



Monday, August 1, 2016
Regular Meeting – 6:00 p.m.
Council Chambers
6615 Passons Blvd.
Next Resolution No. 1239

CALL TO ORDER: 6:00 P.M.

ROLL CALL:

Commissioners: Celiz, Elisaldez, Garcia, Gomez, Zermeno

FLAG SALUTE:

1. APPROVAL OF MINUTES:

July 18, 2016 – to be approved at the next Planning Commission meeting

2. PUBLIC HEARING:

A. PUBLIC HEARING – CONDITIONAL USE PERMIT NO. 730 – A REQUEST TO CONSTRUCT A 2,622 SQUARE FOOT COMMERCIAL BUILDING ON A 16,410 SQUARE FOOT SITE LOCATED AT 9332 WASHINGTON BOULEVARD IN THE GENERAL COMMERCIAL (C-G) ZONED DISTRICT AND MIXED-USE OVERLAY (M-U OVERLAY) ZONE

Project Location: 9332 Washington Boulevard
Pico Rivera, CA 90660

Applicant: Tim Zamora
3215 San Marino Street, Suite 7
Los Angeles, CA 90006

Project Planner: Christina Gallagher
Senior Planner

Recommendation:

Approve the attached resolution adopting Conditional Use Permit No. 730 (CUP 730), subject to conditions of approval.

- a) Staff report from Community and Economic Development Director
- b) Open Public Hearing–Speakers must provide name and address and sign in.

Any material related to an item on the Agenda for open session submitted to the Planning Commission after distribution of the agenda packet will be available for public inspection at City Hall (front counter), 6615 Passons Blvd., Pico Rivera during normal business hours.

In compliance with the Americans with Disabilities Act of 1990, the City of Pico Rivera is committed to providing reasonable accommodations for a person with a disability. Please contact Anna Jerome at (562) 801-4390 if special program accommodations are necessary and/or if program information is needed in an alternative format. Special requests must be made in a reasonable amount of time in order that accommodations can be arranged.

- c) Written Communication
- d) Commission Discussion
- e) Commission Action

Celiz
Elisaldez
Garcia
Gomez
Zermeno

- B. CONTINUED PUBLIC HEARING-CONDITIONAL USE PERMIT NO. 724 TO CONSTRUCT THREE DUPLEXES ON THREE CONTIGUOUS PARCELS LOCATED ON THE NORTHWEST CORNER OF LAS POSAS STREET AND ROSEMEAD BOULEVARD (ASSESSOR'S IDENTIFICATION NUMBERS 5272-015-025, 5272-015-011, 5272-015-012) IN THE GENERAL COMMERCIAL (C-G) ZONED DISTRICT AND THE MIXED-USE OVERLAY (M-U OVERLAY) ZONE

Project Location: Northwest corner of Las Posas Street and Rosemead Boulevard (AINs 5272-015-025, 5272-015-011, 5272-015-012)
Pico Rivera, CA 90660

Applicant: Marvin Rodriguez, Yireh Holdings
9630 Par Place
Pico Rivera, CA 90660

Project Planner: Hector Hernandez
Planning Technician

Recommendation:

Continue Public Hearing to August 15, 2016 to allow the applicant additional time to prepare information in regards to the application.

- a) Staff report from Community and Economic Development Director
- b) Open Public Hearing–Speakers must provide name and address and sign in.
- c) Written Communication
- d) Commission Discussion
- e) Commission Action

Celiz
Elisaldez
Garcia
Gomez
Zermeno

3. PUBLIC COMMENTS – NON-AGENDA ITEMS

This is a period for the public to comment on items within the jurisdiction of the Planning Commission, but not appearing on this agenda. When speaking during the public comments period, the speaker must clearly state his/her name and address and limit comments to no more than three (3) minutes. No vote may be taken on any matter not listed on the posted agenda.

4. CONTINUED/OLD BUSINESS:

- a) 8615 Whittier Boulevard-Trespassing Complaint
- b) San Gabriel Boulevard Illegal Street Vendors

5. PLANNING COMMISSION REPORTS: None

- a) PLANNING COMMISSION REPRESENTATIVE TO THE CITY COUNCIL MEETING OF Tuesday, August 9, 2016

Commissioner Celiz confirmed.

ADJOURNMENT:

RULE 11 of City Planning Commission Rules of Procedure: Any person may present testimony on those agenda items scheduled for public hearing when the item is being considered. Any person wishing to address the Planning Commission on any other matter shall do so at the time on the agenda marked for "oral communications." Comments from the public, other than during public hearings, shall be limited to not more than three minutes per person unless waived by the City Planning Commission. The Chairperson may impose reasonable limitation on public comments to assure an orderly and timely meeting. The City Planning Commission may not take action on any item not appearing on the agenda except as otherwise provided by law.



PLANNING COMMISSION

MINUTES

Monday, July 18, 2016

Minutes of July 18, 2016 meeting to be approved at the next Planning Commission meeting.



To: Planning Commission

From: Community and Economic Development Director

Meeting Date: August 1, 2016

Subject: PUBLIC HEARING – CONDITIONAL USE PERMIT NO. 730 – A REQUEST TO CONSTRUCT A 2,622 SQUARE FOOT COMMERCIAL BUILDING ON A 16,410 SQUARE FOOT SITE LOCATED AT 9332 WASHINGTON BOULEVARD IN THE GENERAL COMMERCIAL (C-G) ZONED DISTRICT AND MIXED-USE OVERLAY (M-U OVERLAY) ZONE

Project Location: 9332 Washington Boulevard
Pico Rivera, CA 90660

Applicant: Tim Zamora
3215 San Marino Street, Suite 7
Los Angeles, CA 90006

Project Planner: Christina Gallagher
Senior Planner

Recommendation:

Approve and adopt attached resolution approving Conditional Use Permit No. 730 (CUP No. 730), subject to conditions of approval.

Discussion:

The project site is located at 9332 Washington Boulevard (Assessor's Identification No. 6381-006-024), within an existing landscaped area on the southwest corner of Passons Boulevard and Washington Boulevard. The site is comprised of one parcel, approximately 16,410 square feet in area, and is generally rectangular in shape. The majority of the property is currently developed with drought-tolerant landscaping with pedestrian walkways and along the southerly and westerly property lines are existing off-street parking stalls and drive aisles, which serve the existing commercial development directly adjacent to the property.

As a condition of approval, the applicant shall be required to merge the project site with the adjacent existing commercial development located at 9316 Washington Boulevard (Assessor's Identification No. 6381-006-025), prior to the issuance of any building permits for construction. After the two subject parcels are merged, the combined total area will be approximately 40,530 square feet (0.93 acres).

Surrounding Properties:

The project site is bound by commercial developments within the General Commercial (C-G) zoned district to the north, across Washington Boulevard, and to the east, across Passons Boulevard. To the west, the project site is bound by a commercial uses and single family homes within the C-G zoned district and to the east of the project site there are newly constructed condominiums within the Multiple-Family Residential (R-M) zoned district.

Environmental Review:

Pursuant with the provisions contained in the California Environmental Quality Act (CEQA), the Community and Economic Development Department has analyzed the proposed project and has found that this project is listed among the classes of projects that have been determined not to have a significant adverse effect on the environment, and therefore, is exempt from the provisions of CEQA. Accordingly, this project has been determined to be exempt from environmental review pursuant to the guidelines of CEQA (Public Resources Code §21080(b) (9); Administrative Code, Title 14, Chapter 3, §15332, Class 32, Infill Projects.

A project specific traffic impact analysis was prepared by IECG, a consulting firm, and estimates that the project will generate an average of 254 daily vehicle trips of which 23 will occur during the morning peak hour and 22 will occur during the evening peak hour, resulting in a nominal trip generation. The project specific analysis shows that there will not be a significant impact on any surrounding intersections. This negligible traffic increase will not affect the current traffic load or capacity of the street system and shall not produce excessive vehicular noise or vibrations.

General Plan:

The General Plan Land Use Element designates the subject site as Mixed Used (MU). The proposed project is consistent with Commercial and MU Land Uses Policy 3.8-1 within the *Land Use Element*, which supports efforts to reinvest in and renovate existing commercial developments to increase economic vitality, improve aesthetic appearance and enhance street frontages. In addition, the proposed development is consistent with Commercial and MU Land Uses Policy 3.8-6, which encourages the renovation, infill and redevelopment of existing commercial areas to improve architectural design and quality.

Analysis:

The Conditional Use Permit is required to permit the construction of the proposed one-story 2,622 square foot commercial building. The applicant intends to divide the proposed structure into two commercial tenant spaces for fast casual restaurant uses with a floor area of approximately 1,366 square feet and 1,255 square feet, and a combined total of incidental seating not to exceed 49 seats. However, depending on market conditions, the applicant may decide not to subdivide the proposed building and lease it out to one fast casual restaurant use. In addition to fast casual restaurant uses, general retail and business offices and services may be potential future occupants.

The proposed commercial building will consist of contemporary exterior materials and design accents such as natural stone tile, steel canopy awnings and sand finished stucco. Large portions of the proposed building's elevations will consist of tempered glass for the purposes of creating a visual openness to the project site, and the inclusion of drought-tolerant landscaping along the Washington and Parsons Boulevards frontages and in ornamental commercial planters placed within hardscaped areas throughout the project site. Landscaping shall also be provided through the use of living or green walls on the building's north elevation, facing Washington Boulevard. The development will also feature two separate outdoor seating areas enclosed by stainless steel fencing located on the west and north sides of the proposed building. The exterior materials and orientation of the proposed commercial building will complement the overall design and layout of the existing commercial center. In addition, the proposed development will provide residents within the adjacent neighborhoods with more retail, professional services and or food services within walking distance from their homes.

As aforementioned, the applicant shall be required to merge the subject property addressed 9332 Washington Boulevard (Assessor's Identification No. 6381-006-024) with the adjacent commercial property addressed 9316 Washington Boulevard (Assessor's Identification No. 6381-006-025). The adjacent commercial property is an existing commercial center consisting of two commercial buildings. The lot merger would legally combine both properties into one parcel and incorporate the proposed commercial building within the existing commercial center development. The existing commercial center currently contains 43 off-street parking spaces, which would provide parking for the existing development and the proposed commercial building in compliance with City standards.

Community Open Houses

A Community Open House was held on July 7, 2016 with public notices mailed on June 24, 2016 to all property owners and residents within 1,000 feet of the project site. A total of 11 community members attended the open house, during which attendees discussed their comments one-on-one with City staff and the applicant. The concerns voiced by residents pertained to the removal of a large portion of existing landscaping to make room for the new commercial building and on-site parking issues. Residents also voiced their support for having more fast casual dining options in walking distance from their homes and the

aesthetic appeal of the exterior design elements of the proposed commercial development. In addition, staff has provided verbal and written correspondences received in regards to the project (Enclosure 5).

Conclusion:

Staff recommends that the Planning Commission approve the attached resolution approving CUP No. 730, subject to conditions of approval.

Benjamin A. Martinez

BAM:CG:em

- Enclosures:
1. Resolution
 2. Application
 3. Environmental Information Form
 4. Plans
 5. Verbal and Written Communication
 6. Categorical Exemption

RESOLUTION NO. _____

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF PICO RIVERA, CALIFORNIA, APPROVING CONDITIONAL USE PERMIT NO. 730, A REQUEST TO CONSTRUCT A 2,622 SQUARE FOOT COMMERCIAL BUILDING ON A 16,410 SQUARE FOOT SITE LOCATED AT 9332 WASHINGTON BOULEVARD (ASSESSOR'S IDENTIFICATION NO. 6381-006-024) IN THE GENERAL COMMERCIAL (C-G) ZONED DISTRICT AND THE MIXED-USE OVERLAY (M-U OVERLAY) ZONE

WHEREAS, a public notice was mailed to all properties within 1,000-feet of the subject project site on June 24, 2016 announcing the date of a Community Open House for the purposes of offering the adjacent community the opportunity to provide comments regarding the proposed commercial development; and

WHEREAS, a Community Open House was held on July 7, 2016 from 6:00 p.m. to 8:00 p.m. at the Parks and Recreation Community Room, located at 6767 Passons Boulevard, Pico Rivera, where residents attended to discuss the proposed development one-on-one with City staff and the applicant; and

WHEREAS, the Planning Commission of the City of Pico Rivera reviewed Conditional Use Permit No. 730 and related environmental aspects of the proposal as required by Pico Rivera Municipal Code at the August 1, 2016 hearing, duly noticed as prescribed by law and published in the Whittier Daily News; and

WHEREAS, the Planning Commission has carefully considered all pertinent testimony and the staff report offered in the case as presented at the public hearing of August 1, 2016; and

NOW THEREFORE, the Planning Commission of the City of Pico Rivera does hereby resolve as follows:

SECTION 1. Pursuant with the provisions contained in the California Environmental Quality Act (CEQA), the Planning Commission has analyzed the proposed project and **FINDS** that this project is listed among the classes of projects that have been determined not to have a significant adverse effect on the environment, and therefore, this project is categorically exempt from the provisions of CEQA. Accordingly, this project has been determined to be exempt from environmental review pursuant to the guidelines of the CEQA (Public Resources Code § 21080(b)(9); Administrative Code, Title 14, Chapter 3, §15332, Class 32, Infill Projects.

SECTION 2. Pursuant to Section 18.56.090, *Mandatory Findings*, for issuance of a Conditional Use Permit of the Pico Rivera Municipal Code, the Planning Commission **FINDS** that Conditional Use Permit No. 730, a request to construct a 2,622 square foot commercial building at 9332 Washington Boulevard (Assessor's Identification No. 6381-006-024) in the General Commercial (C-G) zoned district and the Mixed-Use Overlay (M-U Overlay) zone be approved for the following reasons:

- a) That the granting of this Conditional Use Permit will be in the interest of the public welfare, in that the project involves the development of a new 2,622 square foot commercial building that the applicant intends to divide into two commercial tenant spaces for fast casual restaurant uses with a floor area of approximately 1,366 square feet and 1,255 square feet, and a combined total number of incidental seating not to exceed 49 seats. In addition to fast casual restaurant uses, general retail and business offices and services may be potential future occupants of the subject proposed commercial building. The new commercial building will consist of contemporary exterior materials and design accents such as, natural stone tile, steel canopy awnings and sand finish stucco. The development will also feature two separate outdoor seating areas enclosed by stainless steel fencing on the west and north sides of the proposed building. Large portions of the proposed commercial building's elevations will consist of tempered glass for the purposes of creating a visual openness to the project site and with the inclusion of ornamental drought-tolerant landscaping along the Washington and Passons Boulevards frontages and in ornamental planters throughout the project site, the proposed development is anticipated to improve the aesthetics of the subject commercial center and surrounding commercial area. The exterior materials and orientation of the proposed commercial building will complement the overall design and layout of the existing commercial center. In addition, the proposed development will provide residents residing in the adjacent neighborhoods with more retail, professional services and or food services within walking distance from their homes.
- b) That the proposed project described in the application will not be detrimental in any way to other adjoining and neighboring properties in the general area in which the use is proposed to be located. The subject project site is located on the southwest corner of Passons and Washington Boulevards and is currently incorporated into an existing commercial center consisting of two commercial buildings. The subject site mostly consists of drought-tolerant landscaping, and drip irrigation with walking path that lead from the southwest corner of the site to the two adjacent commercial buildings. Along the perimeter of the project site are off-street parking stalls and portions of a drive aisle utilized for patrons of the adjacent commercial buildings. The drought-tolerant landscaped area contains walking paths that lead from the southwest corner of the site to the two adjacent commercial buildings. The applicant shall be conditioned to merge the subject project site with the adjacent commercial center. The subject commercial center has existing 6'-0" high block walls along its westerly and southerly property lines, which create a physical buffer between the adjacent residential and commercial uses. The proposed development seeks to further develop an existing commercial center and enhance the appearance of the site.

