General Commercial (C-G) zoned properties.
- 3) That the subject property is suitable for development of this type as the site contains approximately 4.04 acres of land area and provides access to publicly dedicated streets.
- 4) That the site is physically suitable for the proposed density of the development. The residential development will not exceed the maximum density allowed in the Mixed Use (M-U) General Plan land use designation, which allows for up to 30 dwelling units per acre. The proposed development is for 95 airspace condominiums, which has the density of approximately 23.5 dwelling units per acre.
- 5) That the subdivision will not result in conditions or circumstances contrary to the public health, safety, or welfare.
- 6) That pursuant to the provisions of the State of California Public Resources Code and State Guidelines for the California Environmental Quality Act (CEQA), the project qualifies for a Class 32 Categorical Exemption (In-Fill Development Projects) in accordance with the requirements of Section 15332 of the State CEQA Guidelines, a Notice of Exemption (Class 32-Infill) was prepared concerning the 95-airspace condominium.

- 7) That the design of the subdivision or type of improvements is not likely to cause serious public health problems. The proposed subdivision has been reviewed under the guidelines of the CEQA and City guidelines which determined that the project would result in no adverse impacts or cause serious public health problems.
- 8) That the design of the subdivision or type of improvements will not conflict with easements acquired by the public at large for access through or use of the property within the proposed subdivision. The subdivision includes the appropriate dedication of easements and access agreements to ensure that the subdivision and public at large have access throughout the property for emergency purposes.
- 9) That the proposed project will not be detrimental to adjoining properties as the project site is located at the eastern side of Rosemead Boulevard. Ingress and egress to the project site will be provided off Rosemead Boulevard Frontage Road. The proposed development is conditioned to provide adequate landscaping in compliance with State Law, consisting of trees, shrubs, and groundcover throughout the project site and a 6'-0" high block wall along the perimeters of the project site. In addition shrubs along the eastern perimeter wall, creating a visual buffer to protect adjacent existing residences located to the east and south. Development of the project site for high density residential purposes, in the form of multiple-family airspace condominiums, is considered compatible with the surrounding area. In addition, each single-family home will have a 2-car garage, 24 on-site guest parking spaces. These improvements will enhance the appearance and functionality of the site while protecting adjacent properties.
- 10) That the traffic generating capacity and operation of the proposed multiple-family condominiums will not place a burden or demand upon other municipal improvements, services, or utilities as each multiple-family home will have direct access through Rosemead Boulevard Frontage Road. In addition, two-car garages for each unit will be provided along with twenty-four guest parking spaces.
- 11) That adequate consideration for the protection of the environment has been satisfactorily demonstrated as no significant impact is anticipated with the inclusion of best management practices (BMP's) and with the inclusion of conditions of approval that require the development to comply with the most current California Building Code, submit a grading and drainage plan, and implement of dust and noise control measures.
- 12) That adequate consideration has been given to assure the conservation and stabilization of property values, the direction of development and land use planning of the area in which the use is proposed to be located and the peculiar suitability of such zone as the proposed development is maintained and consistent with the community's overall planning goals and programs through the conditions of approval.

**SECTION 4:** 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 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.
- f) None of the exceptions to the application of categorical exemptions under CEQA Guidelines Section 15300.2 apply.

The project meets all the foregoing criteria. A Notice of Exemption shall be filed with the County Clerk of the County of Los Angeles and Office of Planning and Research pursuant to the California Environmental Quality Act.

**SECTION 5.** Vesting Tentative Tract Map No. 84271 complies with 17.16.040, Article I of the Pico Rivera Municipal Code.

**SECTION 6.** the Planning Commission of the City of Pico Rivera has reviewed Vesting Tentative Tract Map No. 84271 and related environmental aspects of this subdivision as required by law to create a subdivision for 95 townhomes as shown on Tentative Tract Map No.84271 subject to the Conditions of Approval contained Exhibit "B"; and

**SECTION 7.** In the event that any portion of this Resolution is deemed invalid or is unenforceable, such provision shall be severable from the remainder and that the remainder of the Resolution shall be given full force and effect.

