



## C.4 City Council Study Session

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The section contains all study session materials, PowerPoint presentation, and all available public comments provided during the February 9, 2021, study session. Public comments were received verbally and in written form through the Zoom chat. A video recording is available on the City's website.

CITY OF PICO RIVERA  
**2021-2029**  
HOUSING ELEMENT UPDATE

**City Council  
Study Session**

Date: February 9, 2021  
Time: 4 PM  
Location: Virtual - Zoom




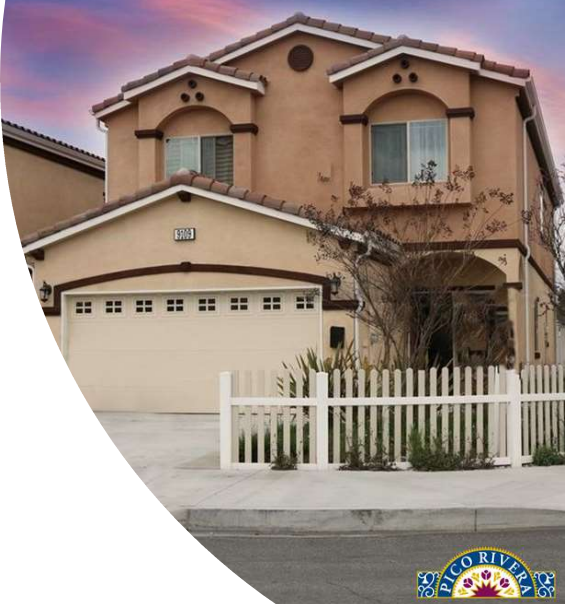
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CITY OF PICO RIVERA  
**2021-2029**  
HOUSING ELEMENT UPDATE

## Agenda

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- I. Background
- II. Housing Legislation
- III. Regional Housing Needs Assessment (RHNA)
- IV. Sample Densities
- V. Update Process and Outreach
- VI. Next Steps



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## Background


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CITY OF PICO RIVERA  
**2021-2029**  
HOUSING ELEMENT UPDATE

### What is a Housing Element

-  Required Chapter of the Pico Rivera General Plan
-  Provides goals, policies, programs, and objectives to guide future housing growth to meet the needs of residents of all income levels in Pico Rivera
-  Identifies projected housing needs by income category
-  Requires certification by the state department of housing and community development (HCD) for compliance with state housing laws

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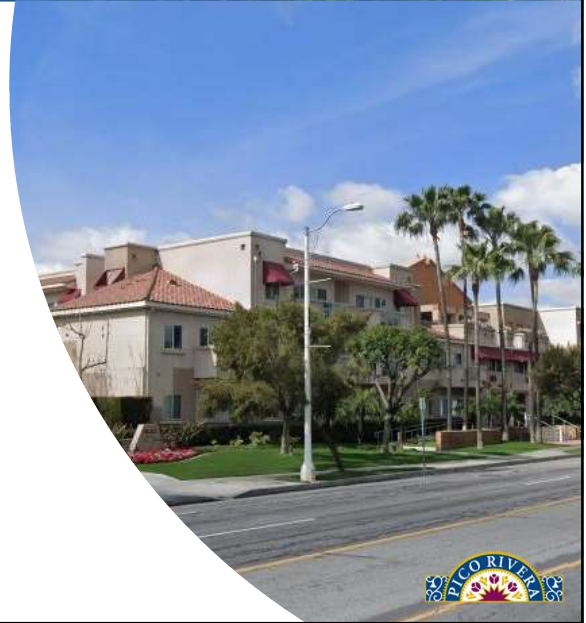


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## Housing Element Benefits

- Demonstrates Pico Rivera's ability to meet current and future growth and housing needs
- Further engages the community in the planning process
- Ensures the City is in compliance with state laws
- Creates opportunity for state grants and funding sources

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## Housing Legislation

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## Important Measures

- SB 35
  - Allows developers to request streamlining provided certain criteria are met. This means the City will need to evaluate the entitlement procedures to permit and track the adherence to the law. In an SB 35 City, approval of a qualifying housing development on a qualifying site is a ministerial act, without CEQA review or Public Hearings.
- SB 166
  - Requires that jurisdictions “at all times” maintain the Housing Element Land Use Inventory and Site Identification Program that can accommodate the City’s unmet need.



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## Important Measures

- AB 1397
  - Further defines the obligations in Housing Element Law that housing elements identify and zone sufficient sites to address a community’s share of need for lower income housing. Focuses on:
    - availability of sites,
    - “by right” requirement for sites previously used,
    - size requirements for adequate sites, and
    - limitations on assigning unit capacity.
- AB 72
  - New HCD review of Housing Elements permitting HCD to engage in enforcement activities mid-cycle. If found out of compliance, HCD may revoke its prior approval of a jurisdiction’s Housing Element until actions are taken to bring the jurisdiction back into substantial compliance with the law



