



Legislation Details (With Text)

File #: 21-1017 **Version:** 1 **Name:**

Type: Public Hearing **Status:** Agenda Ready

File created: 11/3/2021 **In control:** Planning Commission

On agenda: 12/7/2021 **Final action:**

Title: Master Case No. 20-081; Design Review No. 20-030 - A proposal to construct a mixed-use development containing twenty-four (24) residential apartment units, an 1,800 square foot retail unit, and a 1,300 square foot restaurant unit on approximately 0.62 adjusted gross acres.

RECOMMENDATION:

Based on the information in the staff report and subject to the attached Findings and Conditions of Approval, staff recommends that the Planning Commission adopt Resolution PC No. 2021-___; and,

- Determine that the project is Categorically Exempt pursuant to Section No. 15332 (Class No. 32, In-Fill Development Project) of the CEQA and Section No. 3.22 of the 2019 Local Guidelines for Implementing the California Environmental Quality Act, and direct staff to file a Notice of Exemption; and,
- Approve Design Review No. 20-030.

APPLICANT:

Milad Oueijan
B-Hive Group
2751 Rio Lempa Drive
Hacienda Heights, CA 91745

LOCATION:

The project site is located at 13381 Foothill Boulevard (APN: 0229-052-11).

PROJECT PLANNER:

Cecily Session-Goins, Associate Planner

Sponsors:

Indexes:

Code sections:

Attachments: 1. Attachment No. 1 - Vicinity Map, 2. Attachment No. 2 - Site Plan, 3. Attachment No. 3 - Elevations, 4. Attachment No. 4 - Planning Commission Resolution and Conditions of Approval, 5. Attachment No. 5 - Notice of Exemption, 6. Attachment No. 6 - Public Hearing Notice

Date	Ver.	Action By	Action	Result
12/7/2021	1	Planning Commission	approve	Pass

FROM:

Planning

TITLE:

Master Case No. 20-081; Design Review No. 20-030 - A proposal to construct a mixed-use development containing twenty-four (24) residential apartment units, an 1,800 square foot retail unit, and a 1,300 square foot restaurant unit on approximately 0.62 adjusted gross acres.

RECOMMENDATION:

Based on the information in the staff report and subject to the attached Findings and Conditions of Approval, staff recommends that the Planning Commission adopt Resolution PC No. 2021-____; and,

1. Determine that the project is Categorically Exempt pursuant to Section No. 15332 (Class No. 32, In-Fill Development Project) of the CEQA and Section No. 3.22 of the 2019 Local Guidelines for Implementing the California Environmental Quality Act, and direct staff to file a Notice of Exemption; and,
2. Approve Design Review No. 20-030.

APPLICANT:

Milad Oueijan
B-Hive Group
2751 Rio Lempa Drive
Hacienda Heights, CA 91745

LOCATION:

The project site is located at 13381 Foothill Boulevard (APN: 0229-052-11).

REQUEST:

Design Review No. 20-030 is a proposal to construct a mixed-use development containing twenty-four (24) residential apartment units, an 1,800 square foot retail unit, and a 1,300 square foot restaurant unit on approximately 0.62 adjusted gross acres.

PROJECT PLANNER:

Cecily Session-Goins, Associate Planner

I. BACKGROUND INFORMATION:

A. Land Use Designations:

	<u>General Plan</u>	<u>Zoning /Overlay</u>	<u>Existing Land Use</u>
Site:	Walkable Mixed-Use I (WMXU-1)	Form-Based Code (FBC) – Route 66 Gateway Sub-District	Vacant
North:	Residential Planned Community (R-PC)	West End Specific Plan	Single-Family Residential
South:	Walkable Mixed-Use I (WMXU-1)	Form-Based Code (FBC) – Route 66 Gateway Sub-District	Single-Family Dwelling
East:	Walkable Mixed-Use I (WMXU-1)	Form-Based Code (FBC) – Route 66 Gateway Sub-District	Self-Storage Business
West:	Walkable Mixed-Use I (WMXU-1)	Form-Based Code (FBC) – Route 66 Gateway Sub-District	Retail Auto Parts