- c) That the property described in the application is suitable for the proposed use of land. The subject site is approximately 16,410 square feet in size, which is currently incorporated into an existing commercial center consisting of two commercial buildings on the adjacent parcel measuring approximately 24,120 square feet. The applicant shall be conditioned to merge the subject project site with the adjacent commercial property, prior to the issuance of building permits pertaining to the construction of the proposed building, resulting in an approximately 40,530 square foot parcel. The merging of the two parcels will not physically change the current layout of the existing commercial center. With the merger of the two parcels, the two existing commercial buildings and the proposed 2,622 square foot building shall be provided with 43 off-street parking spaces and drive aisles with ingress and egress from Parsons and Washington Boulevards. Conditions have been imposed to ensure that the development is architecturally designed to improve the aesthetics of the surrounding area.
- d) That the traffic-generating capacity and operation of the proposed use of land will not place a demand for or burden upon other municipal improvements or services, or utilities. A traffic technical memorandum prepared by IECG, Inc. was included as part of the Categorical Exemption and determined that the project would not have any significant traffic impacts to the existing traffic on Parsons and Washington Boulevards or the local circulation network in the project vicinity.
- e) That adequate consideration for the protection of the environment has been satisfactorily demonstrated. A Categorical Exemption was prepared by IECG, Inc., which included a traffic technical memorandum, which evaluated potential impacts to the surrounding environment including the single family homes to the south and west of the site and determined that the impacts were less than significant.
- f) That the proposed use of land is consistent with the provisions and objectives of the General Plan in that the proposed development is consistent with the General Plan's Commercial and Mixed-Use Land Uses Policy 3.8-1 within the *Land Use Element*, which supports efforts to reinvest in and renovate existing commercial developments to increase economic vitality, improve aesthetic appearance and enhance street frontages. In addition, the proposed development is consistent with the General Plan's Commercial and Mixed-Use Land Uses Policy 3.8-6 within the *Land Use Element*, which encourages the renovation, infill and redevelopment of existing commercial areas to improve architectural design and quality, reduce the visual prominence of parking lots and enhance the definition and character of the street frontage and associated streetscapes.
- g) That adequate consideration has been given to ensure 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, that the character of the zone and area in which the use is proposed to be located,

and the peculiar suitability of such zone and area for the particular use is maintained and consistent with the community's overall planning program. The project is consistent with the existing and anticipated land uses and is not anticipated to decrease property values within the vicinity and is an infill development within an existing commercial center that will improve architectural design and quality and enhance the definition and character of the street frontage. Overall, the project complies with the goals and objectives set forth in the Municipal Code and the General Plan.

SECTION 3. Accordingly, the Planning Commission hereby **GRANTS** to the property located at 9332 Washington Boulevard (Assessor's Identification No. 6381-006-024), more specifically depicted in Attachment "A" attached hereto, Conditional Use Permit No. 730 to construct a 2,622 square foot commercial building, subject to the following conditions:

1. The subject property shall be developed in accordance with Exhibit "A", dated April 14, 2016, attached hereto and incorporated by this reference.
2. The applicant shall comply with the City of Pico Rivera Public Works Department requirements identified as Exhibit "B", dated March 5, 2016 and attached hereto and incorporated by this reference.
3. The applicant shall comply with the City of Pico Rivera Public Works Department – Building Division requirements identified in Exhibit "C", dated April 18, 2016 and attached hereto and incorporated by this reference.
4. The applicant shall comply with the City of Pico Rivera Finance Department's Business License requirements identified in Exhibit "D", dated April 15, 2016 and attached hereto and incorporated by this reference.
5. The applicant shall comply with the Los Angeles County Fire Department Land Development Unit requirements identified as Exhibit "E", dated May 17, 2016 and attached hereto and incorporated by this reference.
6. The applicant shall comply with the County of Sanitation Districts of Los Angeles requirements identified as Exhibit "F", dated April 25, 2016 and attached hereto and incorporated by this reference.
7. The applicant shall comply with all requirements of the Pico Water District.
8. The applicant shall comply with all requirements of Southern California Edison and obtain all required permits.
9. Prior to issuance of building permits, the applicant shall submit Public Image Enhancement Program fees to the Public Works Department – Building Division, as required by Ordinance No. 887.
10. The applicant shall submit four (4) full sets of plans to the Pico Rivera Building Division for plan check review and obtain all required permits.

11. The applicant shall merge the parcels addressed 9316 Washington Boulevard (Assessor's Identification No. 6381-006-025) and 9332 Washington Boulevard (Assessor's Identification No. 6381-006-024). Building permits for construction shall not be issued until a Certificate of Compliance application along with applicable easement and covenants is submitted, reviewed and approved by the Public Works Department and the Community and Economic Development Department – Planning Division.
12. The rights granted in this Conditional Use Permit shall not go into effect until such time that the Certificate of Compliance application to merge the parcels addressed 9316 Washington Boulevard (Assessor's Identification No. 6381-006-025) and 9332 Washington Boulevard (Assessor's Identification No. 6381-006-024) is recorded.
13. A minimum of 43 on-site parking stalls shall be provided and maintained at all times. Each parking space shall maintain the minimum required dimensions of 9'-0" in width by 20'-0" in depth. A maximum of 11 of the 43 required on-site parking stalls may be for compact parking. Each compact parking space shall be labeled as "compact" and shall maintain the minimum required dimensions of 7'-6" in width by 15'-0" in depth.
14. The combined total of all indoor and outdoor seating associated with restaurant, café and other types of businesses which entail assembly areas (such as dining or sitting areas) made available by all tenants operating within the subject 2,622 square foot commercial building shall not exceed a combined maximum of 49 seats.
15. Applicant shall provide details and specifications on all commercial-grade outdoor furnishings such as trash receptacles, chairs, tables, shade covers, etc. All furnishings shall be consistent in color, size and design with the commercial building.
16. Storefront windows on all elevations of building shall have anti-glare coating.
17. Applicant shall submit a revised master sign program incorporating the signage for the proposed 2,622 square foot commercial building into the Civic Pavilion Master Sign Program. City approval of the revised master sign program is required prior to issuance of building permit. The regulations in the sign program shall comply with the City's signage regulations identified in Section 18.46 of the Zoning Code.
18. The development shall be in conformity with all applicable provisions of the Pico Rivera Municipal Code.
19. Each landscaped planter shall be enclosed with a raised minimum 6" concrete curbing.

20. The landscaping and irrigation system shall be permanently provided and continuously maintained in a neat and orderly manner, including weed and trash removal on a regular basis.
21. All conditions of approval must be listed on the plans submitted for plan check and on the plans for which a building permit is issued.
22. Before building permits are issued, the applicant must obtain all the necessary approvals, licenses and permits and pay all the appropriate fees as required by the City.
23. Applicant to ensure that all contractors and subcontractors obtain a City of Pico Rivera Business License from the Revenue Division.
24. The properties shall be maintained free of trash, debris and graffiti at all times. Any graffiti must be removed within 24-hours of discovery or from notification by the City.
25. The proposed commercial building shall not exceed a maximum height of 21'-0" from grade.
26. The applicant shall ensure that appropriate light shielding is provided for the lighting equipment in the parking area, building, and security as a means to limit glare and light trespass. A lighting plan shall be prepared by the applicant and submitted for review and approval by the City. The lighting plan should maintain no more than one foot-candle as measured from the nearest residential property lines.
27. Submittal of a landscape and irrigation plan, compliant with the Chapter 13.90, Water Efficient Landscaping Ordinance, of the Pico Rivera Municipal Code, must be submitted to the Building and Planning Divisions for review and approval prior to installation.
28. Applicant shall submit a landscape and irrigation plan that includes the following:
 - i. Aesthetically pleasing arrangement of California native and/or drought tolerant landscaping throughout property.
 - ii. Installation of planters with drought-tolerant landscaping and irrigation placed throughout all proposed hardscape areas, including but not limited to the outdoor seating areas. Applicant shall provide product specifications for the proposed planters for Planning Division review and approval, prior to building permit issuance and installation. Planters shall be of commercial grade and contemporary design
 - iii. Location of landscape lighting throughout development along with details on type of lighting.

29. Applicant shall landscape and irrigate the parkway along Passons Boulevard fronting the project site as indicated within Exhibit "A", dated April 14, 2016. The subject landscaping and irrigation shall be consistent with the landscape and irrigation within the project site. The applicant shall comply with Public Works Department – Engineering Division requirements, including obtaining an Encroachment Permit. Proposed parkway landscape to be included within project's landscape plans.
30. Applicant shall submit a written request to the Planning Division for any and all landscape and or irrigation proposals that do not specifically meet the conditions stated herein, but that do meet the intent of the conditions, such as aesthetics, privacy and deterring vandalism, as determined by the Planning Division.
31. The applicant shall use either decorative integral colored stamped concrete or decorative pavers within all proposed hardscape areas. Detail sheets shall be forwarded to the Planning Division for review and approval in conjunction with the first submittal of plan check drawings to the Building Division.
32. Applicant shall include water conservation practices, designs and technology into the proposed structures. These shall include low-flow faucets, appliances and toilets.
33. Applicant to incorporate energy conservation practices into the project. These may include:
 - i. Use of energy efficient or gas air conditioning systems and appliances.
 - ii. Low wattage or LED lighting, long-life bulbs, sensors to automatically turn off/on outdoor lighting, lights with dimmers, etc.
 - iii. Adequate insulation.
 - iv. Clean-burning or energy-efficient water heaters.
34. Applicant shall submit details regarding exterior materials, including but not limited to stone and/or brick veneers, decorative metal items, trim, light fixtures, etc. within Building Division plan check submittal for Planning Division review and approval.
35. Applicant shall apply for and obtain a Temporary Use Permit from the Community and Economic Development Department – Planning Division prior to the utilization of modular trailers and or temporary power poles during construction, if proposed.
36. The applicant shall coordinate with the Planning Division to assign a new address or new addresses to the proposed commercial building prior to submittal of working drawings to the Building Division. Said address(es) shall be blueprinted on the site plan and on all floor plans in the working drawings.

37. Any and all mechanical equipment located on rooftop, ground level, or anywhere on the building or structure, shall be completely enclosed so as not to be visible from any public street and or adjacent property.
38. Backflow devices shall be screened from public view.
39. All utility services and appurtenances, including electrical and communication services, shall be installed and located underground within the boundaries of the subject property, and shall be completely concealed from view. In no case shall there be any new or additional overhead electrical or communication facilities or utility poles placed, installed or erected.
40. All requirements of the City of Pico Rivera Municipal Code shall be complied with and such requirements shall be a condition of permit approval.
41. The applicant shall submit a Certificate of Occupancy application along with the application fee of \$155.00 for Construction Completion. Building Official shall determine if this condition may be modified.
42. All construction activities shall take place only between the hours of 7:00 a.m. and 7:00 p.m.
43. All unpaved demolition and construction areas shall be watered down during excavation, grading and construction, and temporary dust covers shall be used to reduce dust emissions and meet SCAQMD Rule 403. Wetting could reduce fugitive dust by as much as 50-percent.
44. The immediate demolition and construction areas within the project site shall be enclosed by temporary construction fencing consisting of chain link fencing with fencing mesh for dust control. Applicant shall obtain building permits and or approval for the subject temporary fencing.
45. The applicant or General Contractor shall keep the construction area sufficiently damped to control dust caused by construction and hauling, and at all times provide reasonable control of dust caused by wind.
46. All materials transported off-site shall either be sufficiently wetted or securely covered to prevent excessive amounts of dust and spillage.
47. All clearing, earthmoving, or excavation activities shall be discontinued during periods of high winds (i.e. greater than 15 mph), so as to prevent excessive amounts of fugitive dust.
48. The applicant shall ensure that trucks carrying demolition debris are hosed off before leaving the construction site pursuant to the approval of the Community and Economic Development Department.

49. The applicant shall ensure that the contractors adhere to all pertinent SCAQMD protocols regarding grading, site preparation, and construction activities.
50. The applicant shall ensure that the grading and building contractors must adhere to all pertinent provisions of Rule 403 pertaining to the generation of fugitive dust during grading and or the use of equipment on unpaved surfaces. The contractors will be responsible for being familiar with, and implementing any pertinent best available control measures.
51. In the event that SCAQMD determines that permits are required for the proposed project, the applicant will be responsible for providing permit(s) and inspection reports to the City upon request.
52. Applicant shall submit a Noise Mitigation Plan to the Community & Economic Development – Planning Division for review and approval. The Plan shall depict the location of construction equipment storage and maintenance areas, and document methods to be employed to minimize noise impacts on adjacent noise sensitive land uses.
53. All construction equipment shall utilize noise reduction features (e.g., mufflers and engine shrouds) that are no less effective than those originally installed by the manufacturer.
54. All haul truck deliveries shall be subject to the same hours specified for construction. A haul truck route plan shall be provided to the Public Works Department for review and approval, prior to the commencement of any construction activities. The plan shall denote any construction traffic haul routes where heavy trucks would exceed 100 daily trips (counting those both to and from the construction site). To the extent feasible, the plan shall denote haul routes that do not pass sensitive land uses or residential dwellings.
55. All conditions shall be abided by and implemented to the satisfaction of the Community and Economic Development Department prior to the issuance of a Certificate of Occupancy for Construction Completion.
56. Pursuant to Sections 18.56.110 of the Pico Rivera Municipal Code, the Zoning Administrator may grant minor modification or set this permit for public hearing at any time to consider modification of any condition or revocation of the permit if noncompliance with the conditions of approval is found.
57. Failure to comply with all conditions set forth herein may result in revocation of this grant, in accordance with Section 18.56.110 of the Pico Rivera Zoning Ordinance.
58. The applicant shall defend, indemnify, and hold harmless the city, its elected and appointed officials, agents, officers, and employees from any claim, action, or proceeding brought against the city, its elected and appointed officials, agents, officers, or employees arising out of, or which are related to the applicant's

project or application (collectively referred to as “proceedings”). The indemnification shall include, but not be limited to, damages, fees and/or costs, liabilities, and expenses incurred or awarded in connection with the proceedings whether incurred by the applicant, the city and/or the parties initiating or bringing such proceedings. This indemnity provision shall include the applicant’s obligation to indemnify the city for all the city’s costs, fees, and damages that the city incurs in enforcing the indemnification provisions set forth herein. The city shall have the right to choose its own legal counsel to represent the city’s interest in the proceedings.

59. The Applicant shall sign, notarize, and return to the Community and Economic Development Department an affidavit accepting all Conditions of Approval of Conditional Use Permit No. 730 within 15 days from the date of the approval. The Applicant acknowledges and understands that all conditions set forth in this Resolution are conditions precedent to the grant of approval and failure to comply with any condition contained herein shall render this Conditional Use Permit non-binding as against the City and shall confer Applicant no legal rights under the law.
60. The Applicant shall be responsible for providing the Community and Economic Development Department with a signed and notarized affidavit from the project contractor and/or individual responsible for the overall construction management accepting all Conditions of Approval of Conditional Use Permit No. 730, prior to building permit issuance. The subject individual acknowledges and understands that all conditions set forth in this Resolution are conditions precedent to the grant of approval and failure to comply with any condition contained herein shall render the Conditional Use Permit non-binding as against the City and shall confer Applicant no legal right under the law.

SECTION 4. 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 5. The Planning Commission Secretary shall certify to the passage and adoption of this resolution and enter it into the book of original resolutions and it shall become effective immediately upon its approval.