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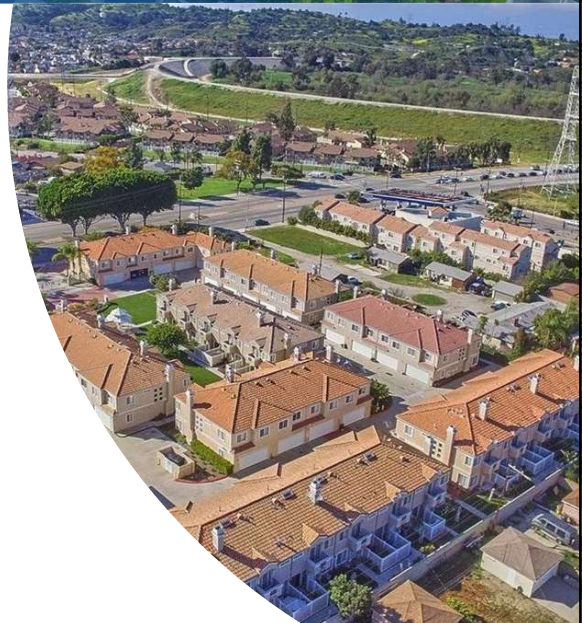
## Important Measures

- AB 686
  - Requires a public agency to administer its programs and activities relating to housing and community development in a manner to affirmatively further fair housing and not take any action that is inconsistent with this obligation. “Affirmatively furthering fair housing” means, among other things, “taking meaningful actions... that overcome patterns of segregation and foster inclusive communities” and “address significant disparities in housing needs and in access to opportunity.” Additionally, an assessment of fair housing practices must now be included in upcoming Housing Elements.

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## HCD Definition of “By Right”

- By right means the jurisdiction shall not require:
  - A conditional use permit
  - A planned unit development permit
  - Other discretionary, local-government review or approval that would constitute a “project” as defined by CEQA



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## Senate and Assembly Bill List

- Funding Measures
  - SB 2
  - SB 3
- Streamlining Measures
  - SB 540
  - AB 73
  - AB 2753
  - SB 765
  - SB 330
  - AB 1485
  - SB 744
- Accountability Measures
  - SB 167
  - AB 678
  - AB 1515
  - AB 1255
- ADU Measures
  - AB 68
  - AB 881
  - SB 13
  - AB 587
  - AB 670
  - AB 671
- Other Measures
  - AB 2372
  - SB 1227
  - AB 3194
  - AB 2263
  - AB 2162
  - AB 829
  - AB 2913
  - AB 1763
  - AB 1483
  - AB 101

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## Regional Housing Needs Assessment (RHNA)

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## What is RHNA?

- Regional Housing Needs Assessment
- Initiates the Housing Element Update Process
- Quantifies the need for housing within each City/County in California
- Based on future growth in population, employment and households



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## What is RHNA?



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## Pico Rivera's RHNA Appeal

- The City of Pico Rivera went before the SCAG RHNA Appeals Hearing Board three separate times as part of the appeals process
- The City was ultimately successful in their appeal, which reduced their RHNA allocation from 3,939 units to 1,022 units.
- This was one of two successful appeals in the SCAG region.

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## Pico Rivera's RHNA Allocation

Income Category	% of Area Median Income (AMI)	Income Range <sup>1</sup>		RHNA Allocation (Housing Units) <sup>2</sup>
		Minimum	Maximum	
Very Low Income	0 - 50% AMI	--	\$38,650	296
Low Income	51 – 80% AMI	\$39,423	\$61,840	143
Moderate Income	81 – 120% AMI	\$62,613	\$92,760	153
Above Moderate Income	>120% AMI	\$92,760	>\$92,761	430
<b>TOTAL:</b>				<b>1,022 units</b>

1. Income range is based on the 2020 HUD Median Family Income (MFI) for Los Angeles County of \$77,300.

2. RHNA Allocation is in draft form and the reallocation of units based on the City's successful RHNA appeal will be reviewed by SCAG's RHNA Appeals Board on February 16. Final RHNA Allocation Plan adoption is scheduled for the Regional Council's March 4 meeting.

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## Sites Analysis Process

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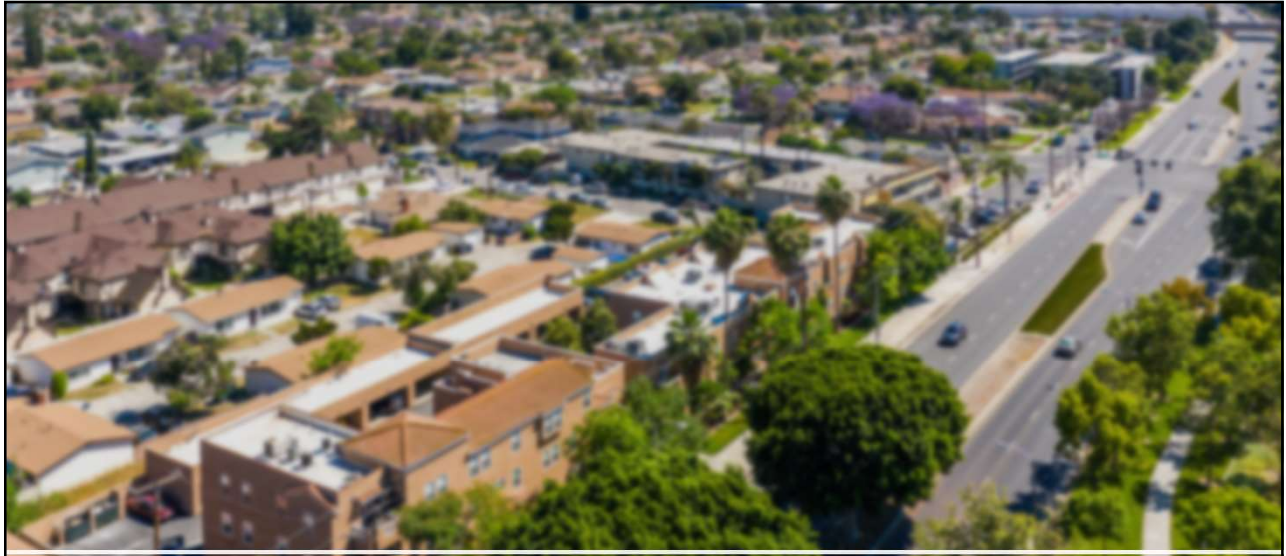
CITY OF PICO RIVERA  
**2021-2029**  
HOUSING ELEMENT UPDATE