II. PROJECT DESCRIPTION:

A. Site Area:

Approximately .62 adjusted gross acres (27,015 square feet)

B. Residential Unit Density:

Allowed: 18.0-39.0 dwelling units/acre

C. Unit/Building Analysis:

Retail: Approximately 1,800 square feet

Restaurant: Approximately 1,300 square feet

Total Area: Approximately 3,200 square feet

Residential:

1-bedroom, 6 units

2-bedrooms, 15 units

3-bedrooms, 3 units

Total 24 units

D. Parking Analysis:

Vehicle Spaces:

Required: 45 spaces

Provided: 48 spaces

III. ANALYSIS:

The applicant, B-Hive Group, is requesting that the Planning Commission review and approve a new mixed-use development containing twenty-four (24) residential apartment units, a 1,800 square foot retail unit, and a 1,300 square foot restaurant unit. The project site consists of one (1) parcel totaling approximately .62 adjusted gross acres (27,015 square feet).

The proposed density of residential apartment units is approximately 38.7 dwelling units per acre, which is within the allowable density of 18.0 to 39.0 dwelling units per acre. The unit mixture includes six (6) one-bedroom units, fifteen (15) two-bedroom units and three (3) three-bedroom units. Each unit will have attached private open space in the form of a balcony or terrace. Common open space will include covered outdoor seating, picnic tables, a shuffleboard court, a horseshoe pit, outdoor exercise equipment and a hot tub. These amenities will be located on the roof and will be accessed via stairs and elevator.

The proposed development will also have a 1,800 square foot retail unit and a 1,300 square foot restaurant located on the ground floor adjacent to Foothill Boulevard. The restaurant will also have 450 square feet of outdoor dining. These units are speculative and do not have an intended tenant at this time.

The project site will be accessed by one driveway from Foothill Boulevard on the western portion of the parcel. The driveway will provide access to the customer parking for the retail and restaurant space as well as the semi-subterranean parking for the residential units. The residential parking area will be secured by a roll-down gate. In addition to parking spaces for the units, secured storage units for each unit and bicycle parking will also be provided. An additional emergency vehicle access point is provided at the southeastern portion of the site through the adjacent parcel to the east.

The project is aesthetically pleasing in appearance. The proposed project is also consistent with the goals and policies of the General Plan and applicable provisions of the General Commercial zoning district including Goal 5.3, Policy 5: (Community Design Element) stating that buildings "shall incorporate distinct and varied architectural details through varied rooflines, and detailed façade treatments". The architecture incorporates the use of stucco, glass, and reclaimed wood to accentuate the Modern architectural style.

Environmental:

The project qualifies for a Categorical Exemption pursuant to Section No. 15332 (Class No. 32, In-Fill Development Project) of the California Environmental Quality Act (CEQA) and Section No. 3.22 (Infill Projects) of the 2019 Local Guidelines for Implementing CEQA. This project site is considered In-Fill Development and meets the CEQA exemption requirements for In-Fill, based on : 1) the project is consistent with the Walkable Mixed-Use Downtown and Corridors (WMXU-1) General Plan land use designation; 2) the project site is approximately 0.9 adjusted gross acres (less than 5 acres); 3) the project site is not within any known sensitive or threatened habitat area; 4) the project will not have a significant effect relating to traffic, noise, air quality, or water quality; and 5) there are adequate public utilities and service

for the development of the proposed 18-unit apartment complex project.

MOTION:

Approve staff's recommendation

ATTACHMENTS:

1. Vicinity Map
2. Site Plan
3. Elevations
4. Planning Commission Resolution, Findings and Conditions of Approval
5. Notice of Exemption
6. Notice of Public Hearing

UNDER SEPARATE COVER:

1. Large Plans and Elevations
2. Reduced Color Copies of Site Plan and Elevations