

PL 20-2370

Modification to Conditional Use Permit 5220 Rosemead Boulevard



April 27, 2021

Planning Commission Meeting

Proposal

- Expand dance studio at 5206 Rosemead Boulevard into 5220 Rosemead Boulevard, Unit E
- CUP approved in 2016
- Existing Dance Studio: 1,493 SF
- Vacant space: 720 SF
- No changes to hours of operation/number of employees
- Current capacity: 10 students
- New space: 2-6 students

Required Findings

- Complies with zoning code
- Consistent with general plan/specific plan
- Compatible with adjacent land uses
- Adequate access to/from/within site; adequately served by public facilities/services
- Not detrimental to property/improvements or general welfare of city

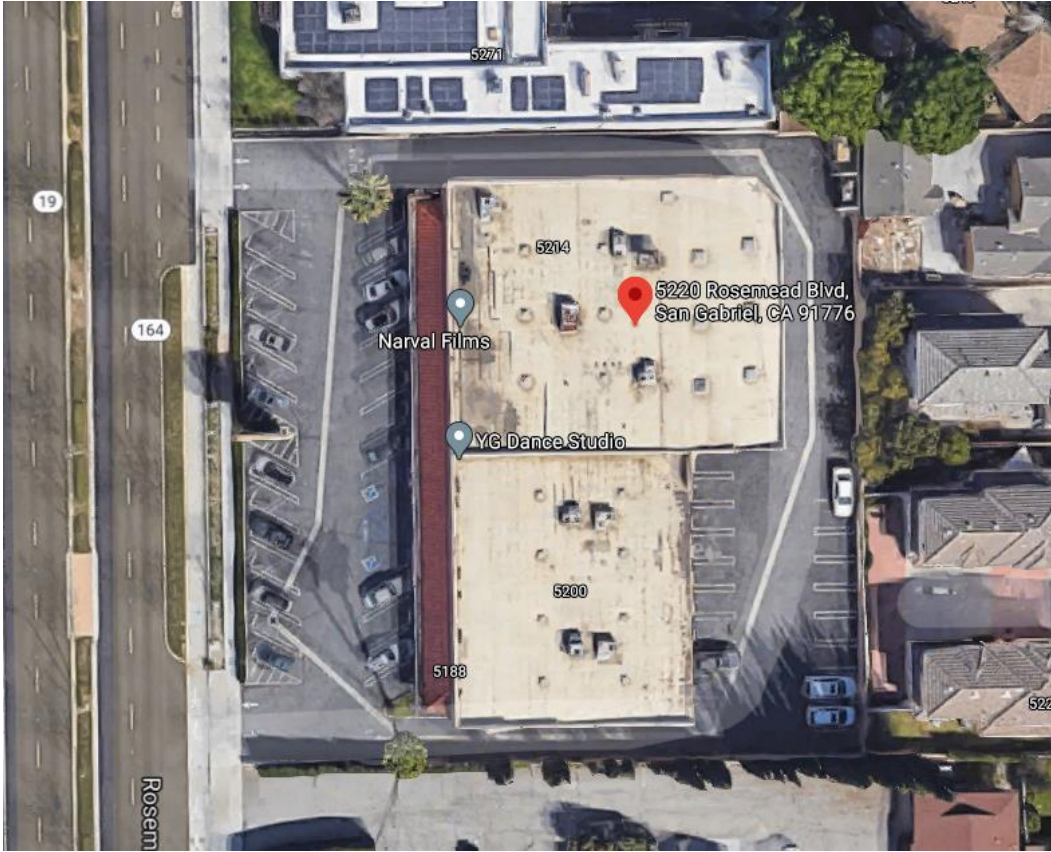
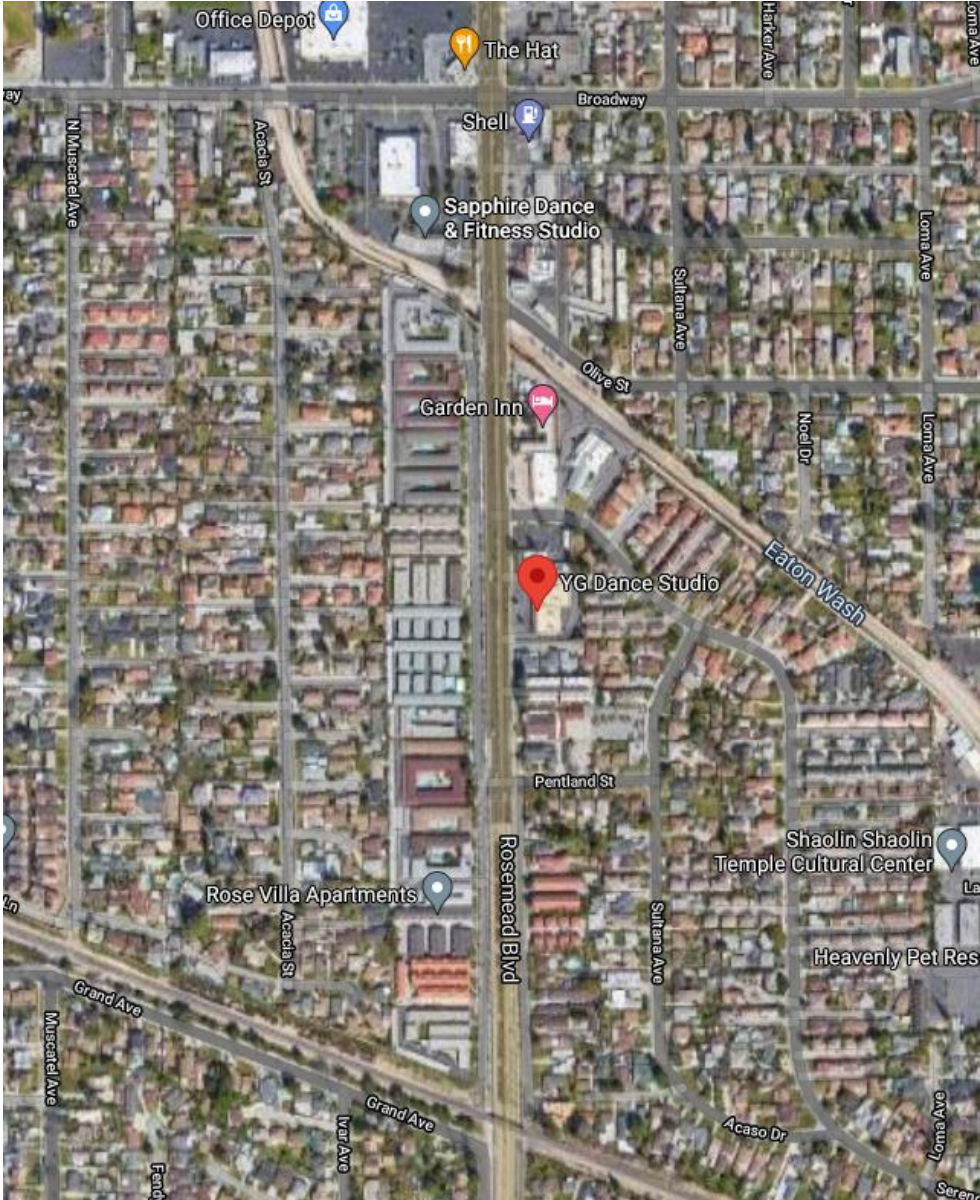
Analysis