### Sites Analysis Process

- Site strategy based on RHNA Appeal: Locate housing opportunity areas along major corridors/evacuation routes
- Evaluate the potential yield existing yield
- Mixed-use rezone or overlay approach
- Fair and equitable distribution

A street-level photograph of a multi-story residential building with a red-tiled roof, palm trees, and a clear blue sky.

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## Sample Densities

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**2021-2029**  
 HOUSING ELEMENT UPDATE

## Density Examples – Single-Family

Single-Family Residential (2-8 dwelling units/acre)	Condos/Duplex (8 – 15 dwelling units/acre)
	

Source: League of California Cities, <https://www.cacities.org/Resources-Documents/Education-and-Events-Section/Planners-Institute/2019-Session-Materials/Understanding-Density-And-Development-Intensity>

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## Density Examples – Multi-Family

Apartments (3-4 stories)  
(25 - 35 dwelling units/acre)



Mid-Rise Apartments (5+ stories)  
(50 – 100+ dwelling units/acre)



Source: League of California Cities, <https://www.cacities.org/Resources-Documents/Education-and-Events-Section/Planners-Institute/2019-Session-Materials/Understanding-Density-And-Development-Intensity>

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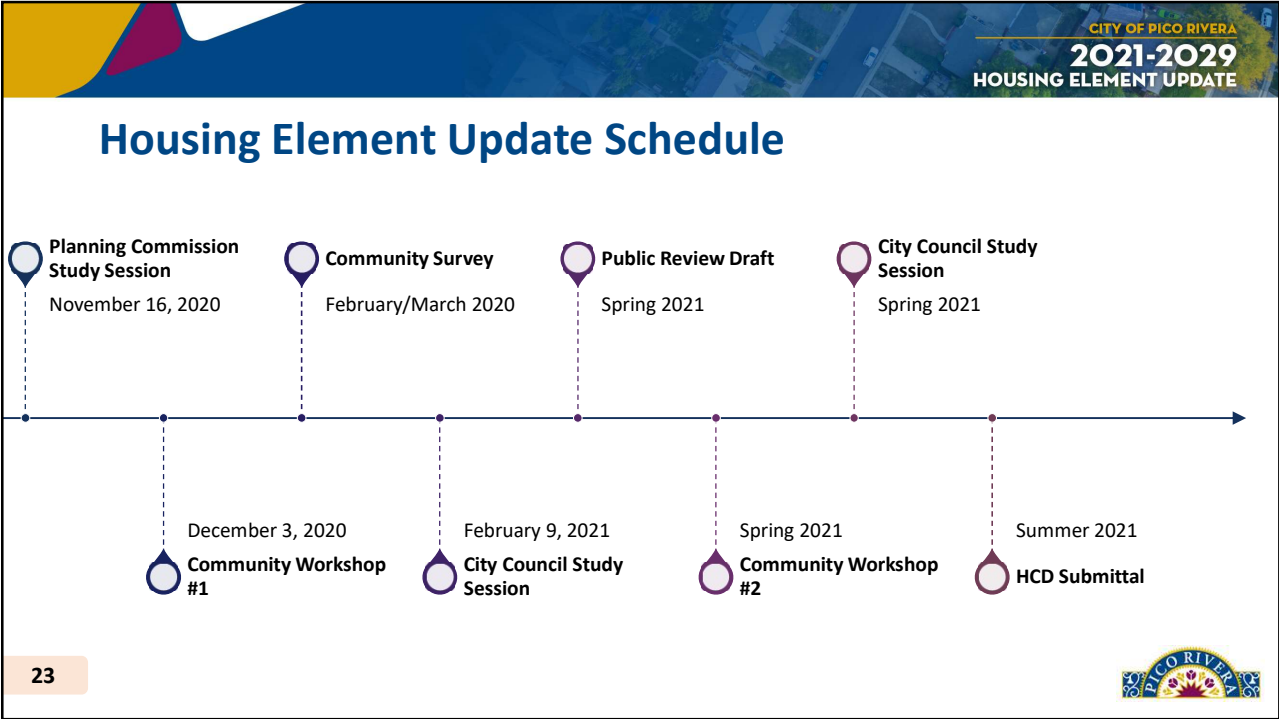
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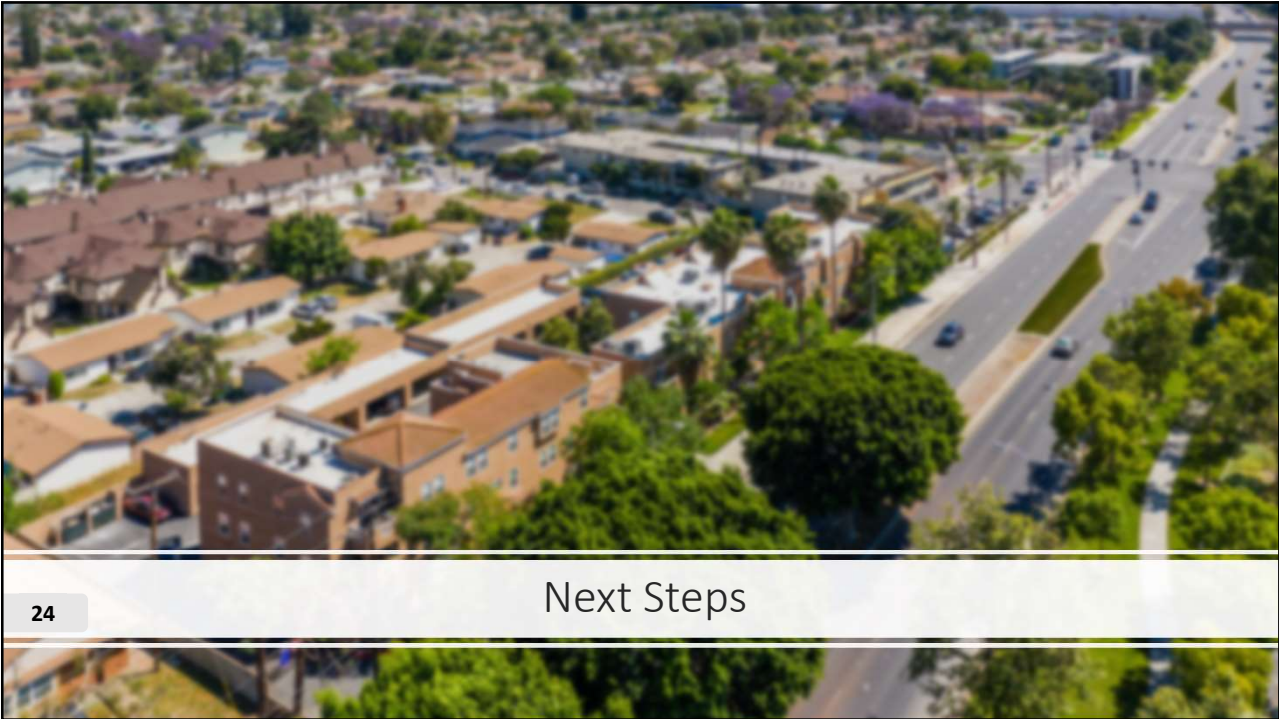
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Update Process and Outreach