**SECTION 8.** The Secretary of the Planning Commission shall certify to the adoption of this Resolution.

**APPROVED AND ADOPTED** this 15<sup>th</sup> day of April 2024 by members of the Planning Commission of the City of Pico Rivera, voting as follows:

\_\_\_\_\_  
Aric Martinez, Chairperson

**ATTEST:**

**APPROVED AS TO FORM:**

\_\_\_\_\_  
Alvaro Betancourt, Director  
Community and Economic Development

\_\_\_\_\_  
John Lam, Assistant City Attorney

**AYES:**  
**NOES:**  
**ABSENT:**  
**ABSTAIN**

**EXHIBIT "A"**  
Legal Description

That portion of the Rancho Paso de Bartolo, in the City of Pico Rivera, described as follows:

Beginning at a point in the southerly line of tract 4245 as per map recorded in book 47 page 26 of maps, in the Office of the County recorder of said County, distant westerly thereon 10.03 chains from the most southerly corner of said tract 4245, said point of beginning also being the point of boundary of tract 14489, as per map recorded in book 365 pages 43 to 46 inclusive of said maps, in the office of said recorder; thence along the boundary of said tract 14489, south 27 degrees 31' 58" west 637.39 feet to the southwesterly corner of lot 155 of said tract 14489; thence along the prolongation of the southwesterly line of said lot 155, north 62 degrees 24' 45" west to the southwesterly line of Rosemead Boulevard, 100 feet wide, as described in the deeds to the state of California, recorded on December 13, 1948, as instrument no. 2472 in book 28940 page 6, of official records, in the Office of the County Recorder of said County and recorded on December 30, 1948 as instrument no. 2698 in book 29389 page 190 official records; thence northerly along said Rosemead Boulevard to the southerly line of said tract 4245; thence southeasterly along said southerly line to the point of beginning.

Except the northeasterly 213 feet, measured at right angles of said land.

**EXHIBIT “B”  
CONDITIONS OF APPROVAL  
TENTATIVE PARCEL MAP NO. 84271**

1. The applicant shall comply with the City of Pico Rivera **Building Division** requirements identified as **Attachment “A”**, dated December 21, 2023.
2. The applicant shall comply with the City of **Pico Rivera Public Works Department** requirements identified as **Attachment “B”**, dated January 25, 2024.
3. The applicant shall comply with the **County of Los Angeles Fire Department** requirements identified as **Attachment “C”**, dated March 13, 2024.
4. The applicant shall comply with the **County Sanitation District of Los Angeles County** requirements identified as **Attachment “D”**, dated December 21, 2023.
5. The applicant shall comply with the **Pico Water District** requirements identified as **Attachment “E,”** dated January 8, 2024.
6. The property shall be subdivided in accordance with the Vesting Tentative Tract Map No. 84271 date stamped April 11, 2024, labeled **Attachment “F”**,
7. The applicant shall comply with the requirements of Southern California Edison.
8. The applicant shall provide a mylar copy of the recorded Tract Map to the Pico Rivera Public Works Department and the Planning Division prior to issuance of a building permit for the development.
9. The applicant shall provide sidewalks throughout the subdivision development, unless waived by the Pico Rivera City Council.
10. All deficient and damaged curb and gutter damaged during the project construction shall be reconstructed to the satisfaction of the City Engineer. along the entire frontage of public streets to match existing.
11. The applicant shall identify that all streets within the subdivision are public right-of-ways.
12. The applicant to provide easements as necessary for utility placement on private property.
13. Applicant to submit full set of plans to the Pico Rivera Building Division for plan

check review and obtain all required permits.

14. All structures, signage, pavement, etc. shall be demolished prior to any construction of a new development.
15. Final Tract Map shall reflect all subsequent applicable changes that may result from approval of Tentative Tract Map and Conditional Use Permit.
16. The applicant shall in-lieu of dedicating park land pay park fees equal to the value of the land prescribed for dedication. The amount of the fee shall be based upon the average fair market value for the City per Section 17.36.150 of the Pico Rivera Municipal Code. The applicant shall pay the park fees prior to issuance of the building permit.
17. Final Tract Map to be prepared in accordance with subdivision requirements of the Pico Rivera Municipal Code, the State Subdivision Map Act and applicable conditions contained herein.
18. Proof of recordation of the Final Map shall be submitted to the Community and Economic Development Department.
19. Applicant shall pay all fees associated with the Final Map plan check review.
20. Approval of Tentative Tract Map No. 84271 is subject to the concurrent approval of Conditional Use Permit No. 758.
21. The applicant shall commence construction within 24 months of the effective date of this grant, or this approval shall become null and void. The effective date is to be considered the date of recordation of Final Tract Map No. 84271.
22. Applicant shall comply with all conditions stipulated under Conditional Use Permit No. 758
23. Failure to comply with all conditions of approval set forth herein may result in revocation of the Conditional Use Permit in accordance with Section 18.56.110 and Section 18.60.070 of the Zoning Ordinance.