File: PL 22-3340
Conditional Use Permit
5665 Rosemead Blvd.
Chuze Fitness

June 14, 2022

Planning Commission Meeting

Project Description

- **Proposed Use**: 24 hour Gym (Chuze Fitness)
- **Size**: 45,000 SF
- Average 1,500 visitors per day; 12 employees at any one time
- **Previous Use**: K-Mart (94,500 SF)
- Vacant tenant space to be subdivided
- **Surrounding Uses**: grocery store, drug store, office supply store, restaurants, small retail, Temple Sheriff's station

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Required Findings

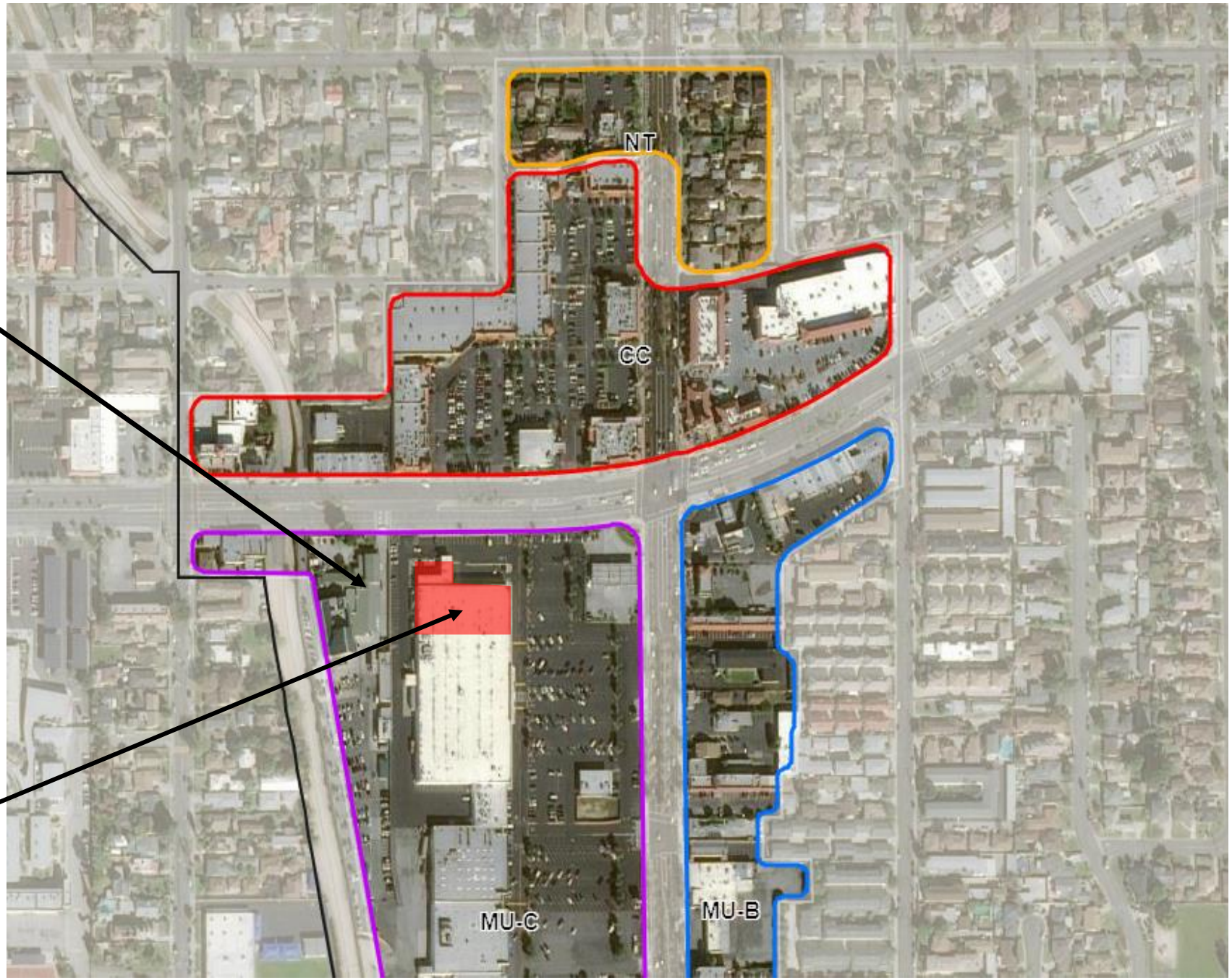
- Complies with zoning code
- Consistent with general plan/specific plan
- Compatible with adjacent land uses
- Adequate access to/from/within site; adequately served by public facilities/services
- Not detrimental to property/improvements or general welfare of city