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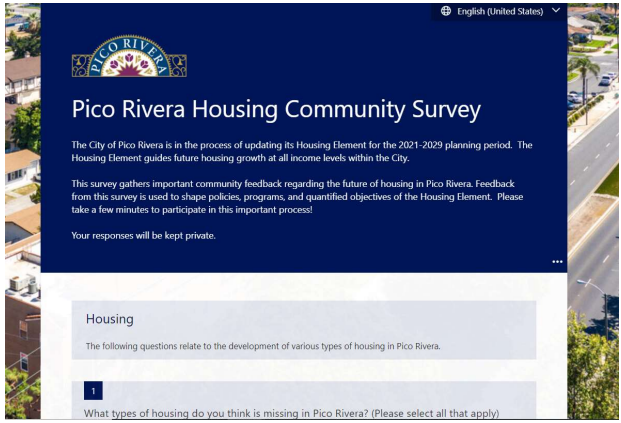
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## Next Steps

- Continue survey outreach – February/March 2021
- Analyze survey data and outreach feedback – March/April 2021
- Second Community Workshop – Spring 2021
- Public Review Draft Release – Spring 2021
- City Council Study Session – Spring 2021

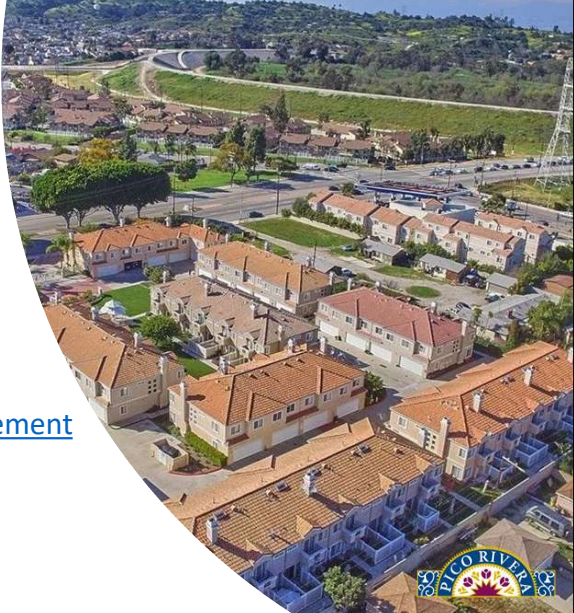


## Thank You!

### Questions?

**Julia Gonzalez**, Deputy Director  
Phone: 562.801.4447  
Email: [juliagonzalez@pico-rivera.org](mailto:juliagonzalez@pico-rivera.org)

Or visit:  
[Pico-rivera.org/depts/ced/planning/housing\\_element](http://Pico-rivera.org/depts/ced/planning/housing_element)





## C.5 Virtual Community Workshop #2

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The section contains all townhall materials, handouts, flyers, PowerPoint presentation, as well as all available public comments provided during the meeting. Public comments were received verbally and in written form through the Zoom chat. A video recording of the virtual townhall is available at:

[www.Pico-rivera.org/depts/ced/planning/housing\\_element](http://www.Pico-rivera.org/depts/ced/planning/housing_element)



# Ciudad de Pico Rivera

## Taller Comunitario Virtual #2 de la Actualización del Elemento de Vivienda 2021-2029

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La ciudad de Pico Rivera se está preparando para publicar la versión preliminar de la Revisión Pública del Elemento de Vivienda 2021-2029. Únase a nosotros en un taller virtual para aprender acerca de las diferentes partes del borrador del documento y saber cómo puede proporcionar sus comentarios durante el periodo de revisión pública.