[Signatures on the following page]

APPROVED AND ADOPTED this 1st day of August, 2016 by members of the Planning Commission of the City of Pico Rivera, voting as follows:

Paul Gomez, Chairperson

ATTEST:

APPROVED AS TO FORM:

Benjamin A. Martinez, Secretary
Planning Commission
Community & Economic
Development Director

John W. Lam, Assistant City Attorney
Alvarez-Glasman & Colvin, LLP

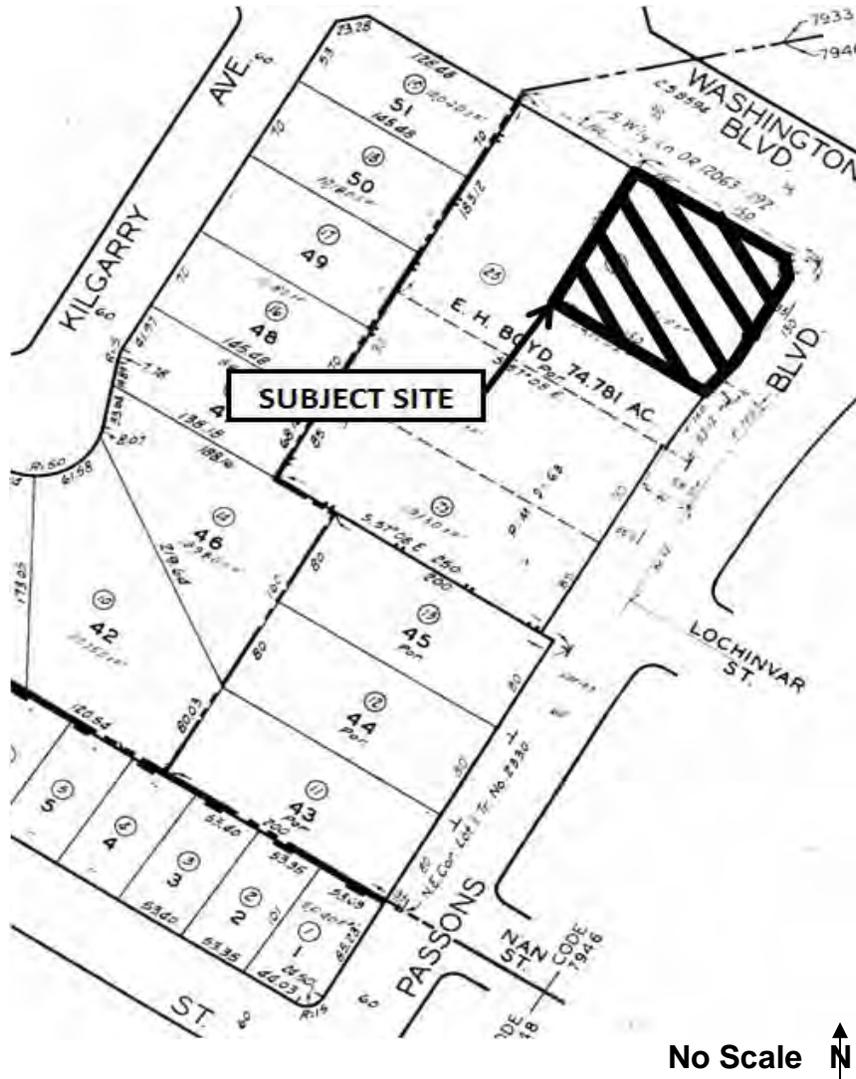
AYES:

NOES:

ABSENT:

ABSTAIN:

ATTACHMENT "A"



CONDITIONAL USE PERMIT NO. 730
9332 WASHINGTON BOULEVARD

PLANNING COMMISSION ACTION:

RESOLUTION NO. _____

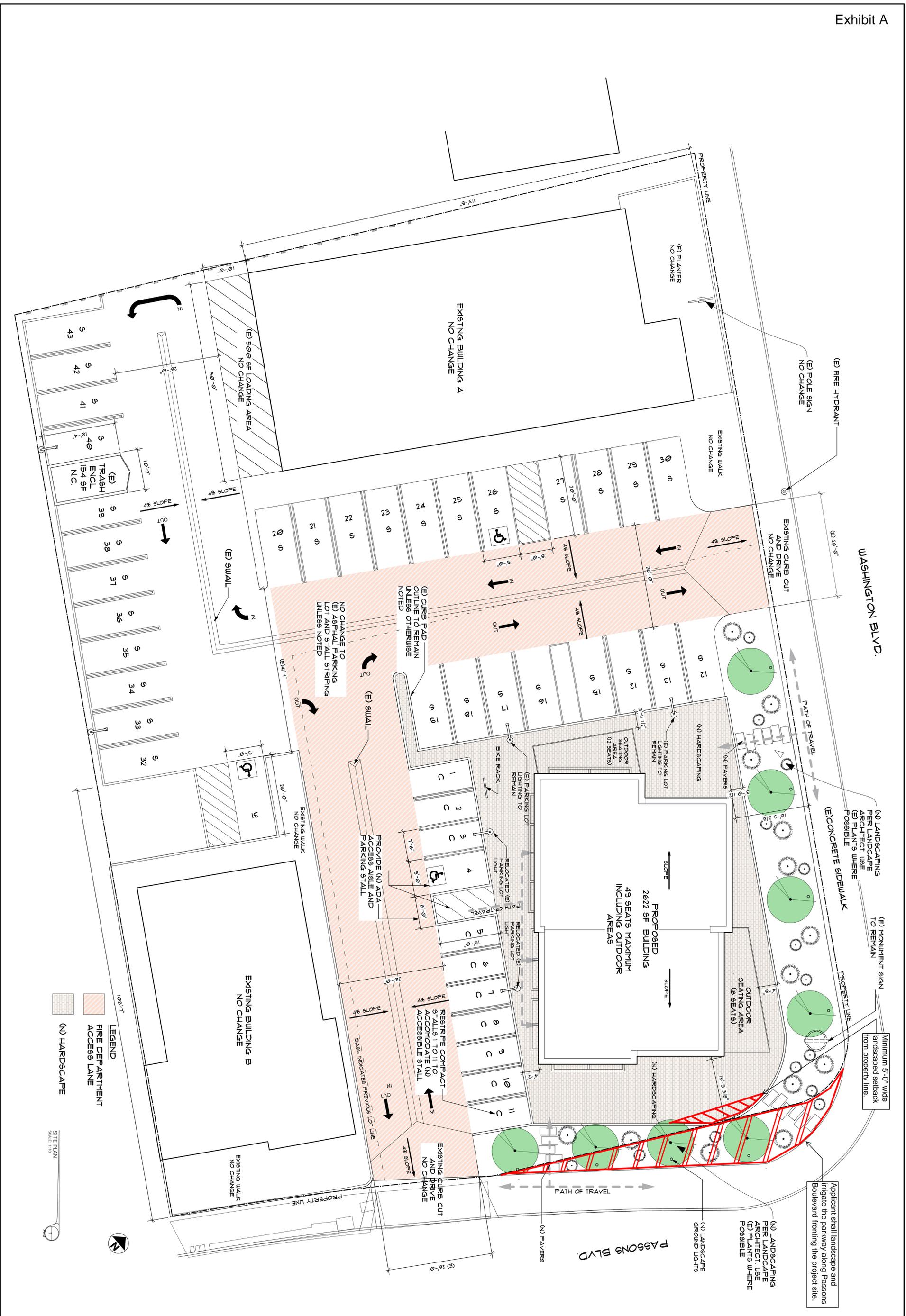
Signed _____

ADOPTED _____

Benjamin A. Martinez, Secretary
Planning Commission
Community and Economic Development Director

(Date)

Exhibits to the Resolution
A thru F



ZAMORA
design workshop
3215 San Marino St. #7
Los Angeles, CA 90006
t: 213.230.1846
hm@lmzamoraa.com
www.lmzamoraa.com

Received
APR 14 2016
Planning Division

Applicant shall landscape and irrigate the parkway along Passons Boulevard fronting the project site.

(N) LANDSCAPING PER LANDSCAPE ARCHITECT USE (E) PLANTS WHERE POSSIBLE

(E) MONUMENT SIGN TO REMAIN

(E) CONCRETE SIDEWALK

(N) LANDSCAPING PER LANDSCAPE ARCHITECT USE (E) PLANTS WHERE POSSIBLE

PROPOSED 2622 SF BUILDING 49 SEATS MAXIMUM INCLUDING OUTDOOR AREAS

(E) PARKING LOT LIGHTING TO REMAIN

(E) CURB PAD OUTLINE TO REMAIN UNLESS OTHERWISE NOTED

NO CHANGE TO (E) ASPHALT PARKING LOT AND STALL STRIPING UNLESS NOTED

PROVIDE (N) ADA ACCESSIBLE AND PARKING STALL

RESTRIPE COMPACT STALLS 1 TO 11 TO ACCOMMODATE (N) ACCESSIBLE STALL

EXISTING CURB CUT AND DRIVE NO CHANGE

EXISTING WALK NO CHANGE

ISSUE
CLIENT REVIEW
03-31-16
DRAWN BY
TZ

PROJECT
9316-9332 WASHINGTON BLVD.
PICO RIVERA, CA 90660

PROJECT NO.
100018

CLIENT
Washington Plaza Holdings, LLC
117 W. 9th Street
Los Angeles, CA 90013

PROPOSED SITE PLAN

A 0.3

DEPARTMENT OF PUBLIC WORKS

INTEROFFICE MEMORANDUM

DATE: May 5, 2019

TO: Christina Gallagher, Associate Planner

FROM:  Jose Loera, Assistant City Engineer

SUBJECT: **PRELIMINARY CONDITIONS OF APPROVAL FOR PROPOSED DEVELOPMENT AT 9316-9332 WASHINGTON BOULEVARD, CUP NO. 730 – NEW COMMERCIAL BUILDING**

The Public Works Department has reviewed the proposed development and provides the following (*preliminary*) conditions of approval pertaining to the subject project:

GENERAL

1. All public works improvements shall be constructed in accordance with the latest edition of the APWA Standard Specifications for Public Works Construction (“Green Book”) and Pico Rivera City Standards, and to the satisfaction of the Director of Public Works/City Engineer prior to the issuance of a Certificate of Occupancy.
2. Developer shall prepare street improvement plans showing all existing and proposed public works improvements.
3. Provide an engineer’s estimate for all public works improvements and pay all plan-check fees in accordance with the latest fee schedule prior to plan review.
4. Pay permit and inspection fees associated with this project in accordance with the latest fee schedule at the time of permit issuance and inspection.
5. Coordinate all public works improvements with the Public Works Department at least 48 hours in advance of work beginning. Contact Mr. John Gonzalez at (562) 755-4375 to arrange for a public works inspection.
6. Developer shall deposit \$5,000 with the City to cover the City’s costs incurred in reviewing the project plans, including the costs of traffic, civil, planning and environmental consultants.
7. To ensure completion of all public works improvements, the developer shall enter into a Development Agreement with the City prior to construction, and post the necessary security in the amount estimated by the City Engineer and form approved

by the City Attorney.

8. Prior to the City's acceptance of the public works improvements, a refundable deposit in the amount of \$1,000 shall be submitted by the developer to the City, which will be refunded upon receipt of "as-built" street improvement plans on City-approved mylar(s).
9. Comply with the City's Community Development Ordinance pertaining to construction debris recycling. Contact the Building Division to obtain a Construction & Demolition Debris Waste Reduction Recycling Plan form(s).
10. Developer shall coordinate with NASA Services at (888) 888-0388 to provide proper construction waste disposal container(s), including facilities for recycling.
11. Developer must comply with all applicable South Coast Air Quality Management District (AQMD) regulations.
12. A lot line map prepared by, or under the direction of a Registered Civil Engineer authorized to practice land surveying, or a Licensed Land Surveyor, must be processed through the City Engineer's office prior to being filed with the County Recorder.
13. Monumentation of the lot boundaries is required for a map based on a field survey.
14. Comply with all requirements of the Subdivision Map Act.
15. Approval for filing of this subdivision is contingent upon approval of plans and specifications required in these Conditions. If the improvements are not installed prior to the filing of this subdivision, the Developer must submit an Undertaking Agreement and a Faithful Performance and Payment Bond in the amount estimated by the City Engineer guaranteeing the installation of the improvements.
16. The City reserves the right to impose any new plan check and/or permit fees approved by City Council subsequent to the Planning Commission's tentative approval of this map.
17. Sight distance lines shall meet AASHTO guidelines and shall be shown on the improvement plans at intersections and/or driveways.
18. All public and private signage and markings for vehicular traffic shall conform to the provisions of the California Manual on Uniform Traffic Control Devices (CA-MUTCD).

GRADING AND DRAINAGE

19. Grading and drainage plans shall be prepared by a Registered Civil Engineer to the satisfaction of the Public Works Department and Building Division. The project shall drain to the street through a parkway drain(s) or storm drain system whenever possible. Show all existing and proposed driveways, curb & gutter, sidewalks, handicap ramps, street trees, tree wells, street lights, street signs, power poles, fire hydrants, bus stop furnishings, utility boxes, meters, traffic signal poles and cabinets, parkway drains, etc. on the plans.
20. Comply with all Federal, State, and local agency requirements pertaining to the Clean Water Act, which establishes regulations, set forth in the Countywide National Pollutant Discharge Elimination System (NPDES) Permit.
21. Comply with the City's Storm Water Management Ordinance and SUSMP requirements. Implement all NPDES requirements and Best Management Practices during and after construction. Provide and obtain approval of a site-specific Erosion Control Plan and/or Storm Water Pollution Prevention Plan (SWPPP) from the City's plan-check consultants.
22. As this project falls under one of the SUSMP planning priority categories, a Standard Urban Stormwater Mitigation Plan must be prepared for this site. All runoff up to the first 0.75 inches of rainfall must be treated/infiltrated. The Los Angeles Regional Water Quality Control Board has instructed the City that infiltration BMPs will be a required component of the SUSMP.
23. All catch basins and on-site storm drain inlet facilities shall be stenciled with the appropriate "No Dumping" message.
24. Historical or existing storm water flow from adjacent property(ies) must be received and directed by gravity to the street, a public drainage facility, or an approved drainage easement.
25. Developer shall submit design and calculations, and obtain permit and inspection for all development perimeter and retaining walls from the Building Division.
26. Dust control operations shall be performed by the developer at the time, location and in the amount required and as often as necessary to prevent the excavation or fill work, demolition operation, or other activities from producing dust in amounts harmful to people or causing a nuisance to persons living nearby or occupying buildings in the vicinity of the work. The developer is responsible for compliance with Fugitive Dust Regulations issued by the Air Quality Management District (AQMD).
27. Control of dust shall be by sprinkling of water, use of approved dust preventatives, modifications of operations or any other means acceptable to the City Engineer,

City of Pico Rivera, the Regional Water Quality Control Board (RWQCB), the AQMD, and any Health or Environmental Control Agency having jurisdiction over the area. The City Engineer shall have the authority to suspend all construction operations if, in his opinion, the developer fails to adequately provide for dust control.

28. A Commercial/Industrial LID Project must incorporate one or more LID system(s) in the project design. The system(s) must be shown on the plans submitted to the City. Pico Rivera's Low Impact Development Guidance Manual (attached) is provided as reference on potential LID systems.
29. Where redevelopment results in an alteration of less than fifty percent of impervious surfaces of a previously existing development, and the existing development was not subject to post-construction stormwater quality control requirements, only the alteration must be mitigated, and not the entire development.

STREET IMPROVEMENTS

30. All deficient public improvements shall be upgraded to current City Standards and to the satisfaction of the City Engineer.
31. Existing curb, gutter and sidewalk damaged during the project construction shall be reconstructed as required by the City Engineer.
32. Asphalt and Portland Cement Concrete paving that is damaged during the project construction shall be reconstructed as required by the City Engineer.
33. In accordance with California Building Code, Title 24 and the requirements of the Americans with Disabilities Act (ADA), handicap facilities shall be constructed and existing facilities shall be reconstructed within the project limits, as necessary, in locations specified by the Public Works Director/City Engineer.
34. Where utility cuts on concrete pavement are proposed, the entire concrete panel shall be removed and reconstructed.
35. Paint new address numbers on the curb face fronting the project.
36. Centerline ties and benchmark monuments shall be preserved. In the event that ties and benchmark monuments are disturbed, a licensed Land Surveyor shall be secured for their reestablishment. All documentation shall be submitted to the City for record keeping.
37. Preserve survey monuments (property corners, centerline ties, etc) in the public right-of-way. All disturbed and removed survey monuments in the public right-of-way shall be re-established and a record of survey shall be filed with the County

Surveyor in accordance with applicable provisions of the state law.

UTILITIES

38. All utility companies (for non-City owned utilities) shall be contacted to establish appropriate easements to provide services to each parcel.
39. All parcels shall be served by utilities, allowing each parcel/lot to function separately from one another.
40. Developer is responsible for research on private utility lines (Gas, Edison, Telephone, Cable, Irrigation, etc.) to ensure there are no conflicts with the site.
41. All existing on-site utility lines and existing utility lines serving the proposed development, that conflict with this project, shall be relocated, removed, or sealed at the developer's expense to the satisfaction of the City Engineer.
42. Remove any encroachments or interfering facilities from the public right-of-way as directed by the City Engineer.
43. The subject property shall be served by underground utilities (SCE, Telephone, and Cable TV).
44. All overhead utility services within the perimeter of the project shall be placed underground.
45. Relocation of any public water or sewer lines shall be subject to approval by the City Engineer.
46. All proposed on-site sewer, water, and drainage facilities shall be private system(s) maintained by the property owner unless otherwise approved by the City as public system(s).

