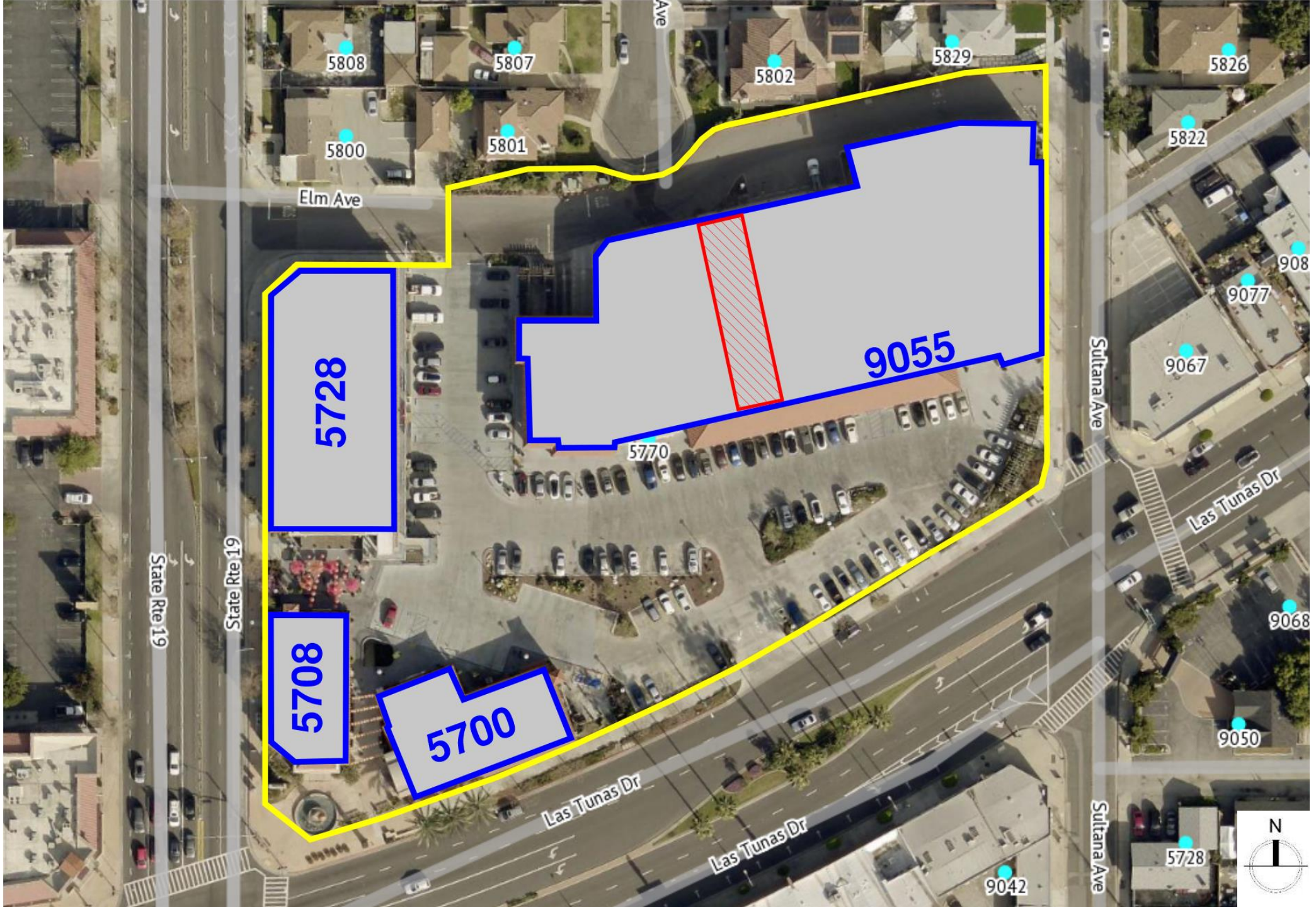
File PL 23-4250
5700, 5708, and 5728 Rosemead, and 9055 Las Tunas Drive Conditional Use Permit