**Fecha y Hora:** jueves 17 de junio del 2021 de 6-8 PM

**Lugar:** Zoom - [kimley-horn.zoom.us/j/92255857966](https://kimley-horn.zoom.us/j/92255857966)

Por teléfono: (669) 900 6833

Código de la Reunión: 922 5585 7966


(Si necesita traducción al español, por favor envíe un correo electrónico a [ines.galmiche@kimley-horn.com](mailto:ines.galmiche@kimley-horn.com) mínimo 24 horas antes de la reunión. ¡Gracias!)

**Sitio Web:** Para obtener más información acerca de la Actualización del Elemento de Vivienda y para revisar el documento preliminar del Elemento de Vivienda, visite la página web del proyecto en:

[www.pico-rivera.org/depts/ced/planning/housing\\_element/default.asp](http://www.pico-rivera.org/depts/ced/planning/housing_element/default.asp)

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Si tiene preguntas, puede contactar al Departamento de Planificación de la ciudad de Pico Rivera en [planning@pico-rivera.org](mailto:planning@pico-rivera.org) o llamando al (562) 801-4332 para más información.







# City of Pico Rivera

## 2021-2029 Housing Element Update Virtual Community Workshop #2

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The City of Pico Rivera is preparing to release the Public Review Draft of the 2021-2029 Housing Element. Please join us for a virtual workshop to learn about the different parts of the draft document and how you can provide feedback during the public review period.

**When:** Thursday, June 17, 2021 from 6-8 PM

**Where:** Zoom - [kimley-horn.zoom.us/j/92255857966](https://kimley-horn.zoom.us/j/92255857966)

Meeting ID: 922 5585 7966

Call-in Phone Number: (669) 900 6833


(Si necesita traducción al español, por favor envíe un correo electrónico a [ines.galmiche@kimley-horn.com](mailto:ines.galmiche@kimley-horn.com) mínimo 24 horas antes de la reunión. ¡Gracias!)

**Website:** For more information about the Housing Element Update and to review the Draft Housing Element, please visit the project webpage here:

[www.pico-rivera.org/depts/ced/planning/housing\\_element/default.asp](http://www.pico-rivera.org/depts/ced/planning/housing_element/default.asp)

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For questions, City of Pico Rivera Planning can be reached at [planning@pico-rivera.org](mailto:planning@pico-rivera.org)  
or call (562) 801-4332 for more information.



CITY OF PICO RIVERA  
**2021-2029**  
HOUSING ELEMENT UPDATE

## Community Workshop #2

Date: June 17, 2021  
Time: 6 PM  
Location: Virtual - Zoom





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CITY OF PICO RIVERA  
**2021-2029**  
HOUSING ELEMENT UPDATE

## Agenda

- Housing Element Update Process
- Housing Element Efforts to Date
- Public Review Draft – Sites and Policies
- Community Review/Feedback
- Next Steps



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# Housing Element Update Process

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CITY OF PICO RIVERA  
**2021-2029**  
HOUSING ELEMENT UPDATE

## Housing Element Background

-  Required Section of the Pico Rivera General Plan
-  Provides Goals, Policies, Programs, and Objectives to guide future housing growth to meet the needs of residents of all income levels in Pico Rivera
-  Identifies projected housing needs by income category
-  Requires certification by the State Department of Housing and Community Development (HCD) for compliance with State housing laws

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## Housing Element Features



Population and housing profile



Evaluation of existing programs and policies



Evaluation of housing constraints and resources



Analysis of sites to accommodate the City's RHNA Allocation



Policies, programs and quantified objectives to achieve the City's housing goals

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## Pico Rivera's RHNA Allocation

Income Category	% of Area Median Income (AMI)	Income Range <sup>1</sup>		RHNA Allocation (Housing Units)
		Minimum	Maximum	
Very Low Income	0 - 50% MFI	--	\$40,000	299 units
Low Income	51 – 80% MFI	\$40,001	\$64,000	146 units
Moderate Income	81 – 120% MFI	\$64,001	\$96,000	149 units
Above Moderate Income	>120% MFI	\$96,001	>\$96,001	430 units
<b>TOTAL:</b>				<b>1,024 units</b>

1. Income range is based on the 2021 HUD Median Family Income (MFI) for Los Angeles County of \$80,000.

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## RHNA Appeal

- City successfully appealed their RHNA allocation to the Southern California Association of Governments (SCAG)
- Reduced the number of housing units to plan for from 3,939 to 1,024
- As part of the appeal, the City identified major roadways and emergency routes that could accommodate future housing



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MMS

## Housing Element Efforts to Date

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## Overview of Pico Rivera's Housing Element Update