SEWER

47. Install adequate sewer lateral(s) as necessary to serve the proposed development, and abandon any existing sewer laterals that will not be used, to the satisfaction of the Building Division.
48. Secure and provide copy of sewer connection permit from Los Angeles County Sanitation District at 1955 Workman Mill Road, Whittier, CA (562) 698-7411. Contractor License "A" and Public Works permit required.
49. Conduct a sewer capacity study and provide a copy to the Engineering Division subject to City Engineer's approval. In the event that proposed sewer discharge from the development exceeds the existing sewer system capacity, developer shall

upgrade existing sewer system. The limits of the upgrade shall be to the downstream point of connection to where sufficient capacity exists.

50. Developer shall secure sewer system connection/industrial waste permit from County Sanitation District at 1955 Workman Mill Road, Whittier, CA, telephone no. (562) 698-7411 or (562) 685-5217.

WATER

51. Developer shall be responsible to meet all water requirements and guidelines of the Pico Rivera Water District (PWD), the Los Angeles County Health Department and Los Angeles County Fire Department.
52. All water facilities shall be installed outside any driveways and drive approaches, and shall be in accordance with the PWD.
53. The water mains shall be of sufficient size to accommodate the total domestic and fire flow required for the subdivision. The domestic flows required are to be determined by the City Engineer. Fire flows required are to be determined by the Los Angeles County Fire Department.
54. Plans and specifications for the water supply system shall be submitted for approval to the PWD water company serving this land division. The subdivider shall submit an agreement and other evidence, satisfactory to the City Engineer, indicating that the subdivider has entered into a contract with the servicing water purveyor guaranteeing payment and installation of the water improvements.
55. Prior to the filing of the final map, there shall also be filed with the City Engineer, a statement from the water purveyor indicating subdivider compliance with the fire flow requirements of the Los Angeles County Fire Department.

TRAFFIC SAFETY

56. The developer shall be responsible for installing or repairing all centerline striping, traffic legends, raised reflective pavement markers and other traffic delineation required by the City Engineer, including signal loops damaged or required to be installed as part of the project.
57. Ingress and egress on Washington Boulevard and Passons Boulevard shall be restricted to right-turn only. No left-turns to and from the development on Washington Boulevard and Passons Boulevard shall be allowed. City-approved delineators shall be installed, as necessary, on Washington Boulevard and Passons Boulevard centerline to restrict turning movements.
58. Clear unobstructed sight distances shall be provided at all site driveways.

59. Submit a complete set of plans prepared by a civil/traffic engineer to scale. Final conditions and comments cannot be determined until plans are submitted that is sufficiently complete.

***** BUILDING & SAFETY COMMENTS*****

Planning No: CUP-730

Case Planner: Christina Gallagher, Associate Planner

Applicant: Tim Zamora

Location: 9316-9332 Washington Blvd

Project: Construction of 2,622 square foot commercial building

Reviewed By: Kenneth Fields

Date: 4/18/16

SPECIFIC COMMENTS

1. Indicate if the project will be for a shell, which will not prompt the issuance of a certificate of occupancy, or if the scope of work will include the interior tenant improvements as well.
2. If the tenants are to be restaurants the occupancy classification should reflect a "B" or "A-2" occupancy, and plans must be approved by Los Angeles County Health Department prior to permit issuance.
3. The City of Pico Rivera is shown to be subject to liquefaction under earthquake loading. This project will be required to conduct geotechnical investigations to address the potential for liquefaction and differential settlement due to earthquake ground motions. California Building Code (CBC) Sections 1803.5.11 and 1803.5.12 require reporting and submittal of such investigations, including recommended liquefaction mitigation measures, to the Building Official.

GENERAL CONDITIONS

1. Shall comply with the latest adopted edition of the following codes as applicable:
 - a. California Building Code
 - b. California Residential Code
 - c. California Electrical Code
 - d. California Mechanical Code
 - e. California Plumbing Code
 - f. California Energy Code
 - g. California Fire Code
 - h. California Green Building Standards Code
 - i. Pico Rivera Municipal Code
2. Any temporary building, trailer, commercial coach, etc. installed and/or used in connection with a construction project shall comply with City Code.

PRIOR TO ISSUANCE OF BUILDING/CONSTRUCTION PERMITS

1. Plans shall be approved by City of Pico Rivera Building, Planning, and Public Works Departments as well as Los Angeles County Fire Department, and Los Angeles

County Department of Public Works prior to the issuance of building permits for this project.

Los Angeles County Fire Department

5823 Rickenbacker Rd.
Commerce, CA 90040
(323) 890-4125

**Los Angeles County Department of
Public Works**

900 S. Fremont Ave.
Alhambra, CA
(626) 458-5100 ext. 3517

2. The following items shall be completed and/or submitted to Building & Safety – as applicable – prior to the issuance of building permits for this project:
 - a. Precise grading plans shall be approved
 - b. Rough grading completed
 - c. Compaction certification
 - d. Pad elevation certification
 - e. Rough grade inspection signed off by a City Inspector

**CITY OF PICO RIVERA
MEMORANDUM**

Date: April 15, 2016
To: Christina Gallagher
From: Yolanda Lopez 
SUBJECT: 9316 – 9332 Washington Blvd.
CONDITIONAL USE PERMIT NO. 730
REQUEST FOR COMMENTS

City of Pico Rivera Business License Application required for new businesses that plan to move into Space A and Space B as noted on attached plans for 9316 – 9332 Washington Blvd.

Thank you.



COUNTY OF LOS ANGELES FIRE DEPARTMENT

5823 Rickenbacker Road
Commerence, California 90040

DATE: May 17, 2016

ATTENTION: PLANNING SECTION

CITY: Pico Rivera

SUBJECT: Conditional Use Permit 730

LOCATION: 9316-9332 Washington Boulevard

- The Fire Department has no additional requirements for this permit.
- This property is located within the area described by the Fire Department as "Very High Fire Hazard Severity Zone". A "Fuel Modification Plan" shall be submitted and approved prior to final map clearance. (Contact the Fuel Modification Unit, Fire Station #32, 605 North Angeleno Avenue, Azusa, CA 91702-2904, Phone (626) 969-5205 for specific submittal requirements.
- The required fire flow for public fire hydrants at this location is **1500** gallons per minute at 20 psi for a duration of **2** hours, over and above maximum daily domestic demand. **1** Hydrant(s) flowing simultaneously may be used to achieve the required fire flow.
- Public fire hydrant(s): Install Upgrade Verify (flow test) existing public fire hydrant(s).
Private on-site fire hydrant(s): Install Upgrade Verify (flow test) existing private on-site fire hydrants.

All hydrants shall measure 6"x 4"x 2-1/2" brass or bronze, conforming to current AWWA standard C503 or approved equal. All on-site hydrants shall be installed a minimum of 25' feet from a structure or protected by a two (2) hour rated firewall.

- Water:** Per Pico Water District, the Fire Flow Availability form dated March 20, 2016, indicates adequate public fire hydrant spacing and flow requirements for the proposed development. Additional water system requirements may be required when this land is further subdivided and or during the building permit process.
- Access:** Access is adequate as shown on the site plan dated May 17, 2016 (FD)
- Special Requirements:** _____
- Comments:** This project is cleared to proceed to public hearing.

Fire Protection facilities; including access, must be provided prior to and during construction. Should any questions arise regarding this matter, please feel free to call our office @ (323) 890-4243.

Inspector: Nancy Rodeheffer



COUNTY SANITATION DISTRICTS
OF LOS ANGELES COUNTY

1955 Workman Mill Road, Whittier, CA 90601-1400
Mailing Address: P.O. Box 4998, Whittier, CA 90607-4998
Telephone: (562) 699-7411, FAX: (562) 699-5422
www.lacsd.org

GRACE ROBINSON HYDE
Chief Engineer and General Manager

Received

APR 28 2016

Planning Division

April 25, 2016

Ref File No.: 3697233

Ms. Christina Gallagher, Associate Planner
Community and Economic
Development Department
City of Pico Rivera
6615 Passons Boulevard
Pico Rivera, CA 90660

Dear Ms. Gallagher:

Comment Letter for Conditional Use Permit No. 730

The County Sanitation Districts of Los Angeles County (Districts) received the letter and plans for the subject project forwarded by your office on April 18, 2016. The proposed development is located within the jurisdictional boundaries of District No. 2. We offer the following comments regarding sewerage service:

1. The wastewater flow originating from the proposed project will discharge to a local sewer line, which is not maintained by the Districts, for conveyance to the Districts' Downey-Bellflower Trunk Sewer, located in Passons Boulevard just south of Washington Boulevard. The Districts' 18-inch diameter trunk sewer has a capacity of 2.9 million gallons per day (mgd) and conveyed a peak flow of 1.8 mgd when last measured in 2010.
2. The wastewater generated by the proposed project will be treated at the Joint Water Pollution Control Plant located in the City of Carson, which has a capacity of 400 mgd and currently processes an average flow of 258.4 mgd, or the Los Coyotes Water Reclamation Plant located in the City of Cerritos, which has a capacity of 37.5 mgd and currently processes an average flow of 20.8 mgd.
3. The expected increase in average wastewater flow from the proposed project, described in the plan as a 2,622-square-foot retail structure, is 852 gallons per day. For a copy of the Districts' average wastewater generation factors, go to www.lacsd.org, Wastewater & Sewer Systems, click on Will Serve Program, and click on the [Table 1, Loadings for Each Class of Land Use](#) link.
4. The Districts are empowered by the California Health and Safety Code to charge a fee for the privilege of connecting (directly or indirectly) to the Districts' Sewerage System or for increasing the strength or quantity of wastewater discharged from connected facilities. This connection fee is a capital facilities fee that is imposed in an amount sufficient to construct an incremental expansion of the Sewerage System to accommodate the proposed project. Payment of a connection fee will be required before a permit to connect to the sewer is issued. For more information and a copy of

the Connection Fee Information Sheet, go to www.lacsd.org, Wastewater & Sewer Systems, click on Will Serve Program, and search for the appropriate link. In determining the impact to the Sewerage System and applicable connection fees, the Districts' Chief Engineer will determine the user category (e.g. Condominium, Single Family home, etc.) that best represents the actual or anticipated use of the parcel or facilities on the parcel. For more specific information regarding the connection fee application procedure and fees, please contact the Connection Fee Counter at (562) 908-4288, extension 2727.

5. In order for the Districts to conform to the requirements of the Federal Clean Air Act (CAA), the capacities of the Districts' wastewater treatment facilities are based on the regional growth forecast adopted by the Southern California Association of Governments (SCAG). Specific policies included in the development of the SCAG regional growth forecast are incorporated into clean air plans, which are prepared by the South Coast and Antelope Valley Air Quality Management Districts in order to improve air quality in the South Coast and Mojave Desert Air Basins as mandated by the CAA. All expansions of Districts' facilities must be sized and service phased in a manner that will be consistent with the SCAG regional growth forecast for the counties of Los Angeles, Orange, San Bernardino, Riverside, Ventura, and Imperial. The available capacity of the Districts' treatment facilities will, therefore, be limited to levels associated with the approved growth identified by SCAG. As such, this letter does not constitute a guarantee of wastewater service, but is to advise you that the Districts intend to provide this service up to the levels that are legally permitted and to inform you of the currently existing capacity and any proposed expansion of the Districts' facilities.

If you have any questions, please contact the undersigned at (562) 908-4288, extension 2717.

Very truly yours,



Adriana Raza
Customer Service Specialist
Facilities Planning Department

AR:ar



CITY OF PICO RIVERA APPLICATION

CONDITIONAL USE PERMIT NO. 730 MODIFICATION NO. _____

PRECISE PLAN OF DESIGN NO. _____ MAJOR VARIANCE NO. _____

APPLICATION FEE \$2,270 MINOR VARIANCE NO. _____

PROJECT ADDRESS: 9316+9332 + \$125.00 Washington Blvd. Pico Rivera

CURRENT USE OF PROPERTY: Vacant/Landscape (E) Retail

PROJECT DESCRIPTION: New Construction of 2622 SF retail/Commercial building.

ALL APPLICATIONS:

- Environmental Information Form
- Hazardous Waste & Substance Site Statement
- All Property Owners' Written Authorization
- Color Photos Of Subject Property
- Title Report (if new construction is proposed)

CUP AND MAJOR VAR. APPLICATIONS:

- Seventeen (17) sets of plans
- 300 Foot Radius Map
- Mailing Labels (2 sets)
- Certification Statement
- Reason for Variance

PPD, MODIFICATIONS, AND MINOR

VARIANCE APPLICATIONS:

- Seven (7) Sets Of Plans

ENVIRONMENTAL FEES

- Initial Study \$530
- Categorical Exemption \$125
- Negative Declaration \$825
- Mitigated Negative Declaration \$1,465
- Department of Fish and Game \$2,010.25*
- LA County Recorder Filing \$75*

Note: Additional fees may apply

Khosrow Pakrawan / [Signature]
Print OWNER'S Name / Applicant's Signature

Khosrow (Jack) Pakrawan / _____
OWNER'S Address /

Tim Zamora / [Signature]
Phone /

3215 San Marino #7 / Los Angeles CA, 90006
Print Applicant's Name / Applicant's Address
310 418 7729 / Phone

Applicant Address / Phone

----- CITY USE ONLY -----

APPLICATION RECEIVED BY: Christina Gallagher DATE: 4/14/10

GENERAL PLAN: MU ZONING: C-G/M-U overlay REDEVELOPMENT: N/A

11105767100141643325.00898221



ENVIRONMENTAL INFORMATION FORM
(To be Completed by Applicant)

DEPARTMENT OF
COMMUNITY DEVELOPMENT

Date Filed: 4-1-16

Related Application(s): lot merger, building permit

CITY OF PICO RIVERA

P.O. BOX 1016
6615 PASSONS BLVD.
PICO RIVERA, CA
90660-1016

PLANNING DIVISION
(562) 801-4332

BUILDING DIVISION
(562) 801-4360

NEIGHBORHOOD
SERVICES DIVISION
(562) 801-4332

FAX (562) 949-0280

E-MAIL:
AVILLANUEVA@PICO-RIVERA.ORG

WEBSITE:
WWW.PICO-RIVERA.ORG

General Information

1. Name and address of developer or project sponsor: JACK PAKRAVAN

2. Address of project: 9316 - 9332 Washington Blvd.

Assessor's Block and Lot Number: _____

3. Name, address, and telephone number of person to be contacted concerning this project: Tim Zamora 3215 San Marino St. #7
Los Angeles, CA 90006

4. Indicate number of the permit application for the project to which this form pertains: CUP 730

5. List and describe any other related permits and other public approvals required for this project, including those required by city, regional, state and federal agencies: lot merger (Certificate of Compliance),
Building Permit, Fire Dept. Clearance

6. Existing zoning district: GC - general Commercial/Mixed-Use Overlay

7. Proposed use of site/associated project: general Commercial /
Small retail takeout restaurant w/ incidental
Seating, not to exceed 49 seats.

Project Description

8. Site size: 40,394 SF (After lot merger)

9. Square footage: 2622 SF

10. Number of floors of construction: 1

11. Amount of off-street parking provided: 43 spaces

12. Attach plans: Site plan, Survey, Floor plan, elevations
13. Proposed scheduling: TBD
14. Associated projects: None
15. Anticipated incremental development: N/A
16. If residential, include the number of units, schedule of unit sizes, range of sale prices or rents, and type of household size expected: N/A
17. If commercial, indicate the type, whether neighborhood, city or regionally oriented, square footage of sales area, and loading facilities: neighborhood. 500 SF (E)
loading area, Approx. 2000 SF of sales area
18. If industrial, indicate type, estimated employment per shift, and loading facilities: N/A
19. If institutional, indicate the major function, estimated employment per shift, estimated occupancy, loading facilities, and community benefits to be derived from the project: N/A
20. If the project involves a variance, conditional use or rezoning application, state this and indicate clearly why the application is required: _____

Are the following items applicable to the project or its effects? Discuss below all items checked yes (attach additional sheets as necessary).