Planning Commission Meeting

October 24, 2023

Background:

- 2011 – center approved with 75,000 SF of building area and 331 parking spaces
- 2013 – center was administratively modified increasing to 81,469 SF of building area and 70 parking spaces added (401 total)
- 2015 – increase food and drink establishments to 27,345 SF of building area
- 2023 – application submitted to increase food and drink establishments by 3,300 SF

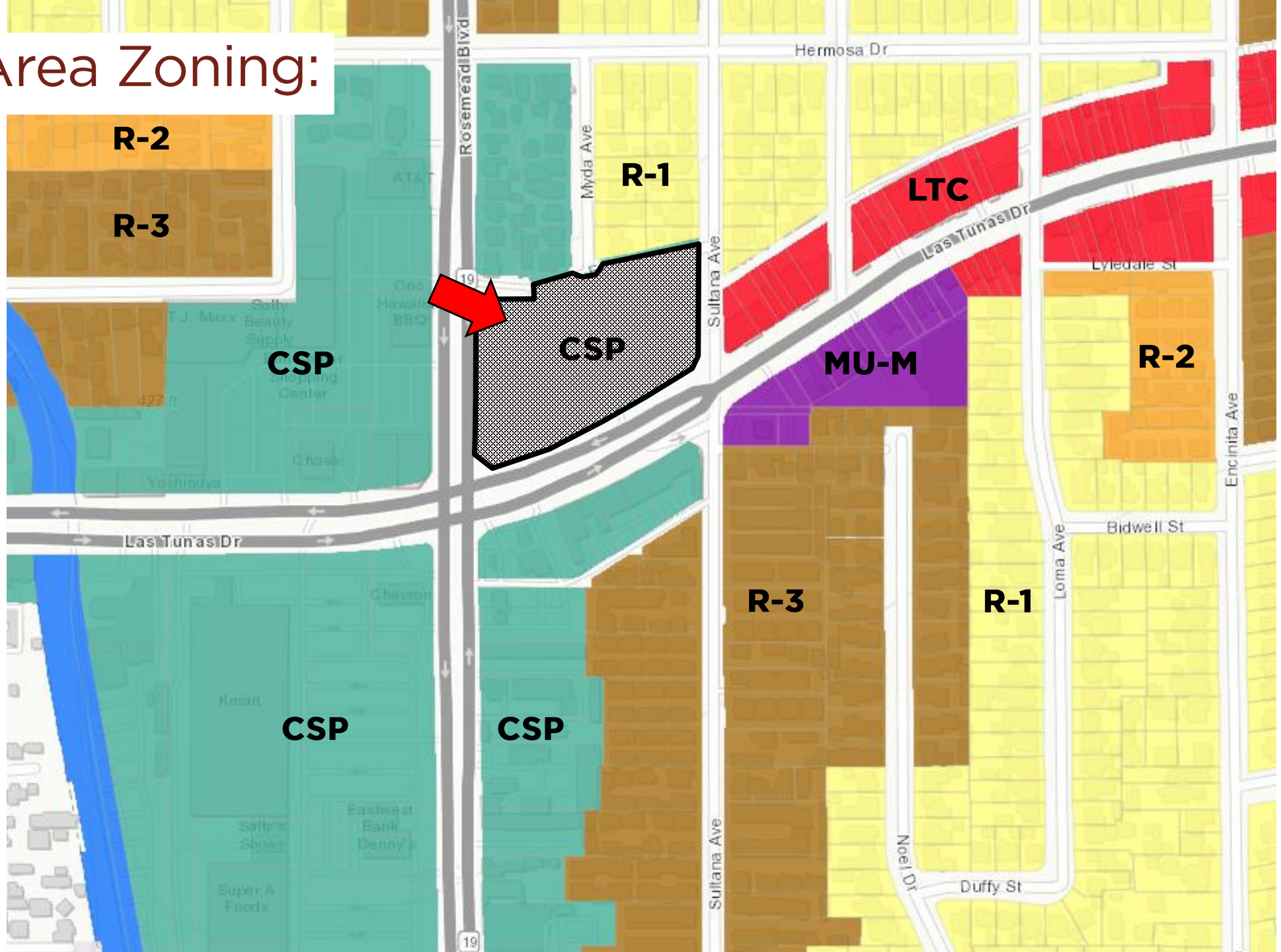

5808
5807
5802
5829
5826
5800
5801
5822
Elm Ave
908
9077
9055
5728
9067
5770
Sultana Ave
Las Tunas Dr
State Rte 19
State Rte 19
9068
5708
5700
9050
Las Tunas Dr
Las Tunas Dr
Sultana Ave
5728
9042
N

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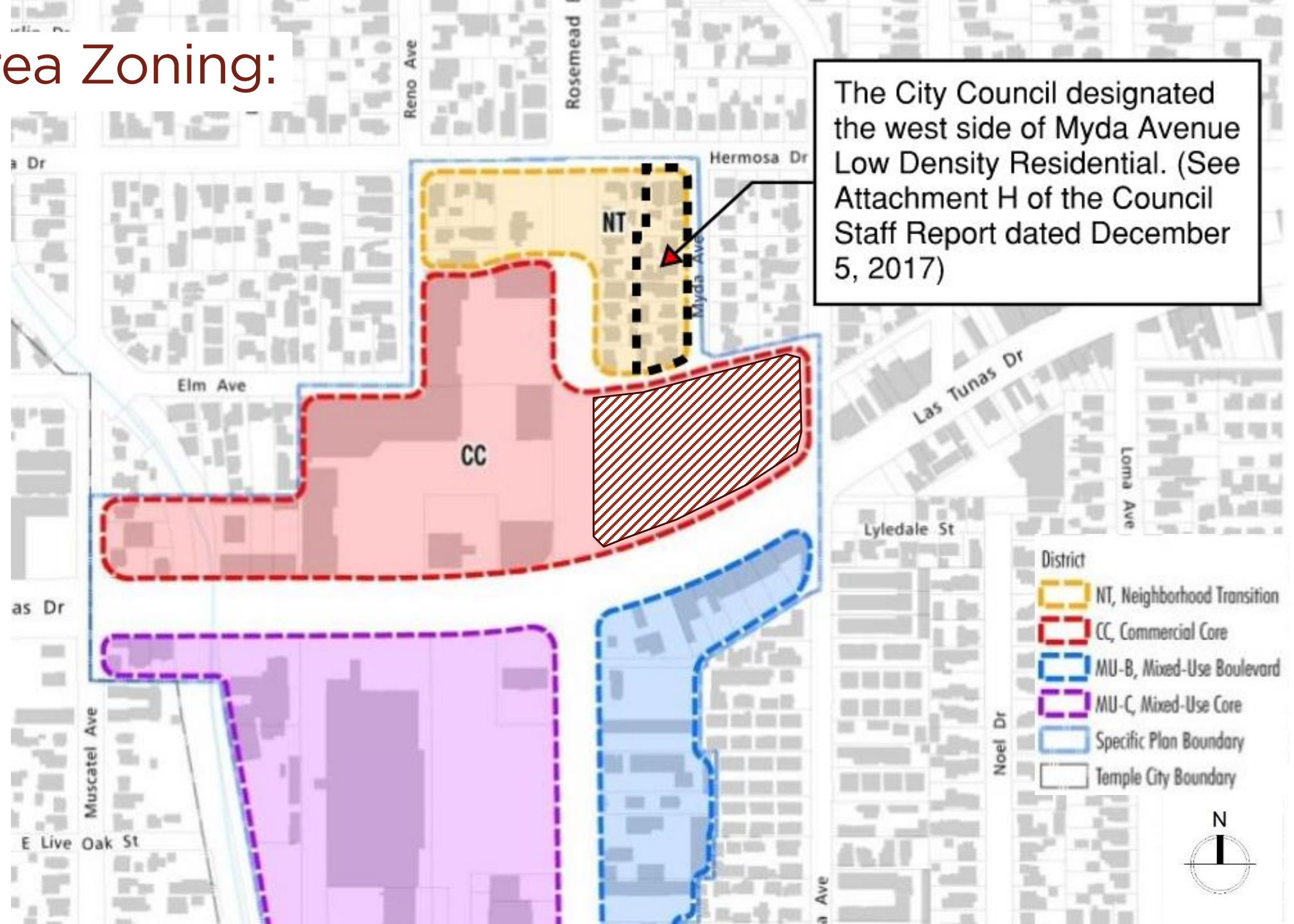
Analysis:

- Land Use Compatibility
- Parking
- Circulation

Area Zoning:


R-2
R-3
R-1
LTC
CSP
CSP
MU-M
R-2
R-3
R-1
CSP
CSP
Hermosa Dr
Rosemead Blvd
Myda Ave
Sultana Ave
Las Tunas Dr
Lyledale St
Encinita Ave
Bidwell St
Loma Ave
Noel Dr
Duffy St
Sultana Ave
Las Tunas Dr
R1
R2
R3
RPD
CSP
MU-M
LTC
MU-L
DC
Water
NC
I
OS
N

Area Zoning:


The City Council designated the west side of Myda Avenue Low Density Residential. (See Attachment H of the Council Staff Report dated December 5, 2017)
NT
CC
Reno Ave
Rosemead
Hermosa Dr
Myda Ave
Elm Ave
Las Tunas Dr
Loma Ave
Lyledale St
Noel Dr
Muscatel Ave
E Live Oak St
District
NT, Neighborhood Transition
CC, Commercial Core
MU-B, Mixed-Use Boulevard
MU-C, Mixed-Use Core
Specific Plan Boundary
Temple City Boundary
N

Analysis: Land Use Compatibility

- Variety of commercial uses serving residents, employees, and visitors
- Retail uses, personal services, and food and drink establishments
- Food and drink establishments permitted if off-street parking can be met or parking study
- Food and drink establishments have been operating since 2017
- Future food or drink establishment would follow standard property maintenance conditions

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Analysis: Parking

- Previous Zoning Code required 326 parking spaces
- Current Zoning Code requires 464 parking spaces
- Proposed increase would require 487 parking spaces
- A CUP can be approved with a parking study if it can be determined if site has sufficient parking

Weekday Parking Survey

- 92 total spaces available – 14 spaces on surface lot and 78 spaces in garage

Zone	Total Spaces	10am	11am	12pm	1pm	2pm	3pm	4pm	5pm	6pm	7pm	8pm	9pm
Underground	268	11%	24%	27%	33%	32%	30%	34%	44%	59%	71%	54%	39%
Elm Avenue	7	43%	86%	86%	86%	86%	86%	71%	71%	86%	86%	86%	86%
North Zone	30	40%	60%	83%	83%	80%	67%	80%	100%	97%	93%	93%	80%
Central Zone	26	62%	62%	92%	85%	77%	92%	85%	92%	92%	92%	92%	85%
South Zone	19	5%	21%	79%	74%	47%	68%	84%	84%	95%	95%	100%	68%
East Zone	39	77%	92%	85%	92%	95%	95%	95%	97%	97%	97%	97%	87%
West Zone	9	11%	11%	22%	44%	56%	33%	33%	78%	56%	67%	89%	11%
Red Zone	3	100%	100%	33%	67%	100%	100%	100%	100%	100%	100%	100%	100%
Las Tunas Drive	3	0%	33%	0%	33%	33%	67%	100%	33%	67%	100%	67%	67%
Surface Lot Total	**136**	**46%**	**60%**	**77%**	**79%**	**75%**	**77%**	**81%**	**89%**	**90%**	**90%**	**92%**	**75%**
Camellia Square Total	**404**	**23%**	**36%**	**44%**	**49%**	**46%**	**46%**	**50%**	**59%**	**70%**	**77%**	**67%**	**51%**