- City began the Housing Element Update process in Summer 2020
  - Community Workshop #1 – Winter 2020
  - Community Survey – Winter 2020-Spring 2021
  - Public Review Draft Release: June 17, 2021
- Project website with the available Public Review Draft:  
[www.pico-rivera.org/depts/ced/planning/housing\\_element/default.asp](http://www.pico-rivera.org/depts/ced/planning/housing_element/default.asp)

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## Workshop #1

- The City held a virtual community workshop for the Housing Element Update
- Overview of the Housing Element Update process, Regional Housing Needs Assessment (RHNA), and project timeline
- The recorded workshop is available on the project webpage



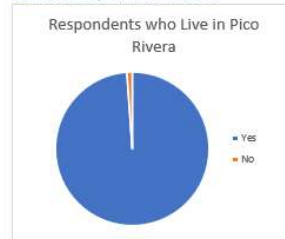
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## Online Community Survey

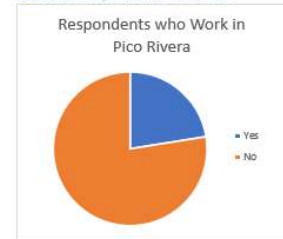
- Survey focused on:
  - Housing types and potential locations
  - Community Assistance and Fair Housing Programs and Policies
  - Vision for the future of housing in Pico Rivera
- 90 total participants

### SURVEY RESPONDENT DATA

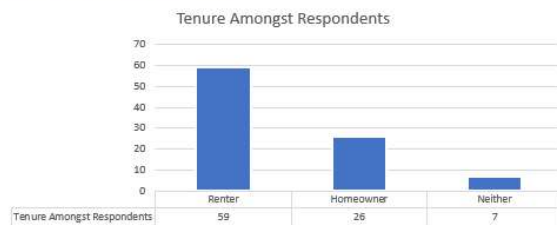
Question 11: Do you live in Pico Rivera?



Question 12: Do you work in Pico Rivera?



Question 13: Are you a renter or homeowner?



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## Community Survey Feedback Summary

- Need for more for-sale housing units
- Interest in adding housing to City-owned properties and regional shopping centers (in existing parking lot areas, etc.)
- Recommendations for new housing developments not to exceed 3-stories
  - Design should be more integrated with surrounding structures for aesthetic consistency
- Interest in mixed-use housing with commercial for walkability and community building
- Keep neighborhood feel – family oriented
- Need for affordable housing options

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## Public Review Draft – Sites and Policies

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### Sites Strategy

- The Public Review Draft Housing Element identifies candidate sites that can accommodate the City's 2021-2029 RHNA.
- The proposed candidate sites are focused in areas of the City with existing resources and transportation.
- Analysis includes an estimated projections of Accessory Dwelling Units (ADU).

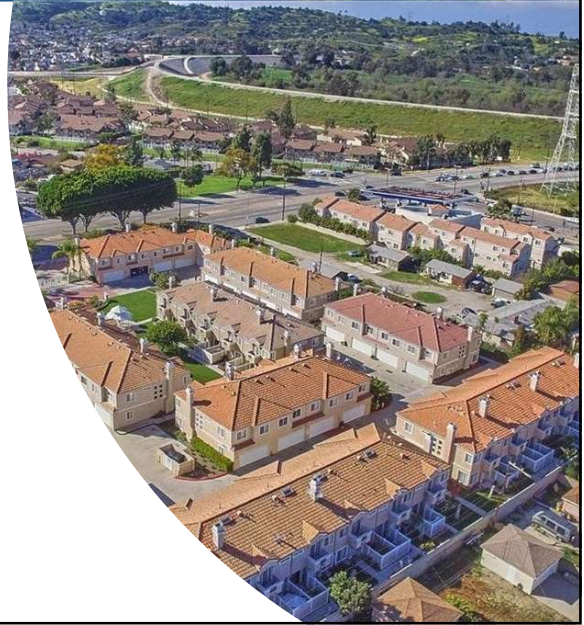


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## Sites Strategy

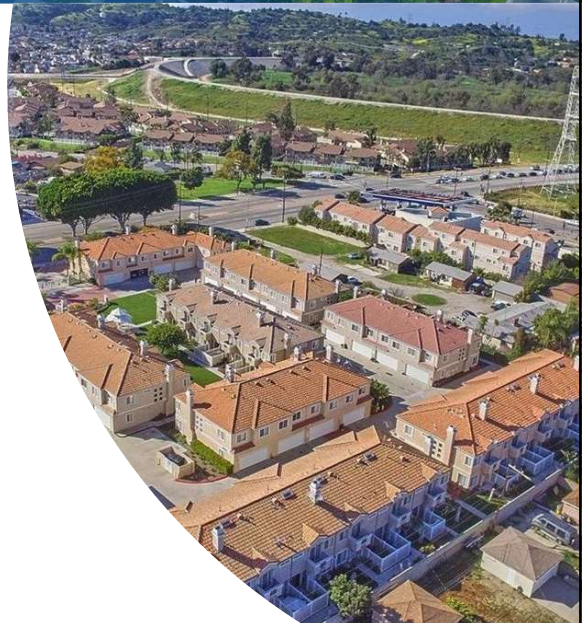
- Affordable Housing Overlay that permits residential development up to 40 dwelling units per acre (du/ac)
  - Applied to areas that do not currently permit residential uses
  - Overlay still permits everything that is currently allowed today under the current zoning