- | | Yes | No |
|--------------------------------------------------------------------------------------------------------------------------|--------------------------|-------------------------------------|
| 21. Change in existing features of any bays, tidelands, beaches, or hills, or substantial alteration of ground contours. | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 22. Change in scenic views or vistas from existing residential areas or public lands or roads. | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

- | | Yes | No |
|--------------------------------------------------------------------------------------------------------------------------|--------------------------|-------------------------------------|
| 23. Change in pattern, scale or character of general area of project. | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 24. Significant amounts of solid waste or litter. | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 25. Change in dust, ash, smoke, fumes or odors in vicinity. | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 26. Change in ocean, bay, lake, stream or ground water quality or quantity, or alteration of existing drainage patterns. | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 27. Substantial change in existing noise or vibration levels in the vicinity. | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 28. Site on filled land or on slope of 10 percent or more. | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 29. Use of disposal of potentially hazardous materials, such as toxic substances, flammables or explosives. | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 30. Substantial change in demand for municipal services (police, fire, water, sewage, etc.). | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 31. Substantially increase fossil fuel consumption (electricity, oil, natural gas, etc.) | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 32. Relationship to a larger project or series of projects. | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Environmental Setting

33. Describe the project site as it exists before the project, including information on topography, soil stability, plants and animals, and any cultural, historical or scenic aspects. Describe any existing structures on the site, and the use of the structures. Attach photographs of the site. Snapshots or polaroid photos will be accepted. *See Categorical Exemption report. See attached photos.*

34. Describe the surrounding properties, including information on plants and animals and any cultural, historical or scenic aspects. Indicate the type of land use (residential, commercial, etc.), intensity of land use (one-family, apartment houses, shops, department stores, etc.), and scale of development (height, frontage, set-back, rear yard, etc.). Attach photographs of the vicinity. Snapshots or polaroid photos will be accepted.

See Categorical exemption report. See attached photos.

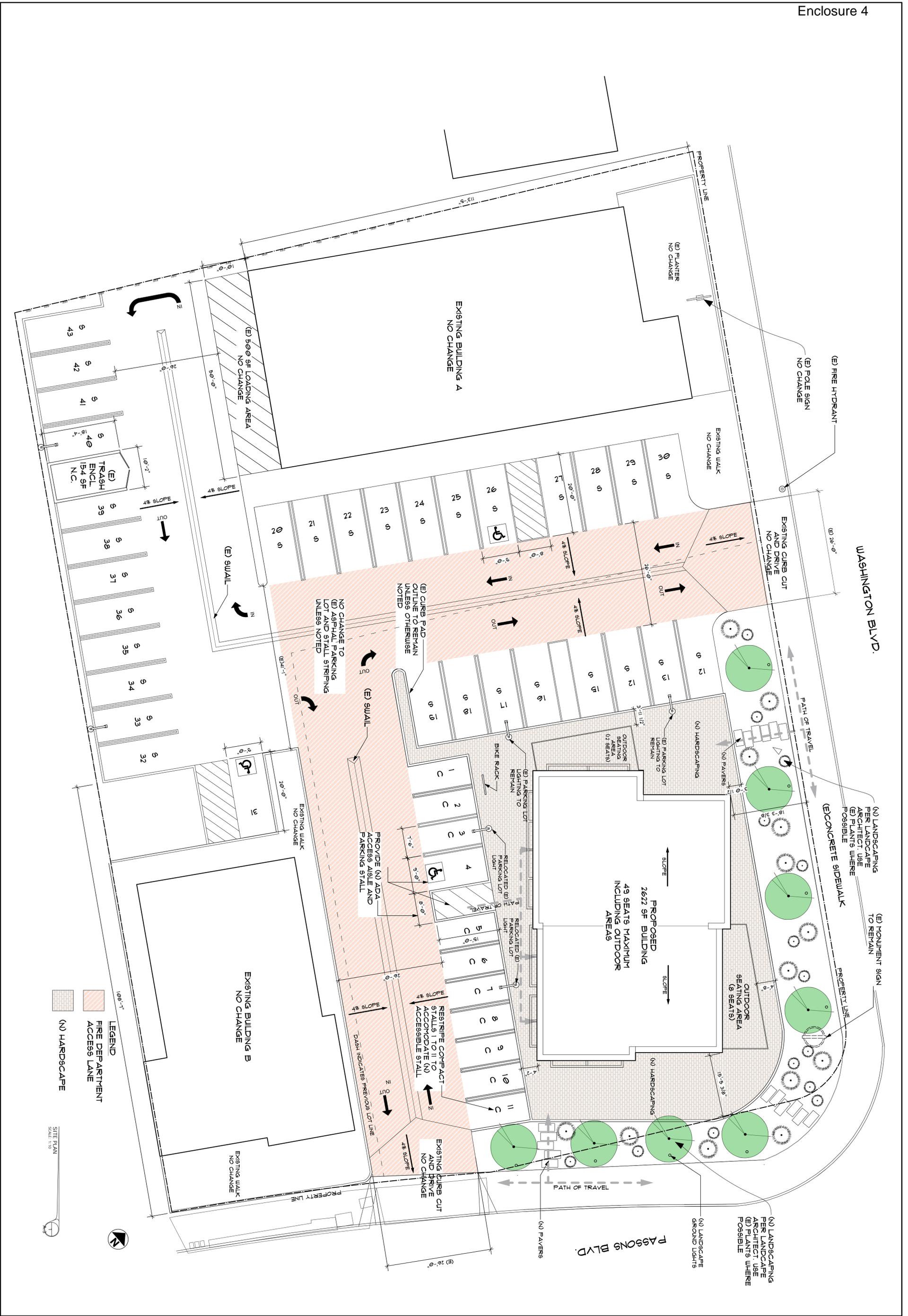
Certification

I hereby certify that the statements furnished above and in the attached exhibits present the data and information required for this initial evaluation to the best of my ability, and that the facts, statements, and information presented are true and correct to the best of my knowledge and belief.

Date: 4-1-16

Signature: Tim Zama

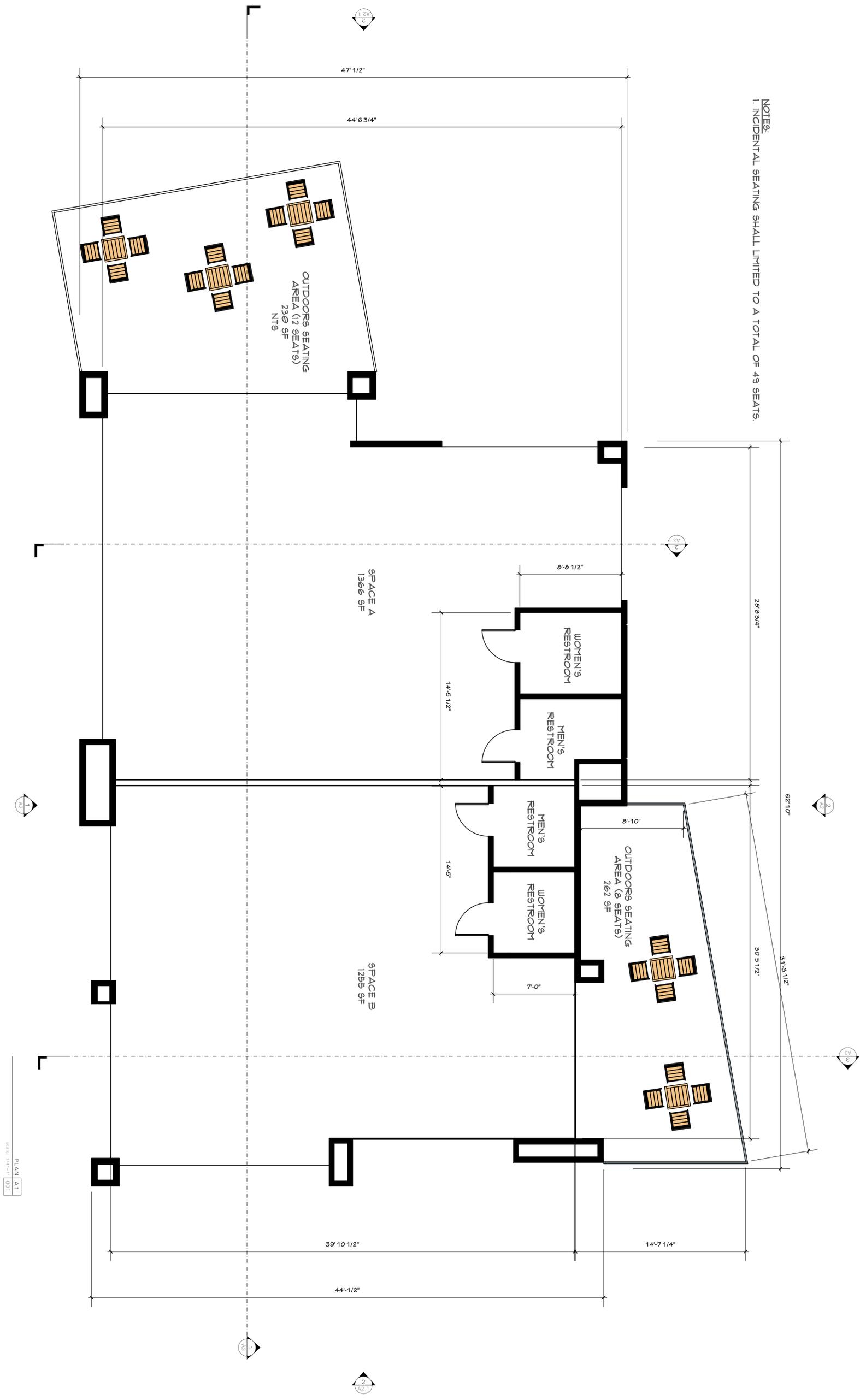
For: Jack Pakrawan



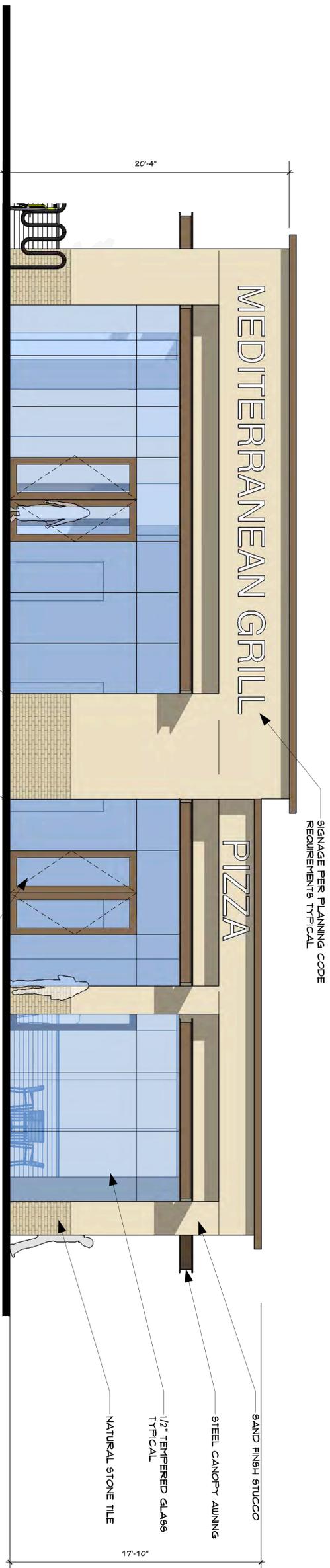
LEGEND
 FIRE DEPARTMENT ACCESS LANE
 (N) HARDSCAPE

SITE PLAN
 SCALE: 1/8" = 1'-0"

NOTES:
 1. INCIDENTAL SEATING SHALL LIMITED TO A TOTAL OF 49 SEATS.



PLAN | A1
 SCALE: 1/4" = 1'-0"
 001

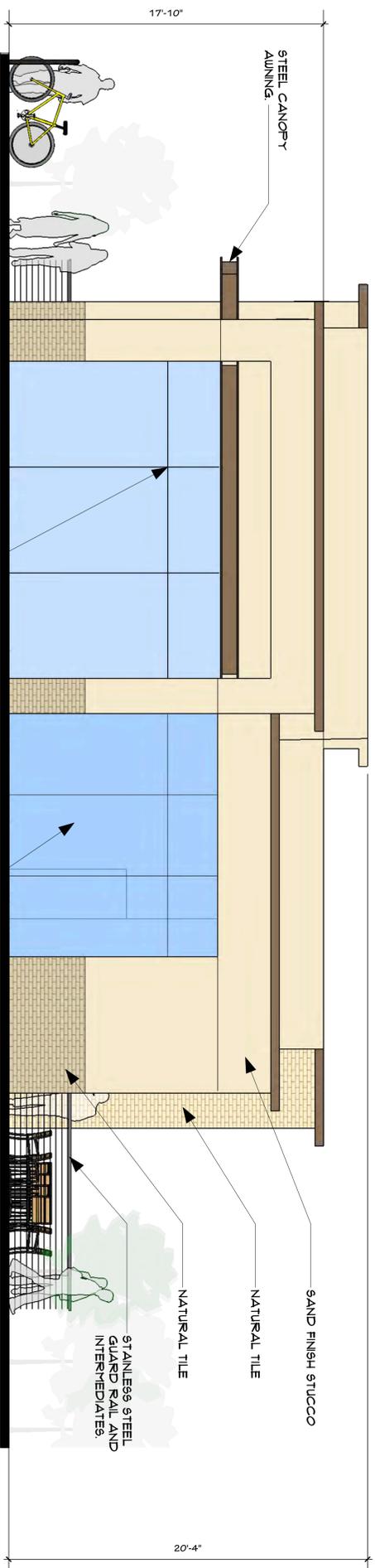


NOTES:
 1. ALL NEW EXTERIOR PEDESTRIAN AND PARKING LIGHTING SHALL MEET REQUIREMENTS FOR LIGHT SPILLAGE AND ENERGY SAVINGS.

ELEVATION | A2 |
 SCALE: 1/8"=1'-0"

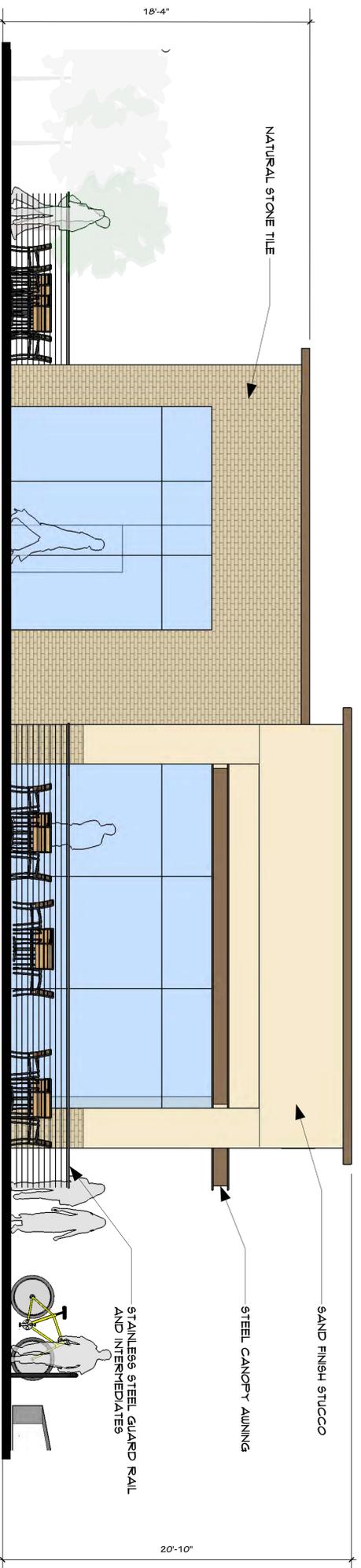


ELEVATION | A2 |
 SCALE: 1/8"=1'-0"



NOTES:
 1. ALL NEW EXTERIOR PEDESTRIAN AND PARKING LIGHTING SHALL MEET REQUIREMENTS FOR LIGHT SPILLAGE AND ENERGY SAVINGS.