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Weekend Parking Survey

- 60 total spaces available – 5 spaces on surface lot and 55 spaces in garage

Zone	Total Spaces	10am	11am	12pm	1pm	2pm	3pm	4pm	5pm	6pm	7pm	8pm	9pm
Underground	268	11%	28%	52%	75%	68%	50%	39%	50%	74%	79%	81%	62%
Elm Avenue	7	14%	86%	86%	86%	86%	43%	29%	86%	86%	86%	86%	86%
North Zone	30	43%	60%	97%	97%	90%	97%	87%	93%	97%	93%	93%	97%
Central Zone	26	69%	100%	100%	100%	100%	96%	81%	100%	100%	100%	100%	100%
South Zone	19	32%	63%	100%	95%	95%	74%	53%	95%	95%	95%	89%	95%
East Zone	39	95%	90%	100%	100%	95%	90%	67%	95%	100%	97%	92%	97%
West Zone	9	11%	11%	78%	67%	67%	56%	78%	100%	78%	89%	89%	100%
Red Zone	3	100%	67%	100%	67%	67%	33%	33%	100%	100%	100%	100%	100%
Las Tunas Drive	3	0%	33%	100%	67%	100%	33%	67%	67%	67%	100%	100%	33%
Surface Lot Total	**136**	**58%**	**74%**	**97%**	**94%**	**92%**	**83%**	**70%**	**95%**	**96%**	**96%**	**93%**	**96%**
Camellia Square Total	**404**	**27%**	**44%**	**67%**	**82%**	**76%**	**61%**	**50%**	**65%**	**81%**	**85%**	**85%**	**74%**

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Parking Survey

- Parking Survey Tenants and Employees
- Following comments worth noting:
  - Should be more short-term parking
  - Tenants in favor of assigned or reserved parking
  - Parking enforcement needed
  - Employees find it difficult to find parking late between 4:30 PM

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Proposed Parking Analysis

60 parking spaces available Saturday evenings

- 23 parking demand for a new restaurant

37 Estimated spaces available after restaurant opening

Parking Study Findings & Recommendations

- Add New Time-Limit Restricted Spaces
- Increase Monitoring and Enforcement
- Revise Parking Lot Circulation

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Time-Limit Restricted Spaces

- Basement all 3-hour parking



Restriction	Number	Percent	Hours
15-Minute Maximum	10	2%	11am - 8pm
30-Minute Maximum	3	1%	11am - 8pm
1- Hour Maximum	62	15%	11am - 8pm
2-Hour Maximum	48	12%	11am - 8pm
3-Hour Maximum	268	66%	11am - 8pm
ADA Accessible	14	3%	N/A
Total	405		

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Increase Monitoring and Enforcement

- License plate recognition (LPR) or security cameras with parking occupancy software
- Security cameras with parking software (condition number 4)
- Dedicated security guard to assist with time-limit restrictions (condition number 6)

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Revised Parking Lot Circulation

- Improve flow through parking lot
- Four modifications in the surface level
- Three modifications in the garage level