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## Sites Strategy

- Applied a 35% factor to the total housing yield to account for commercial development
- Affordability assumptions:
  - Low/Very Low Assumption: 20% of dwelling units
  - Moderate Assumption: 30% of dwelling units
  - Above Moderate Assumption: 50% of dwelling units



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## Summary of RHNA Sites Inventory

Summary of RHNA Status and Sites Inventory					
	Extremely Low/ Very Low Income	Low Income	Moderate Income	Above Moderate Income	Total
<b>2021-2029 RHNA</b>	299	146	149	430	1,024
<b>RHNA Credit (Units Built)</b>	--	--	--	--	--
<b>Total RHNA Obligations</b>	299	146	149	430	1,024
Sites Available					
<b>R-40 Mixed-Use Overlay</b>	239		371	722	1,332
<b>Accessory Dwelling Unit Production</b>	272		8	120	400
<b>Total Sites Available</b>	511		379	842	1,732
<b>Potential Unit Surplus</b>	+66		+230	+412	+708

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## Proposed Housing Policy Actions

- **Section 4**, known as the ‘Housing Plan’, contains programs the City will implement over the next 8 years
- Policies shown represent:
  - **Existing programs** that are ongoing from the 5<sup>th</sup> Cycle
  - **New programs** that have been added to accommodate new provisions in State law
  - **New programs** have been added based on analysis



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## Proposed Housing Goals

- **Goal #1:** Preservation and Improvement of existing housing stock and neighborhoods.
- **Goal #2:** Access to opportunities for affordable housing.
- **Goal #3:** Adequate supply of housing and identification of resources for households with special needs.



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## Proposed Housing Goals

- **Goal #4:** Identification of adequate sites to meet the existing and future housing needs of the City at all income levels.
- **Goal #5:** Evaluation of Governmental Constraints.
- **Goal #6:** Fair Housing opportunities for all segments of the community, regardless of age, race, religion, sex, marital status, sexual orientation, ancestry, national origin, or disability.



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## Sample Housing Policy

### Housing Policy Action 2B: Partnerships with Affordable Housing Programs

The City will continue to cooperate with other agencies and organizations that offer lower income households homeownership assistance as a means of further leveraging housing assistance. These agencies and organizations may include, but are not limited to Los Angeles County- Mortgage Credit Certificate (MCC) Program, Neighborhood Housing Services of Los Angeles County- Homeownership Promotion and Preservation Program, Affordable Mortgage Lending Program. The City will increase resident awareness about housing programs offered by other agencies and organizations by advertising them on the City's website and by offering Staff assistance at City Hall.

**Timeframe:** Ongoing

**Responsible Agency:** City of Pico Rivera Community Development

**Funding Source:** General Fund

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## Community Review/Feedback


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## Public Review Draft Survey

- One method of providing comments to the project team is to complete the Public Review Draft Response Survey
- Please go to the following link (also on the City’s website) to input comments in the survey:

<https://forms.office.com/r/hTFfnBkDrD>



City of Pico Rivera  
2021-2029 Housing Element  
Update - Public Review Draft

Please use this survey to submit comments on the various sections of the City's Public Review Draft of the 2021-2029 Housing Element Update. Comments for each section are not required and the survey can be completed with as many or as few responses as you would like.

If you have questions for the project team, please submit them to Julia Gonzalez at [juliagonzalez@pico-rivera.org](mailto:juliagonzalez@pico-rivera.org).

1. Please submit comments on Section 1 (Introduction) here.

Enter your answer

2. Please submit comments on Section 2 (Community Profile) here.

Enter your answer

## Email Comments/Questions to the Project Team

- If you would like to send attachments, letters, or free response comments to the Project Team, please email those directly to Julia Gonzalez at [juliagonzalez@pico-rivera.org](mailto:juliagonzalez@pico-rivera.org).
- The City welcomes additional resources or materials related to the Housing Element. If you would like to send those, please email those directly as well.

## Live Q&A

- The purpose of tonight’s question and answer is to gather initial feedback and answer questions on how to read the City’s Draft Housing Element
- Please use the “**Raise Hand**” function through Zoom and staff will call on you in order to unmute
- Questions can also be submitted to the Project Team through typing in the “chat” function

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## Next Steps

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## Housing Element Update Schedule



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## Thank You!

### Questions?

Contact **Julia Gonzalez**, Deputy Director of Community & Economic Development

Email: [juliagonzalez@pico-rivera.org](mailto:juliagonzalez@pico-rivera.org)

City Housing Element webpage:

[www.pico-rivera.org/depts/ced/planning/housing\\_element/default.asp](http://www.pico-rivera.org/depts/ced/planning/housing_element/default.asp)

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18:40:17 From Armando Relajos : Any consideration for, new construction limited to no higher than 1 or 2 stories above adjacent existing construction so the skyline is stepped to maintain the landscape aesthetics.

18:41:43 From Armando Relajos : Currently, at Washington blvd, proposed is 6 story bldg. It will stick out too much.

18:51:43 From Armando Relajos : is there a requirement or limitation for a % of square footage to be devoted for commercial use? Specially in high traffic commercial areas.

18:52:20 From Armando Relajos : Should there be?

18:57:45 From Armando Relajos : Is the 40 units per acre a hard maximum? The proposed project on Rosemead Blvd is a 6 story bldg., well > 100 units per acre.