ELEVATION :: A2.1
 SCALE: 1/4"=1'-0"



ELEVATION :: A2.1
 SCALE: 1/4"=1'-0"

ELEVATIONS

ISSUE
 CUP/FIRE REVIEW
 03-31-16
 DRAWN BY
 TZ

PROJECT
 9316-9332 WASHINGTON BLVD.
 PICO RIVERA, CA 90660
 PROJECT NO.
 100018

CLIENT
 Washington Plaza Holdings, LLC
 117 W. 9th Street
 Los Angeles, CA 90013

**CONDITIONAL USE PERMIT NO. 730 - 9332 WASHINGTON BOULEVARD
VERBAL AND WRITTEN COMMUNICATIONS - TABLE OF CONTENTS
PLANNING COMMISSION PUBLIC HEARING AUGUST 1, 2016**

NO.	SUBMITTAL DATE	NAME	FORMAT	DESCRIPTION
1	July 7, 2016	Jackie Lopez	Written	Submitted to staff at July 7, 2016 Community Open House.
2	July 7, 2016	Natalie Lopez	Written	Submitted to staff at July 7, 2016 Community Open House.
3	July 26, 2016	Ruben Hurtado	Verbal	Submitted to staff at Planning Counter
4	July 26, 2016	Danielle Ruiz	Verbal	Submitted to staff at project site.

7/7/16



City of Pico Rivera
Community & Economic Development Department
Southwest Corner Passons & Washington Blvds.

Community Open House Meeting | Thursday, July 7, 2016

Please provide your comments:

Refer to attached form/
statement.

Thank you for your consideration

Optional

Name: Natalie Lopez
Address: 9333 Goodber St.
City: Pico Rivera State: CA Zip: 90660
Phone: 562 447-5047
E-mail: NLOPEZ60@ME.COM

Dear City of Pico Rivera,

Regarding the Southwest corner of Passons and Washington Boulevard;

As a resident of the City of Pico Rivera for over 50 years, living approximately 100 feet from this area in question, why would the city allow this beautiful garden to be removed and be replaced with another commercial building. There are plenty of empty retail spaces down the street. Washington and Rosemead Blvd, Pico Rivera Town Center. Whittier Boulevard and Rosemead Boulevard known as the Target shopping center. There is also the strip mall where the Old Taco Shack once occupied behind the Shell gas station that has empty spaces as well .We should fill up these empty retail spaces FIRST.

We have a 7 Eleven that offers a variety of coffee and treats. Starbucks less than one mile East and West of said site.

Please do not allow another commercial building to go up and obstruct this beautiful garden at this intersection. Currently there's not even enough parking to accommodate the current patrons. Please encourage this new prospect to fill a vacated retail site in the existing town center or other strip malls located in Pico Rivera. I encourage new businesses to establish growth in our community however please not at this intersection.

Natalie Lopez

Christina Gallagher

From: Hector Hernandez
Sent: Tuesday, July 26, 2016 8:46 AM
To: Christina Gallagher
Subject: Southwest Corner of Passons & Washington

Follow Up Flag: Follow up
Flag Status: Flagged

Tina,

Here is the information for the person that I spoke to with concerns regarding the development proposal for the southwest corner of Passons & Washington.

Ruben Hurtado

Resident feels that the proposed development will worsen the current parking conditions and the flow of traffic entering the project site mainly from Passons Boulevard.

Resident is disabled and does not feel there is enough ADA parking to accommodate the Care More facility and that the new development will only make things worse.

Hector Hernandez | Planning Division
Department of Community & Economic Development
6615 Passons Boulevard | Pico Rivera, CA 90660
T (562) 801-4340 | F (562) 949-0280

CLICK [HERE](#) FOR OUR NEW ONLINE BUSINESS RESOURCE CENTER

Christina Gallagher

From: Hector Hernandez
Sent: Tuesday, July 26, 2016 3:30 PM
To: Christina Gallagher
Subject: Southwest Corner of Washington & Passons.

Tina,

I spoke to Daniela (Office Manager) from Care More located on the southwest corner of Washington and Passons. She expressed her concern to me regarding the potential for parking issues with the new corner development. She mentioned how the parking is usually worse when the local high school is in session.

Hector Hernandez | Planning Division
Department of Community & Economic Development
6615 Passons Boulevard | Pico Rivera, CA 90660
T (562) 801-4340 | F (562) 949-0280

CLICK [HERE](#) FOR OUR NEW ONLINE BUSINESS RESOURCE CENTER

Notice of Exemption

To: County Clerk
County of Los Angeles
12400 Imperial Highway
Norwalk, CA 90650

From: Community & Economic Development Department
City of Pico Rivera
6615 Passons Boulevard
Pico Rivera, CA 90660

Project Title: 9316-9332 Washington Boulevard Infill Development Project

Project Location-Specific: The proposed infill project would be located at 9316-9332 Washington Boulevard in the City of Pico Rivera, County of Los Angeles, CA (project site) on the southwest corner of Washington and Passons Boulevards. The project site is bound by Washington Boulevard to the north (northeast), Passons Boulevard to the east, a 17-unit condominium development to the south, and a commercial development and single-family homes to the west. The Los Angeles Assessor's Identification Numbers (AIN) are 6381-006-024 and 6381-006-025.

Project Location-City: Pico Rivera **Project Location-County:** Los Angeles

Description of Nature, Purpose, and Beneficiaries of Project:

The project applicant is requesting a Conditional Use Permit (No. 730) and a lot merger application (to be recorded under Certificate of Compliance No. 555) to allow the development of a 2,622 square foot (sf) commercial building at 9332 Washington Boulevard (AIN 6381-006-024) and the merger of two lots (parcels) that would result in combining the parcels AIN 6381-006-024 (9332 Washington Boulevard) and AIN 6381-006-025 (9316 Washington Boulevard) into one approximately 40,394 sf lot. The proposed 2,622 sf commercial building would consist of two small tenant spaces for restaurant uses with floor areas of approximately 1,366 sf and 1,255 sf, and a combined total number of incidental seating not to exceed 49 seats. The parcel located at 9332 Washington Boulevard is currently landscaped and irrigated with the perimeter of the parcel developed with a drive aisle and parking stalls to serve an existing commercial development located on the adjacent parcel located at 9316 Washington Boulevard, which consists of two commercial buildings.¹ The new commercial building would be constructed on the 9332 Washington Boulevard parcel and would feature natural stone and sand stucco finishes with tempered glass and steel canopies, and would have outdoor seating areas for each tenant space enclosed by steel guardrails. The project would be an infill project and would provide 43 parking spaces with existing ingress and egress provided via a driveway approach along Washington Boulevard and along Passons Boulevard. The proposed lot merger would legally combine the parcel where the new 2,622 sf commercial building is proposed at 9332 Washington Boulevard with the parcel consisting of the existing commercial center development at 9316 Washington Boulevard. The project would be designed and implemented pursuant to all applicable City, State, federal, and local regulations. The beneficiaries of the project would include the residents and visitors to the City of Pico Rivera (City).

Name of Public Agency Approving the Project: City of Pico Rivera

Person/Agency Carrying Out the Project: Christina Gallagher, Senior Planner

¹ The existing lot contains landscaping features and fixtures but does not contain any buildings or major structures.

Exempt Status: (Check One)

- Ministerial (Section 21080(b)(1); CEQA Guidelines Section 15268):
- Declared Emergency (Section 21080(b)(3); CEQA Guidelines Section 15269(a)):
- Emergency Project (Section 21080(b)(4); CEQA Guidelines Section 15269(b)(c)):
- Categorical Exemption (Section 21084; CEQA Guidelines Sections 15300 -15333):
CEQA Guidelines Section 15332 – Infill Development Projects, Class 32 (a-e)
- Statutory Exemption:

Reasons Why Project is Exempt:

The project is consistent with California Environmental Quality Act Guidelines Section 15332 – for infill development projects (Class 32) for the reasons discussed in the following section.

- (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.*

The City General Plan designates land use at the project site as Mixed Use (MU).² The project site is zoned as General Commercial (C-G) with a Mixed-Use Overlay (M-U Overlay) zone.³ The project is a commercial infill development and would adhere to the City’s intended development at the site. The project includes the approval of a Conditional Use Permit (CUP) and the ministerial approval of a lot merger application. The project would meet the City’s goals and policies as outlined in the Land Use Element of the General Plan including but not limited to: Policies 3.8-3 and 3.8-4 which are described below.⁴

Policy 3.8-3, Revitalization of Obsolete and Underused Properties, encourages the consolidation of small parcels, joint public-private partnerships, and land clearance and resale to facilitate revitalization of underused and obsolete commercial properties. Policy 3.8-4, New Commercial and Mixed-Use Development, promotes high quality commercial, office and mixed-use development, and redevelopment that is compatible with surrounding uses, and enhances adjacent streetscapes.

As such, the project is consistent with the applicable General Plan land use 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.*

The project site is located within the City limits and consists of an approximately 40,394 sf (0.93 acre) commercial lot. The project site is no more than five acres. The project site is surrounded by urban uses (e.g., major transportation arteries and commercial activity) including Washington Boulevard to the north (northeast) with commercial land uses across Washington Boulevard, Passons Boulevard to the east with commercial land uses

²City of Pico Rivera. 2014 (Approved). General Plan, Land Use Element. Available at: <http://www.pico-rivera.org/depts/ced/planning/plan.asp>. Accessed

³City of Pico Rivera. Accessed February 2014. Municipal Code, General Commercial 18.28. Available at: <http://qcode.us/codes/picorivera/>

⁴City of Pico Rivera. 2014 (Approved). General Plan, Land Use Element. Available at: <http://www.pico-rivera.org/depts/ced/planning/plan.asp>

across Passons Boulevard, a 17-unit condominium development to the south, and a commercial land use and single-family homes to the west.

- (c) *The project site has no value as habitat for endangered, rare or threatened species.*

The project site is located on a previously disturbed lot in a highly urbanized community. The project site is surrounded by existing commercial and residential developments. The project site has not been designated as a sensitive or biological site and no sensitive or biological resources have been identified on the lot that will be impacted by the project.⁵

- (d) *Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality.*

Technical memorandums prepared for the project demonstrate that the project would not be expected to result in significant impacts related to air quality, noise, or traffic.⁶ (Appendix A, Air Quality, Appendix B, Noise, and Appendix C, Traffic). The project would not be expected to exceed the thresholds of significance for these environmental factors.

An air quality analysis was prepared to determine if project emissions would result in air quality impacts (see Appendix A). The analysis concludes that based on the South Coast Air Quality Management District (SCAQMD) localized significance thresholds (LSTs) model and methodology, neither the project's construction (short-term) or operational (long-term) air emissions would be expected to exceed any air emission thresholds established by SCAQMD. Therefore, the project would not have any significant air quality impacts.

The noise assessment was prepared to determine if the project would violate the City's established noise policies or result in a noise nuisance to inhabitants in Pico Rivera (see Appendix B). The applicant shall implement the City's standard construction measures as outlined in the General Plan in Policy 11.3-1, Construction Noise, as applicable to ensure that noise level do not result in a significant impact to sensitive receptors. Specifically, Policy 11.3-1 states that: the applicant minimize construction-related noise and vibration by limiting construction activities within 500 feet of noise-sensitive uses from 7:00 A.M. to 7:00 P.M. seven days a week; after hour permission shall be granted by City staff, Planning Commission, or the City Council. In addition, all construction activities must implement standard construction control measures defined in General Plan 11.3-1, as follows:

- Implement a construction-related noise mitigation plan. This plan would depict the location of construction equipment storage and maintenance areas, and document methods to be employed to minimize noise impacts on adjacent noise sensitive land uses.
- Utilize construction equipment noise reduction features (e.g., mufflers and engine shrouds) that are no less effective than those originally installed by the manufacturer.

⁵City of Pico Rivera. 2014 (Approved). General Plan. Available at: <http://www.pico-rivera.org/depts/ced/planning/plan.asp>

⁶IECG. 2016. Appendix A, Air Quality Technical Memorandum, Appendix B, Noise Technical Memorandum, and Appendix C, Traffic Technical Memorandum. Los Angeles, CA.

- Ensure that haul truck deliveries be subject to the same hours specified for construction. Additionally, the plan shall denote any construction traffic haul routes where heavy trucks would exceed 100 daily trips (counting those both to and from the construction site). To the extent feasible, the plan shall denote haul routes that do not pass sensitive land uses or residential dwellings.

Construction and operational noise levels associated with the project would be consistent with the City's General Plan and Municipal Code. Specifically, the project would not result in a significant impact and would meet the City's exterior noise level standard of 75 dBA for the urban/commercial setting or 65 dBA at the property lines of the surrounding residential areas. As a result, the project will not generate noise that will exceed City adopted noise level standards.

The traffic analysis provides an evaluation of the potential traffic impacts that may occur as a result of the construction and operation of a proposed infill project. Vehicle trips at the project site would be generated during construction from construction vehicles and during operation from restaurant patrons. The traffic analysis determined that the project would be estimated to generate approximately 254 daily trips with 23 AM peak hour trips and 22 PM peak hour trips. As such, the daily vehicle trips generated by the project would not be expected to impact the level of service on roadway segments or at the intersection of Washington Boulevard and Passons Boulevard.

Surface water from the project site will flow into the existing storm water collection system located adjacent to the project site. Additionally, the project would be in compliance with the applicable City, State, federal, and local regulations governing construction and operation of the restaurants including regulations related to water quality (e.g., City design standards, stormwater management, and pollutant control).

Based upon the findings of the technical memorandums and the discussion provided in this response, the project would not be expected to result in significant impacts related to air quality, noise, traffic, or water quality.

(e) *The site can be adequately served by all required utilities and public services.*

The project site can be adequately served by all required utilities and public services including power (electric), water, gas, sewer, trash, and storm drain. These utilities are currently available for the existing commercial uses located within the 9316 Washington Boulevard parcel, which would be merged with the parcel located at 9332 Washington Boulevard where the 2,622 sf commercial building is proposed. Utility providers in the City include: the City Sewer Division, City Water District, Southern California Edison, and Southern California Gas. Additionally, the project site would be adequately served by the existing police and fire services provided by the Los Angeles County Sheriff's Department (at the Pico Rivera Station) and Los Angeles County Fire Department, respectively.

Section 15300.2 of the CEQA Guidelines, Exceptions, provides conditions under which categorical exemptions are inapplicable. As described in the section below, none of the exceptions apply to the project.

- (a) *Location. Classes 3, 4, 5, 6, and 11 are qualified by consideration of where the project is to be located – a project that is ordinarily insignificant in its impact on the environment may in a particularly sensitive environment be significant. Therefore, these classes are considered to apply all instances, except where the project may impact on an environmental resource of hazardous or critical concern where designated, precisely mapped, and officially adopted pursuant to law by federal, state, or local agencies.*

The project is an infill development that would be located on a previously disturbed lot in a highly urbanized community. The project site is surrounded by existing commercial and residential developments. The project site has not been designated as a sensitive or biological site and no sensitive or biological resources have been identified on the lot that will be impacted by the Project.⁷ The project site does not contain any designated, precisely mapped, or officially adopted hazardous or critical concern.⁸ Therefore, the project will not have the potential to adversely impact sensitive or biological resources.

- (b) *Cumulative Impact. All exemptions for these classes are inapplicable when the cumulative impact of successive projects of the same type in the same place, over time is significant.*

The City's list of current projects was reviewed and currently, there are no other successive projects of the same type planned in the immediate area surrounding the project site during the same construction period.⁹ There are two projects located within the vicinity of the project. A 17-unit condo development located directly south of the project location at 7025-7031 Passons Boulevard is nearing the end of the construction phase and an extended stay hotel located at 6605 Rosemead Boulevard (more than 0.25 mile northwest of the project site) is currently in the planning phase. Based upon the analyses completed and due to the anticipated project phase of the 7025-7031 Passons Boulevard project and location of the 6605 Rosemead Boulevard project, the project would not have the potential to result in impacts that would be considered significant or that would contribute to significant cumulatively considerable impacts. The project would entail temporary and limited construction activities within a limited area. Therefore, no cumulative impacts will be expected to result from the proposed project.

- (c) *Significant Effect. A categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances.*

There are no known unusual circumstances associated with the project. Infill projects are common in the City and in urban environments. Additionally, the project has been designed and will be implemented in compliance with all relevant regulations and policies that govern construction efforts (including but not limited to the City's construction standards and requirements)¹⁰ in order to avoid potentially significant impacts to environmental resources. Therefore, it is not anticipated that the project will have a significant effect on the environment due to unusual circumstances.

⁷ City of Pico Rivera. 2014 (Approved). General Plan. Available at: <http://www.pico-rivera.org/depts/ced/planning/plan.asp>

⁸ California Department of Toxic Substances Control. DTSC Databases. Available at: <http://www.dtsc.ca.gov/database/index.cfm>. Accessed February 2016.