Analysis

- Neighborhood Compatibility
- Noise
- Parking
- Lighting and Landscaping

ZONING

MU-C
Mixed Use-Core



Project Site

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Existing Building (Storefront)



Existing Building (outdoor area)



Existing Building (parking lot and auto shop)

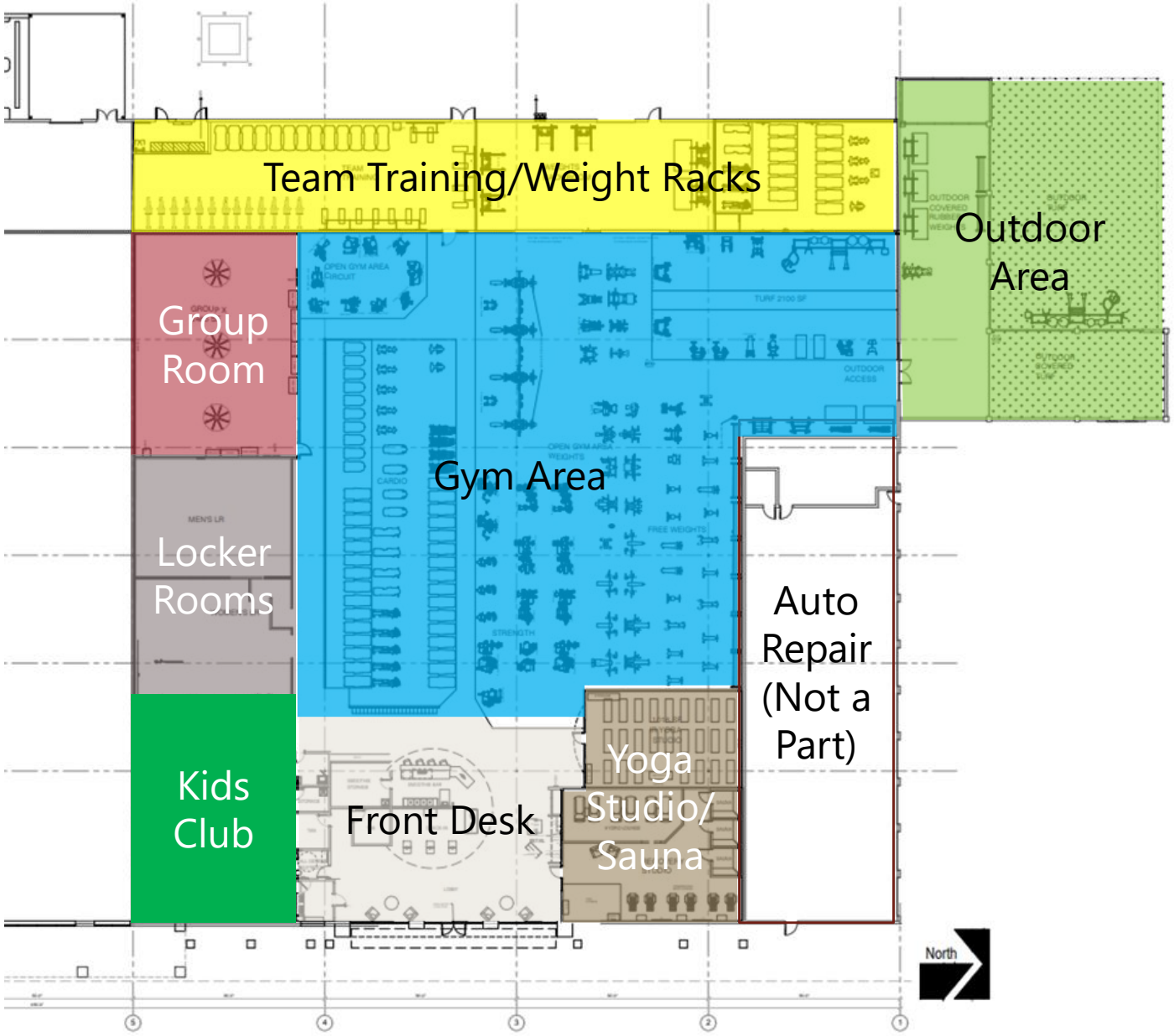


Future Storefront



- Approved under separate permit

Proposed Floor Plan



Neighborhood Compatibility

- **Zoning**: Mixed Use-Core (MU-C)
- Surrounded by commercial uses
- **Vision for CSP**: add new residential uses to site

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Noise

- Closest residences:
  - West: 340 ft. away (west of LASD)
  - North: 430 ft. away (north of Las Tunas)
  - Future residences on-site
- Eaton Wash may become “sound tunnel”
- All activities indoors, except for outdoor area (Condition 4)
- Outdoor area closed from 9p.m.- 7a.m. (Condition 5)

Noise

- No deliveries during peak lunch and peak dinner (Condition 1)
- Delivery trucks prohibited on residential streets (Condition 2)
- Emptying bottles and glass containers into trash prohibited overnight (Condition 3)

Noise

- Rear doors may not be used as public access (Condition 6)
- No customer parking in rear of building (Condition 7)
- Applicant to install video surveillance system (Condition 13)