19:00:58 From Armando Relajos : Does the housing element deal with home ownership vs rental units. And, what does a housing unit mean in terms of family size, i.e., rooms?

19:02:48 From Armando Relajos : so a loft and a 3 bed is a housing unit?

19:04:33 From Armando Relajos : It seems to be dangerous to have a family living in a loft.

19:07:43 From Armando Relajos : thanks,





## C.6 Property Owner Engagement

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This section contains all materials relating to the meetings held with property owners.



**City of Pico Rivera**

6767 Passons Blvd.

Pico Rivera, CA 9066

[pico-rivera.org/depts/ced/planning/housing\\_element](http://pico-rivera.org/depts/ced/planning/housing_element)

August 18, 2021

NAME

ADDRESS

CITY STATE ZIP

**RE: CITY OF PICO RIVERA HOUSING ELEMENT UPDATE – POTENTIAL FOR FUTURE HOUSING SITES**

Dear Pico Rivera Property Owner,

The City of Pico Rivera is in the process of updating its Housing Element Update. As part of this update, the City must demonstrate the ability to accommodate 1,024 future housing units. To meet this need, the City is creating a housing overlay and identifying sites which may redevelop for housing within the next 8 or so years.

Your property at [SITE ADDRESS] has been identified as a potential opportunity site for inclusion in the housing overlay. This housing overlay would not alter the base zoning of your property, but instead would provide you with greater flexibility should you wish to develop housing in the future. In addition to maintaining all the benefits of your current zoning, the overlay district in its current draft form would allow you to develop affordable housing up to 40 dwelling units/acre should you wish to do so in the future.

The City respectfully requests your consideration and asks that you please follow up with us if you have any questions. Please contact us via email or phone at:

**Michael Garcia**

Community & Economic Development

Director

[mgarcia@pico-rivera.org](mailto:mgarcia@pico-rivera.org)

(562) 801-4398

**Julia Gonzalez**

Community & Economic Development Deputy

Director

[juliagonzalez@pico-rivera.org](mailto:juliagonzalez@pico-rivera.org)

(562) 801-4447

Or via letter to:

*Michael Garcia, Community & Economic Development Director*

*City of Pico Rivera*

*6615 Passons Boulevard*

*Pico Rivera, CA 90660*

We hope to hear back from you before June 2021. Please contact us at your earliest convenience.

You may also visit [pico-rivera.org/depts/ced/planning/housing\\_element](http://pico-rivera.org/depts/ced/planning/housing_element) for additional information about the Housing Element Update process and outreach efforts.

Thank you for your time and consideration.

Respectfully,

Michael Garcia



As part of its engagement efforts, the City of Pico Rivera held meetings with property owner to discuss the potential for future housing development, affordable housing funds, and affordable housing development. Properties contacted include those listed in the table below and the Farmers and Growers on Beverly Boulevard. None of the properties were opposed to potential future housing development.

APN	Property Owner	Address	Existing Use
6381-014-007	BHAKTA GOKAL M AND URMILA	7726 Rosemead Blvd.	Pico Rivera, CA 90660 American Best Value Inn
6381-014-007	BHAKTA GOKAL M AND URMILA	7222 ROSEMEAD BLVD	PICO RIVERA, CA 90660 American Best Value Inn
5272-018-900	EL RANCHO UNIFIED SCHOOL DISTRICT	8910 SLAUSON AVE	PICO RIVERA, CA 90660 El Rancho School Property
5272-018-901	EL RANCHO UNIFIED SCHOOL DISTRICT	8910 SLAUSON AVE	PICO RIVERA, CA 90660 El Rancho School Property
5272-018-902	EL RANCHO UNIFIED SCHOOL DISTRICT	8736 Ibsen Street	Pico Rivera, CA 90660 El Rancho School Property
5272-018-902	EL RANCHO UNIFIED SCHOOL DISTRICT	8910 SLAUSON AVE	PICO RIVERA, CA 90660 El Rancho School Property
5272-018-903	EL RANCHO UNIFIED SCHOOL DISTRICT	8804 Ibsen Street	Pico Rivera, CA 90660 El Rancho School Property
5272-018-903	EL RANCHO UNIFIED SCHOOL DISTRICT	8910 SLAUSON AVE	PICO RIVERA, CA 90660 El Rancho School Property
5272-005-012	PACE PHILLIP J AND PHYLLIS M TRUST PACE FAMILY TRU	8642 Beverly Blvd.	Pico Rivera, CA 90660 Pace Property
5272-005-012	PACE PHILLIP J AND PHYLLIS M TRUST PACE FAMILY TRU	400 N MONTEBELLO BLVD FL 2ND	MONTEBELLO, CA 90640 Pace Property
5272-005-045	PJP HOLDINGS LLC	8554 Beverly Blvd.	Pico Rivera, CA 90660 Pace Property
5272-005-045	PJP HOLDINGS LLC	400 N MONTEBELLO BLVD FL 2ND	MONTEBELLO, CA 90640 Pace Property
5272-004-035	PJP HOLDINGS LLC	8540 Beverly Blvd.	Pico Rivera, CA 90660 Pace Property
5272-004-035	PJP HOLDINGS LLC	400 N MONTEBELLO BLVD	MONTEBELLO, CA 90640 Pace Property



## C.7 Public Comments

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No additional public comments were received by the City throughout the Public Review Draft period.