⁹ City of Pico Rivera. 2014. Current Projects. Available at: <http://www.pico-rivera.org/depts/ced/planning/projects.asp>

¹⁰ City of Pico Rivera. Accessed February 2014. Municipal Code. Available at: <http://qcode.us/codes/picorivera/>

- (d) *Scenic Highways. A categorical exemption shall not be used for a project which may result in damage to scenic resources, including but not limited to, trees, historic buildings, rock outcroppings, or similar resources, within a highway officially designated as a state scenic highway.*

The closest officially designated State scenic highway is State Route 2 (SR2), which is located more than 17 miles north of the project site.¹¹ Neither Washington Boulevard nor Passons Boulevard is designated as a State scenic highway.¹² Therefore, the project will not be expected to result in damage to scenic resources or similar resources within a highway officially designated as a State scenic highway.

- (e) *The project is located on a site which is included on any list compiled pursuant to Section 65962.5 of the Government Code; or*

The project site is not included on any list compiled pursuant to Section 65962.5 of the Government Code.¹³ Additionally, there are no such sites located within a 0.25 mile of the project site. Therefore, the project will not be expected to result in impacts related to being located on a hazardous waste site.

- (f) *Historical Resources. A categorical exemption shall not be used for a project which may cause a substantial adverse change in the significance of a historical resource.*

The project would be located on a previously disturbed vacant lot within a commercial area. The project site does not contain any known historic resources. While it is highly unlikely at the project site, should any potential resources or human remains be uncovered during ground disturbing activities, as a project implementation practice, work at the project site will stop immediately and will not resume until the potential historic resources are evaluated by a qualified archaeologist, coroner, or Native American representative, as appropriate. As such, the project will not be expected to cause a substantial adverse change in the significance of a historic resource.

Based on the analysis provided in this Notice of Exemption, the project meets and complies with the conditions and requirements of CEQA Guidelines Section 15332 (Class 32) and will not have any significant environmental impacts.

Lead Agency Contact Person: Christina Gallagher, Senior Planner **Phone:** (562) 801-4332

If Filed by Applicant:

1. Attached certified document of exemption finding.
2. Has Notice of Exemption been filed by the public agency approving the project?

Signature:

Title:

Date:

- Signed by Lead Agency
 Signed by Applicant

¹¹California Department of Transportation. Accessed February 2016. California Scenic Highway Mapping System. Available at: http://www.dot.ca.gov/hq/LandArch/16_livability/scenic_highways/index.htm.

¹²Ibid.

¹³California Department of Toxic Substances Control. Accessed February 2016. DTSC Databases. Available at: <http://www.dtsc.ca.gov/database/index.cfm>.

APPENDIX A – AIR QUALITY



DATE: June 14, 2016

TO: The City of Pico Rivera (City; on behalf of Washington Plaza Holdings, Inc.)

SUBJECT: **Air Quality Technical Memorandum for the 9316-9332 Washington Boulevard Infill Development Project Located in Pico Rivera, CA**

INTRODUCTION

This technical memorandum provides an evaluation of the potential air quality impacts that may occur as a result of the construction and operation of a proposed infill project. The project applicant is requesting a Conditional Use Permit (No. 730) and a lot merger application (to be recorded under Certificate of Compliance No. 555) to allow the development of a 2,622 square foot (sf) commercial building at 9332 Washington Boulevard (AIN 6381-006-024) and the merger of two lots (parcels) that would result in combining the parcels AIN 6381-006-024 (9332 Washington Boulevard) and AIN 6381-006-025 (9316 Washington Boulevard) into one approximately 40,394 sf lot (project site). The proposed 2,622 sf commercial building would consist of two small tenant spaces for restaurant uses with floor areas of approximately 1,366 sf and 1,255 sf, and a combined total number of incidental seating not to exceed 49 seats. The project would be an infill project and would provide 43 parking spaces with existing ingress and egress provided via a driveway approach along Washington Boulevard and along Passons Boulevard. The proposed lot merger would legally combine the parcel where the new 2,622 sf commercial building is proposed at 9332 Washington Boulevard with the parcel consisting of the existing commercial center development at 9316 Washington Boulevard.

ASSESSMENT

This air quality assessment includes an evaluation of the applicable air quality significance thresholds, modeling, and results. The modeling used for assessing the project was the SCAQMD localized significance thresholds (LSTs) model for a one-acre site. This model and methodology includes conservative assumptions based on project specific data, data collected from the SCAQMD, and comparable information related to similar projects of comparable size. The evaluation and finding presented reflect a stringent conservative approach project to analyzing potential construction and operational impacts associated with the project.

The LSTs methodology was applied to the project because the project is less than one acre and is subject to the California Environmental Quality Act (CEQA). LSTs are used to assess the following criteria pollutants: oxides of nitrogen (NO_x), carbon monoxide (CO), particulate matter less than 10 microns in aerodynamic diameter (PM₁₀) and particulate matter less than 2.5 microns in aerodynamic diameter (PM_{2.5}). LSTs provide a conservative approach to assessing the potential air quality impacts associated with the project because they present the maximum emissions from a project that have the potential to cause or contribute to an exceedance of the most stringent applicable federal or state ambient air quality standard, and are developed based on the ambient concentrations of that pollutant for each source receptor area and distance to the nearest sensitive receptor.¹ The nearest receptors to the project site are residences: a 17-unit condo development located at 7025-7031 Passons Boulevard (approximately 53-ft south from the portion of the project site where construction activities will occur) which is nearing the end of construction; and several single-family homes located approximately 100-ft west of the portion of the project site where construction activities will occur. For PM₁₀ LSTs were derived based on requirements in SCAQMD Rule 403 – Fugitive Dust.² SCAQMD Rule 403 requires control measures to reduce fugitive dust from active operations, storage piles, or disturbed surfaces so as to not be visible beyond the property line or exceed 20 percent opacity.

Impacts would be considered significant if the following would occur:³

1. Maximum daily localized emissions are greater than the LST, resulting in anticipated ambient concentrations in the vicinity of the project site greater than the most stringent ambient air quality standards for CO and NO_x.
2. Maximum localized PM₁₀ or PM_{2.5} emissions during construction are greater than the applicable LST (SCAQMD Rule 403 control requirement).

Construction impacts associated with the project are summarized in the following table. Construction of the project is anticipated to begin by 2017 and would be complete within six months. A review of the City's current projects list⁴ indicates that no other projects are planned for the same place and within the same timeframe as the project.

www.iecg-inc.com

¹ SCAQMD. 2016. Localized Significance Thresholds Methodology. Available at: [http://www.aqmd.gov/search?q=South Coast Air Quality Management LST Methodology](http://www.aqmd.gov/search?q=South+Coast+Air+Quality+Management+LST+Methodology)

² Ibid.

³ Ibid.

⁴ City of Pico Rivera. 2014. Current Projects. Available at: <http://www.pico-rivera.org/depts/ced/planning/projects.asp>

Table 1 - LST Emissions Summary				
	CO	NO_x	PM₁₀	PM_{2.5}
Demolition	2.5	4.3	0.3	0.3
Site Preparation	8.4	18.3	1.5	1.1
Grading	13.2	27.9	1.7	1.4
Building	11.6	24.7	1.5	1.4
Arch Coating and Paving	10.5	19.3	1.4	1.3
Localized Significance Threshold*	151.0	103.0	4.0	3
Exceed Significance?	NO	NO	NO	NO

*This analysis is based on the most stringent LSTs.

*Assumptions are provided in Table 2.

As demonstrated in Table 1, construction air quality emissions related impacts would not exceed the established thresholds.

Operation of the project would not generate substantial quantities of emissions from onsite stationary sources. Small restaurant uses do not fall within the category of land use that have the potential to generate substantial stationary sources of emissions (e.g., warehousing, chemical processing, or other industrial uses or operations that would require a permit from SCAQMD to operate). Small infill projects and restaurants like the project may include the use of kitchen equipment and other standard equipment like an heating, ventilation, and air conditioning system however, emissions associated with this equipment or other operational activities would be nominal. Therefore, operational air quality emissions related impacts would be less than significant.

FINDINGS

The findings of the analysis are as follows:

- Project construction would not cause an exceedance of the daily localized emissions thresholds for CO and NO_x set forth by the SCAQMD.
- Project PM₁₀ or PM_{2.5} emissions during construction would not be greater than the applicable LST.
- The project would not generate construction or operational emissions that would exceed the SCAQMD's regional significance thresholds.
- The project would be consistent with air quality policies set forth by the SCAQMD.
- The project would not be expected to have the potential to individually or collectively contribute to cumulatively significant air quality related impacts.

www.iecg-inc.com

Table 2 - Results by Phase and Equipment								
Demolition								
Vehicle Description	No. of Vehicle	Hours	Trips	Length	CO	NO _x	PM10	PM2.5
Concrete/Industrial Saws	1	3.0			1.30	2.07	0.17	0.16
Tractors/Loaders/Backhoes	1	3.0			1.20	2.17	0.17	0.15
Rubber Tired Dozers	0	1.0			0.00	0.00	0.00	0.00
Haul Trucks			2	0.1	0.01	0.02	0.001	0.001
Total Onsite Emissions					2.51	4.26	0.34	0.32
Localized Significance Threshold*					151	103	4	3
Exceed Significance?					NO	NO	NO	NO
Site Preparation								
Vehicle Description	No. of Vehicle	Hours	Trips	Length	CO	NO _x	PM10	PM2.5
Graders	1	8.0			5.14	12.19	0.66	0.59
Tractors/Loaders/Backhoes	1	8.0			3.19	5.78	0.79	0.48
Haul Trucks			2	0.1	0.01	0.02	0.001	0.001
Water Trucks			3	1.3	0.10	0.33	0.016	0.014
Total Onsite Emissions					8.44	18.32	1.46	1.09
Localized Significance Threshold*					151	151	103	4
Exceed Significance?					NO	NO	NO	NO
Grading								
Vehicle Description	No. of Vehicle	Hours	Trips	Length	CO	NO _x	PM10	PM2.5
Rubber Tired Dozers	1	5.0			7.51	15.63	0.68	0.62
Graders	1	5.0			3.21	7.62	0.40	0.37
Tractors/Loaders/Backhoes	1	6.0			2.40	4.34	0.65	0.37
Haul Trucks			1	0.1	0.00	0.01	0.0004	0.0004
Water Trucks			3	1.3	0.10	0.33	0.0156	0.014
Total Onsite Emissions					13.22	27.92	1.74	1.38
Localized Significance Threshold*					151	151	103	4
Exceed Significance?					NO	NO	NO	NO
Building of 2,500 Square Foot Structure								
Vehicle Description	No. of Vehicle	Hours	Trips	Length	CO	NO _x	PM10	PM2.5
Cranes	1	4.0			2.28	6.12	0.27	0.25
Forklifts	2	6.0			2.84	6.67	0.36	0.33
Tractors/Loaders/Backhoes	2	8.0			6.39	11.56	0.89	0.82
Haul Trucks			3	0.1	0.01	0.03	0.0012	0.0011
Water Trucks			3	1.3	0.10	0.33	0.016	0.015
Total Onsite Emissions					11.62	24.70	1.55	1.42
Localized Significance Threshold*					151	151	103	4
Exceed Significance?					NO	NO	NO	NO

Architectural Coating and Asphalt Paving of Parking Lot								
Vehicle Description	No. of Vehicle	Hours	Trips	Length	CO	NOx	PM10	PM2.5
Pavers	1	6.0			3.45	6.19	0.44	0.41
Cement and Mortar Mixers	2	5.0			4.27	8.17	0.57	0.53
Rollers	1	6.0			0.26	0.38	0.02	0.02
Tractors/Loaders/Backhoes	1	6.0			2.40	4.34	0.34	0.31
Haul Truck			2	0.1	0.01	0.02	0.0008	0.0007
Water Truck			2	1.3	0.07	0.22	0.010	0.010
Total Onsite Emissions					10.46	19.30	1.39	1.28
Localized Significance Threshold*					151	151	103	4
Exceed Significance?					NO	NO	NO	NO

* This analysis is based on the most stringent LSTs.

Table 3 - ARB Off-Road Model Emission Factors						
Equipment Name	Hp	Year 2016 Pollutant Sum of Emissions Factor #/hr				
		CO	NOx	PM10	SOx	VOC
Aerial Lifts	Composite	0.215	0.375	0.026	0.000	0.071
Air Compressors	Composite	0.370	0.766	0.055	0.001	0.118
Bore/Drill Rigs	Composite	0.520	1.229	0.054	0.002	0.116
Cement and Mortar Mixers	Composite	0.044	0.063	0.004	0.000	0.011
Concrete/Industrial Saws	Composite	0.434	0.691	0.058	0.001	0.136
Cranes	Composite	0.571	1.529	0.068	0.001	0.168
Crawler Tractors	Composite	0.662	1.461	0.090	0.001	0.196
Crushing/Proc. Equipment	Composite	0.744	1.513	0.098	0.001	0.227
Dumpers/Tenders	Composite	0.034	0.066	0.004	0.000	0.011
Excavators	Composite	0.570	1.234	0.068	0.001	0.158
Forklifts	Composite	0.237	0.556	0.030	0.001	0.074
Generator Sets	Composite	0.338	0.672	0.041	0.001	0.102
Graders	Composite	0.643	1.524	0.080	0.001	0.183
Off-Highway Tractors	Composite	0.866	2.082	0.102	0.002	0.247
Off-Highway Trucks	Composite	0.793	2.551	0.093	0.003	0.260
Other Construction Equipment	Composite	0.429	1.081	0.047	0.001	0.113

Equipment Name	Hp	CO	NOx	PM10	SOx	VOC
Other General Industrial Equipment	Composite	0.628	1.749	0.078	0.002	0.194
Other Material Handling Equipment	Composite	0.580	1.694	0.075	0.002	0.187
Pavers	Composite	0.576	1.032	0.074	0.001	0.187
Paving Equipment	Composite	0.454	0.940	0.066	0.001	0.141
Plate Compactors	Composite	0.026	0.032	0.002	0.000	0.005
Pressure Washers	Composite	0.068	0.102	0.007	0.000	0.021
Pumps	Composite	0.315	0.578	0.041	0.001	0.099
Rollers	Composite	0.427	0.817	0.057	0.001	0.125
Rough Terrain Forklifts	Composite	0.482	0.851	0.072	0.001	0.137
Rubber Tired Dozers	Composite	1.502	3.125	0.135	0.002	0.351
Rubber Tired Loaders	Composite	0.521	1.225	0.069	0.001	0.153
Scrapers	Composite	1.328	3.063	0.132	0.003	0.335
Signal Boards	Composite	0.096	0.168	0.010	0.000	0.023
Skid Steer Loaders	Composite	0.257	0.306	0.028	0.000	0.078
Surfacing Equipment	Composite	0.659	1.656	0.064	0.002	0.165
Sweepers/Scrubbers	Composite	0.548	0.906	0.073	0.001	0.169
Tractors/Loaders/Backhoes	Composite	0.399	0.723	0.056	0.001	0.111
Trenchers	Composite	0.499	0.791	0.066	0.001	0.176
Welders	Composite	0.228	0.301	0.028	0.000	0.085

APPENDIX B – NOISE



DATE: June 14, 2016

TO: The City of Pico Rivera (City; on behalf of Washington Plaza Holdings, Inc.)

SUBJECT: **Noise Technical Memorandum for the 9316-9332 Washington Boulevard Infill Development Project Located in Pico Rivera, CA**

INTRODUCTION

This technical memorandum provides an evaluation of the potential noise impacts that may occur as a result of the construction and operation of a proposed infill project. The project applicant is requesting a Conditional Use Permit (No. 730) and a lot merger application (to be recorded under Certificate of Compliance No. 555) to allow the development of a 2,622 square foot (sf) commercial building at 9332 Washington Boulevard (AIN 6381-006-024) and the merger of two lots (parcels) that would result in combining the parcels AIN 6381-006-024 (9332 Washington Boulevard) and AIN 6381-006-025 (9316 Washington Boulevard) into one approximately 40,394 sf lot (project site). The proposed 2,622 sf commercial building would consist of two small tenant spaces for restaurant uses with floor areas of approximately 1,366 sf and 1,255 sf, and a combined total number of incidental seating not to exceed 49 seats. The project would be an infill project and would provide 43 parking spaces with existing ingress and egress provided via a driveway approach along Washington Boulevard and along Passons Boulevard. The proposed lot merger would legally combine the parcel where the new 2,622 sf commercial building is proposed at 9332 Washington Boulevard with the parcel consisting of the existing commercial center development at 9316 Washington Boulevard.