Revised Parking Lot Circulation

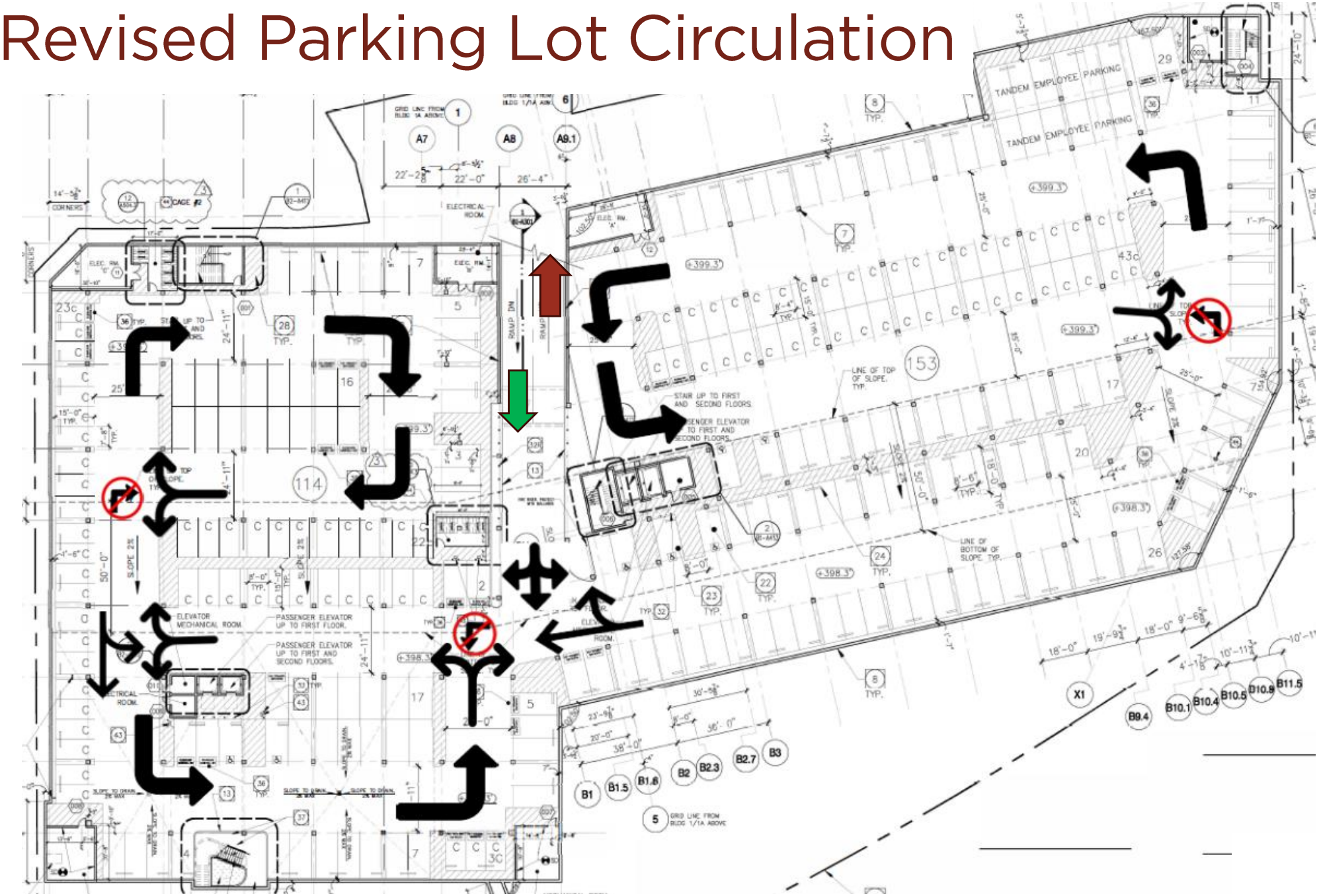


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Revised Parking Lot Circulation



Revised Parking Lot Circulation



Staff Additional Recommendations

- Dedicated security guard required to assist with parking lot circulation and illegal parking during peak parking periods (condition number 6)
- Director can require valet parking if parking or traffic issues result from this approval (condition number 7)

Previous Conditions:

- Conditions number 8 through 70 carried over from City Council Resolution No. 15-5073

Required Findings:

- Consistent with the Zoning Code
- Consistent with the General Plan and any applicable specific plan
- Request is compatible with existing and future land uses in the vicinity
- Adequate access to and from the site
- Request will not be detrimental or injurious to the neighborhood or general welfare of the City

Recommendation:

Adopt a resolution finding that the project is exempt from CEQA and approving File PL 23-4250

File PL 23-4250
5700, 5708, and 5728 Rosemead, and 9055 Las Tunas Drive Conditional Use Permit

Planning Commission Meeting

October 24, 2023