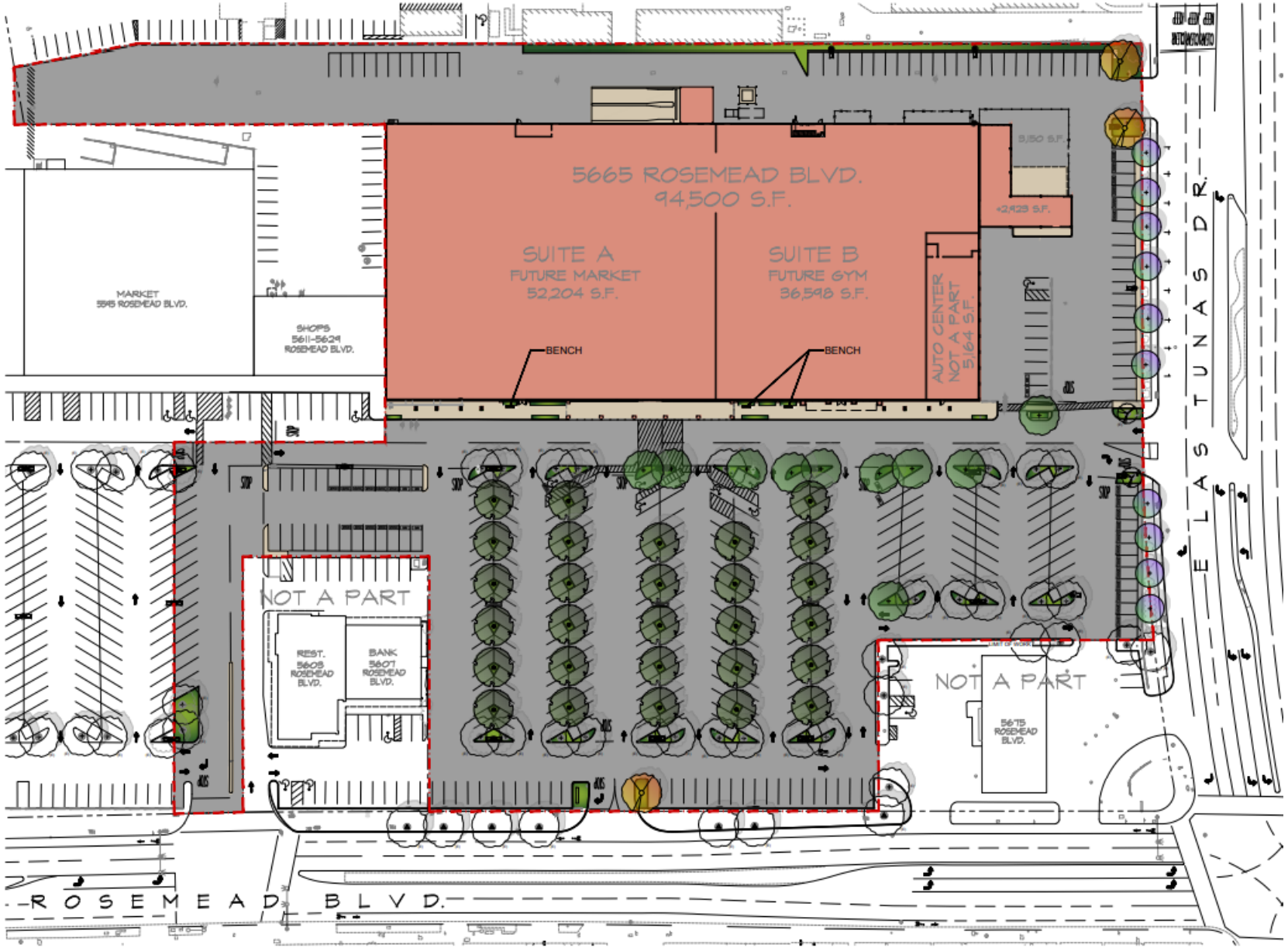
Parking

- Parking impacts assessed with application for façade improvement/subdivision
- Parking sufficient for both grocery store and fitness center

Lighting and Landscaping

- Parking lot to be updated:
  - Landscaping
  - Trees
  - 40 vehicle charging stations
- Photometric study determined lighting to be adequate
- Improvements approved under separate application

Lighting and Landscaping



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Landscaping

TREES


CUPANIOPSIS ANACARDIOIDES /
CARROTWOOD


PLATANUS ACERIFOLIA 'COLUMBIA' /
COLUMBIA LONDON PLANE TREE


RHUS LANCEA /
AFRICAN SUMAC

SUCCULENTS, SHRUBS, GRASSES AND GROUNDCOVERS


ALOE 'BLUE ELF' /
BLUE ELF ALOE


ALOE STRIATA /
CORAL ALOE


BOUGAINVILLEA 'ROSENIKA' /
ROSENIKA BOUGAINVILLEA


CALLISTEMON 'LITTLE JOHN' /
DWARF BOTTLEBRUSH


CAREX DIVULSA /
BERKELEY SEDGE


CARISSA MACROCARPA 'GREEN CARPET' /
DWARF NATAL PLUM


DIANELLA 'LITTLE REV' /
LITTLE REV FLAX LILY


FESTUCA MAIREI /
ATLAS FESCUE


HESPERALOE PARVIFLORA 'BRAKELIGHTS' /
BRAKELIGHTS RED YUCCA


LANTANA 'NEW GOLD' /
NEW GOLD LANTANA


MUHLENBERGIA RIGENS /
DEER GRASS


MYOPORUM PARVIFOLIUM 'PINK' /
PINK MYOPORUM


OLEA EUROPAEA 'MONTRA' /
LITTLE OLLIE DWARF OLIVE


WESTRINGIA FRUTICOSA 'MORNING LIGHT' /
MORNING LIGHT COAST ROSEMARY

VINE


FICUS REPENS /
CREEPING FIG

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Complete Facade



RECOMMENDATION

Adopt Resolution finding the project exempt from CEQA and approve File PL 22-3340 subject to the conditions of approval.

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