ASSESSMENT

Noise impacts of projects are typically evaluated according to the noise ordinance or standards of the community in which the project is located. The City of Pico Rivera (City) municipal code does not specify noise numerical decibel limits. Instead, the municipal code prohibits unnecessary noises, stating that, "No person shall make, cause or suffer, or permit to be made, upon any premises owned, occupied or controlled by him, any unnecessary noises or sounds which are physically annoying

to persons of ordinary sensitiveness, or which are so harsh or so prolonged or unnatural or unusual in their use, time or place as to occasion physical discomfort to the inhabitants of any neighborhood.”¹

The Noise Element of the City of Pico Rivera General Plan (General Plan) provides Goal 11.3 regarding construction noise. Goal 11.3 is established to minimize disruptions to residential neighborhoods and businesses caused by construction related noise. Policy 11.3-1, Construction Noise, limits construction activities within 500 feet of noise-sensitive uses from 7:00 A.M. to 7:00 P.M. seven days a week. Policy 11.3-2, Vibration Standards, require construction projects and new development anticipated to generate a significant amount of vibration to ensure acceptable interior vibration levels based on Federal Transit Administration limits; the maximum conservative impact level (VdB) for construction of the project would be 72 VdB frequent vibration events.² The project was evaluated to determine if the project would result in a noise nuisance to inhabitants in Pico Rivera or violate the City’s established policies.

The nearest receptors to the project site are residences: a 17-unit condo development located at 7025-7031 Passons Boulevard (approximately 53-ft south from the portion of the project site where construction activities will occur) which is nearing the end of construction; and several single-family homes located approximately 100-ft west of the portion of the project site where construction activities will occur.

Construction of the project would generate noise in the form of typical construction noise from the use of construction equipment. Table 1: Maximum Noise Levels of Common Construction Equipment below shows the average maximum noise levels at 50 feet from common types of construction equipment at 50 feet from the equipment.

Temporary construction noise impacts would occur only during the daylight hours of 7 AM to 7 PM, in accordance with the restrictions set forth in Policy 11.3 of the General Plan and Section 18.42.040 of the Pico Rivera Municipal Code. In addition, as applicable, all construction activities must implement standard construction control measures defined in General Plan Policy 11.3-1, as follows:

- Implement a construction-related noise mitigation plan for developments proposed adjacent to occupied noise sensitive land uses. This plan would depict the location of construction equipment storage and maintenance areas, and document methods to be employed to minimize noise impacts on adjacent noise sensitive land uses.

¹ City of Pico Rivera Municipal Code, Title 8 Health and Safety, Chapter 8.40 Noise. Available at: <http://qcode.us/codes/picorivera/>

² City of Pico Rivera. 2014 (Approved). General Plan, Noise Element. Available at: <http://www.pico-rivera.org/depts/ced/planning/plan.asp>. (Page 11-9, Table 11-2).

- Utilize construction equipment noise reduction features (e.g., mufflers and engine shrouds) that are no less effective than those originally installed by the manufacturer.
- Ensure that haul truck deliveries be subject to the same hours specified for construction. Additionally, the construction-related noise mitigation plan shall denote any construction traffic haul routes where heavy trucks would exceed 100 daily trips (counting those both to and from the construction site). To the extent feasible, the plan shall denote haul routes that do not pass sensitive land uses or residential dwellings.

With the standard construction noise control measures noted above and the limitations on work hours, construction-related noise impacts on surrounding land uses would not be significant.

Table 1 - Maximum Noise Levels of Common Construction Equipment

Noise Source	Typical Maximum Noise Level at 50 Feet from the Source (dBA)
Backhoe	78
Compactor (ground)	83
Concrete Mixer Truck	79
Dozer	82
Paver	77
Jackhammer	89
Welder/Torch	74
Excavator	81
Front End Loader	79

Source: U.S. Department of Transportation Federal Highway Administration, Construction Noise Handbook. Accessed 2016.

Operation of commercial restaurant uses would generate low levels of noise in the form of customers entering and exiting the restaurants and conversing in the outdoor eating areas. Table 11-1: Maximum Allowable Environmental Noise Standards state that the allowable environmental noise for residential areas is 65 dB.³ Since the restaurant would be located on the corner of a commercial plaza, noise generated by customers at the project would be consistent with the noise in the surrounding areas and would not be expected to result in physical discomfort to inhabitants of the neighborhoods nearest to the project site. The Noise Element in the City's General Plan notes that common noise levels for an urban/commercial environment would be expected to be 75 dBA.^{4,5} Normal operation of the project would not be expected result in an increase of noise levels above that identified in Table 11-1 for residential

www.iecg-inc.com

³ City of Pico Rivera. 2014 (Approved). General Plan, Noise Element. Available at: <http://www.pico-rivera.org/depts/ced/planning/plan.asp>. (Page 11-6, Table 11-1).

⁴ City of Pico Rivera. 2014 (Approved). General Plan, Noise Element. Available at: <http://www.pico-rivera.org/depts/ced/planning/plan.asp>.

⁵ The abbreviation for A-weighted decibels is dBA; dB is decibels.

land uses (i.e., exterior noise level as measured from residential property line not to exceed 65 dBA and interior noise level not to exceed 45 dBA).⁶

Noise would also be generated by additional vehicle trips along the streets surrounding the project by customers driving to and from the restaurants. A 3 dB increase in noise levels is considered just perceptible by the human ear. It would take a doubling of traffic volumes along the streets surrounding the project site to result in a 3 dB increase in noise levels along the streets. The project would not result in a doubling of traffic volumes along Washington Boulevard or Passons Boulevard and, would therefore, not result in a perceptible increase in noise from vehicle trips generated by the project.

FINDING

Construction and operational noise levels associated with the project would be consistent with the City's General Plan and Municipal Code with the implementation of standard construction control measures defined in General Plan Policy 11.3-1 and as such would not result in a significant impact. The standard construction control measures defined within General Plan Policy 11.3-1 are as follows:

- Implement a construction-related noise mitigation plan. This plan would depict the location of construction equipment storage and maintenance areas, and document methods to be employed to minimize noise impacts on adjacent noise sensitive land uses.
- Utilize construction equipment noise reduction features (e.g., mufflers and engine shrouds) that are no less effective than those originally installed by the manufacturer.
- Ensure that haul truck deliveries be subject to the same hours specified for construction. Additionally, the construction-related noise mitigation plan shall denote any construction traffic haul routes where heavy trucks would exceed 100 daily trips (counting those both to and from the construction site). To the extent feasible, the plan shall denote haul routes that do not pass sensitive land uses or residential dwellings.

The project would not result in a significant impact and would meet the City's exterior noise level standard of 75 dBA for the urban/commercial setting or 65 dBA at the property lines of the surrounding residential areas.

⁶ City of Pico Rivera. 2014 (Approved). General Plan, Noise Element. Available at: <http://www.pico-rivera.org/depts/ced/planning/plan.asp>. (Page 11-6, Table 11-1).

APPENDIX C – TRAFFIC



DATE: June 14, 2016

TO: The City of Pico Rivera (City; on behalf of Washington Plaza Holdings, Inc.)

SUBJECT: **Traffic Technical Memorandum for the 9316-9332 Washington Boulevard Infill Development Project Located in Pico Rivera, CA**

INTRODUCTION

This technical memorandum provides an evaluation of the potential traffic impacts that may occur as a result of the construction and operation of a proposed infill project. The project applicant is requesting a Conditional Use Permit (No. 730) and a lot merger application (to be recorded under Certificate of Compliance No. 555) to allow the development of a 2,622 square foot (sf) commercial building at 9332 Washington Boulevard (AIN 6381-006-024) and the merger of two lots (parcels) that would result in combining the parcels AIN 6381-006-024 (9332 Washington Boulevard) and AIN 6381-006-025 (9316 Washington Boulevard) into one approximately 40,394 sf lot (project site). The proposed 2,622 sf commercial building would consist of two small tenant spaces for restaurant uses with floor areas of approximately 1,366 sf and 1,255 sf, and a combined total number of incidental seating not to exceed 49 seats. The project would be an infill project and would provide 43 parking spaces with existing ingress and egress provided via a driveway approach along Washington Boulevard and along Passons Boulevard. The proposed lot merger would legally combine the parcel where the new 2,622 sf commercial building is proposed at 9332 Washington Boulevard with the parcel consisting of the existing commercial center development at 9316 Washington Boulevard.

ASSESSMENT

Vehicle trips at the project site would be generated during construction from construction vehicles and during operation from restaurant patrons. While construction related impacts would be temporary and would comply with the City's construction standards and requirements,¹ operational trips would continue for a longer period. Operational impacts if significant, would contribute to a potentially significant traffic related impact for the project.

¹City of Pico Rivera. Accessed February 2014. Municipal Code. Available at: <http://qcode.us/codes/picorivera/>

The Los Angeles County Metropolitan Transportation Authority (Metro) manages and operates transportation projects including rail and bus transit services for the City and throughout Los Angeles County (County).² Metro implements the Los Angeles County Congestion Management Program (CMP) to monitor traffic conditions and performance measures on the designated transportation network, analyzes impacts of land use decisions on the transportation network, and implements mitigation measures to reduce impacts on the network. CMP criteria, requires projects that will add 150 or more trips during AM or PM peak hours on mainline freeway locations or 50 or more trips during AM or PM peak hours on CMP arterial monitoring intersections be analyzed.³

Level of Service (LOS) at the intersection of Washington Boulevard and Passons Boulevard is currently “E” and is expected to be “F” during peak hours by 2020 without the influence of any additional projects.^{4,5}

While Metro’s threshold for preparation of a traffic impact study is 150/50 AM or PM peak hour trips, for the purposes of this analysis, project related traffic impacts would also be considered significant if the number of trips would exceed the following Institute of Traffic Engineers (ITE) and California Department of Transportation recommendations, which determine that a traffic impact study is required for a project when it generates more than 100 AM or PM peak hour trips.⁶

As an infill project, the project is consistent with the County and City plans, policies, and guidelines regarding transportation. Additionally, as an infill project, the project is intended, by location and design to support, ease, or improve (to the extent possible) traffic conditions (via public transportation, carpooling, accessibility including encouraging access to multiple destinations in a central location, alternative modes of transportation, etc.).

www.iecg-inc.com

The project would not add more than 150, 100, or 50 additional peak hour trips and would not be expected to significantly impact the LOS on roadway segments and at the intersection. Modeling for the proposed project assumed conservatively that operation of the project has the potential to contribute to AM and PM peak hour

² County of Los Angeles Department of Public Works,. 1997. County of Los Angeles Traffic Impact Analysis Report Guidelines. Los Angeles, CA.

³ Los Angeles County Metropolitan Transportation Authority. 2010.Congestion Management Program for Los Angeles County. Los Angeles, CA.
http://www.metro.net/projects/congestion_mgmt_pgm/

⁴ Metro. 2010. Metro Gold Line Extension Environmental Impact Report/Environmental Impact Statement. Available at: <https://www.metro.net/about/library/library-research/research-tools/environmental-impact-reportsstatements-core-collec/>

⁵ In accordance with SB 743, the State of California Office of Planning and Research is currently in the process of amending the CEQA Guidelines to provide an alternative to LOS for evaluating transportation impacts. Recommendations for measurement alternatives include vehicle miles traveled (VMT) to determine significant impacts. Under the amended guidelines, LOS will no longer be considered a significant impact under CEQA. However, the proposed project does not warrant this level of analysis or a traffic impact study.

⁶ Caltrans. 2002. Guide for the Preparation of Traffic Impact Studies. Sacramento, CA.

traffic although peak hour traffic could be avoided if the restaurants operated at alternative hours (i.e., opening later in the morning or closing for several hours throughout the day). This analysis however, is intended to provide the most conservative scenario for assessing the project's potential traffic impacts. An anticipated 254 daily trips (with 23 AM peak hours trips and 22 PM peak hours trips) would be anticipated for the project.⁷

FINDING

- The project would not generate more than 150, 100, or 50 peak hour trips and as such a traffic impact study is not required. Furthermore, the project would not be expected to significantly impact the level of service on roadway segments or at the intersection of Washington Boulevard and Passons Boulevard.

⁷ US EPA/ITE. 2015. Mixed Use Trip Generation Model

TTE Trip Generation Rates

Land Use	Base Unit	Rates		
		AM Peak	ADT	ADT Range
Residential				
Single Family Home	per dwelling unit	.75	9.55	4.31-21.85
Apartment Building	per dwelling unit	.41	6.63	2.00-11.81
Condo/Townhome	per dwelling unit	.44	10.71	1.83-11.79
Retirement Community	per dwelling unit	.29	5.86	
Mobile Home Park	per dwelling unit	.43	4.81	2.29-10.42
Recreational Home	per dwelling unit	.30	3.16	3.00-3.24
Retail				
Shopping Center	per 1,000 GLA	1.03	42.92	12.5-270.8
Discount Club	per 1,000 GFA	65	41.8	25.4-78.02
Restaurant				
(High-turnover)	per 1,000 GFA	9.27	130.34	73.5-246.0
Convenience Mart w/ Gas Pumps	per 1,000 GFA		845.60	578.52-1084.72
Convenience Market (24-hour)	per 1,000 GFA	65.3	737.99	330.0-1438.0
Specialty Retail	per 1,000 GFA	6.41	40.67	21.3-50.9
Office				
Business Park	per employee	.45	4.04	3.25-8.19
General Office Building	per employee	.48	3.32	1.59-7.28
R & D Center	per employee	.43	2.77	.96-10.63
Medical-Dental	per 1,000 GFA	3.6	36.13	23.16-50.51
Industrial				
Industrial Park	per employee	.43	3.34	1.24-8.8
Manufacturing	per employee	.39	2.10	.60-6.66
Warehousing	1,000 GFA	.55	3.89	1.47-15.71
Other				
Service Station	per pump	12.8	168.56	73.0-306.0
City Park	per acre	1.59	NA	NA
County Park	per acre	.52	2.28	17-53.4
State Park	per acre	.02	.61	.10-2.94
Movie Theatre w/Mainee	per movie screen	89.48	529.47	143.5-171.5
	Saturday	(PM Peak)		
Day Care Center	per 1,000 GFA	13.5	79.26	57.17-126.07

Source: Institute of Transportation Engineers (ITE). Trip Generation.



To: Planning Commission

From: Community and Economic Development Director

Meeting Date: August 1, 2016

Subject: CONTINUED PUBLIC HEARING – CONDITIONAL USE PERMIT NO. 724 TO CONSTRUCT THREE DUPLEXES ON THREE CONTIGUOUS PARCELS LOCATED ON THE NORTHWEST CORNER OF LAS POSAS STREET AND ROSEMEAD BOULEVARD (ASSESSOR'S IDENTIFICATION NUMBERS 5272-015-025, 5272-015-011, 5272-015-012) IN THE GENERAL COMMERCIAL (C-G) ZONED DISTRICT AND THE MIXED-USE OVERLAY (M-U OVERLAY) ZONE

Project Location: Northwest corner of Las Posas Street and Rosemead Boulevard (AIN 5272-015-025, 5272-015-011, 5272-015-012)
Pico Rivera, CA 90660

Applicant: Marvin Rodriguez, Yireh Holdings
9630 Par Place
Pico Rivera, CA 90660

Project Planner: Hector Hernandez
Technician

Recommendation:

Continue the Public Hearing to August 15, 2016 to allow the applicant additional time to obtain approval for the subject entitlement from the Los Angeles County Fire Department.

Background:

Staff received an application from the applicant requesting approval to develop a duplex on each of the three contiguous parcels located on the northwest corner of Las Posas Street and Rosemead Boulevard, for an overall total of six dwelling units. The subject contiguous parcels consist of two vacant lots and one lot with an existing single-family dwelling.

The applicant is requesting additional time to obtain approval for the subject entitlement from the Los Angeles County Fire Department.

Conclusion:

Staff recommends that the Planning Commission continue the Public Hearing item to August 15, 2016 to allow the applicant additional time to obtain approval for the subject entitlement from the Los Angeles County Fire Department.

Benjamin A. Martinez

BAM:HH:em