Land Use Compatibility

Traffic/Parking

Noise

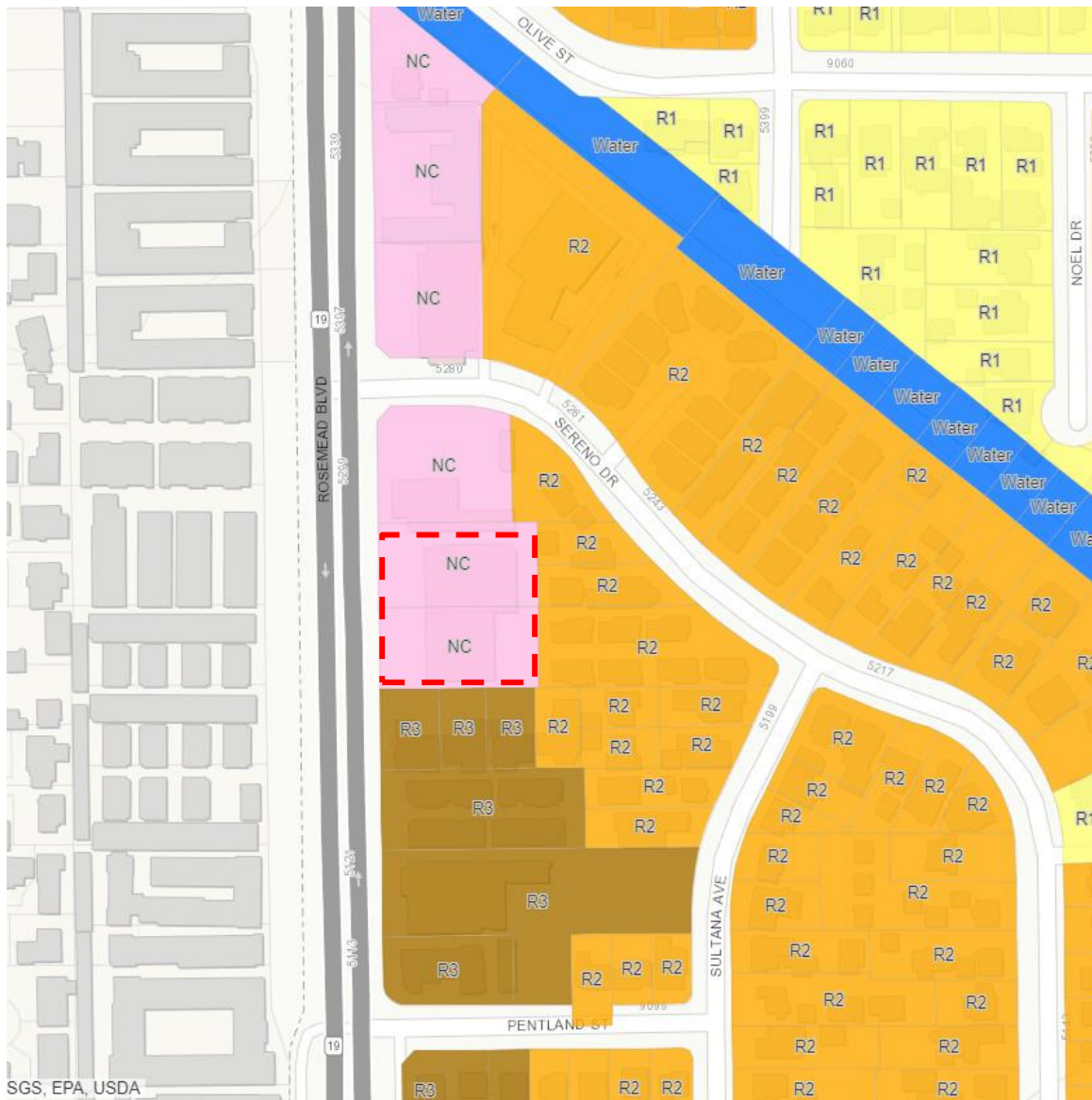
Land Use Compatibility



Lot Size: 40,000 SF
Building Size: 15,000 SF
46 parking spaces

Land Use Compatibility

Zoning: NC, Neighborhood Commercial



Land Use Compatibility



Parking

Address Number	Business Type	Floor Area	Parking Ratio	Required Spaces
5200	Medical Office	830	1 Per 200	4.15
5200	Warehouse	834	1 Per 1,500	0.56
5202	Retail	1,317	1 Per 333	3.95
5204	Medical Office	1,493	1 Per 200	7.47
5206	Gym	1,473	1 Per 333	4.42
5214	Gym	4,342	1 Per 333	13.04
5220 A	Office	280	1 Per 250	1.12
5220 B	Personal Service	330	1 Per 333	0.99
5220 C	Warehouse	480	1 Per 1,500	0.32
5220 D	Office	320	1 Per 250	1.28
5220 E	Gym	720	1 Per 333	2.16
5220 F	Office	360	1 Per 250	1.44
5220 G	Office	584	1 Per 250	2.34
5220 H	Warehouse	1,000	1 Per 1,500	0.67
5220 I	Warehouse	2,100	1 Per 1,500	1.40
			Total Required	43

Parking

- Peak traffic: pick-up/drop-off times
- 2016 CUP required pick-up/drop-off in rear
- Staff recommends continuing this practice (Condition 6).
- Allows traffic to queue in driveway around the building

Noise

- 7:00 a.m. -10:00 p.m.; must not exceed 65 decibels
- Sound caused by music; drop-off/pick-up activities
- 2016 CUP:
 - Keep doors closed during class (Condition 7)
 - Minimize customer loitering (Condition 8)
 - Business to close by 9:30 p.m. (Condition 4)

Noise

- New studio space: no exterior doors/windows
- Given health order, allow applicant to keep doors open temporarily

Recommendation

- Adopt Resolution finding that the project is exempt from CEQA and approving File 20-2370 subject to the proposed recommended conditions of approval

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