



**To:** Planning Commission

**From:** Community and Economic Development Interim Director

**Meeting Date:** October 10, 2022

**Subject:** PUBLIC HEARING – (1) CONDITIONAL USE PERMIT NO. 747 TO CONSTRUCT A WAREHOUSE AND PRINT SHOP (2) ZONE RECLASSIFICATION NO. 326 TO REZONE THREE PARCELS WITH ASSESSOR PARCEL NUMBER 8130-024-006, 8130-024-007 AND 8130-024-825 FROM PUBLIC FACILITY TO INDUSTRIAL PLANNED DEVELOPMENT (3) GENERAL PLAN AMENDMENT NO. 58 TO CHANGE THE GENERAL PLAN DESIGNATION FROM PUBLIC FACILITIES TO INDUSTRIAL (4) TENTATIVE PARCEL MAP NO. 83251 TO MERGE SEVEN (7) PARCELS INTO ONE (1) ON A 19.06-ACRE SITE LOCATED AT THE SOUTHWEST QUADRANT OF BEVERLY BOULEVARD AND INTERSTATE 605

**Project Location:** Southwest Quadrant of Beverly Boulevard & Interstate 605 Freeway, Pico Rivera, CA 90660

**Applicant:** Brian Sorensen  
InSite Property Group  
19191 S. Vermont Ave, Suite 680  
Torrance, CA 90502

**Project Planner:** Hector Hernandez  
Senior Planner

**Recommendation:**

After holding the public hearing, adopt the attached Planning Commission Resolutions described as follows:

1. Adopt the attached Resolution recommending approval to the City Council of Conditional Use Permit No. 747.
2. Adopt the attached Resolution recommending approval to the City Council of General Plan Amendment No. 58
3. Adopt the attached Resolution recommending approval to the City Council of Zone Reclassification No. 326.

4. Adopt the attached Resolution recommending approval to the City Council of Tentative Parcel Map No. 83251.
5. Recommend approval to the City Council of the Mitigated Negative Declaration and Mitigation Monitoring Program.

**Discussion:**

The project site is located on the southwest quadrant of Beverly Boulevard and Interstate 605 (between the San Gabriel River and I-605 Freeway). The site is 19.06 acres and is currently undeveloped with dirt and vegetation throughout the property. The applicant is requesting to construct a 357,903 square foot industrial warehouse distribution and office facility along with a 2,500 square foot print shop facility.

**Surrounding Properties:**

	EXISTING LAND USES	ZONE
North	Industrial warehouse businesses	Limited Industrial (I-L)
South	Residential & Open Space (L.A. County)	Single Family (S-F)
East	Interstate 605 Freeway	Public
West	Union Pacific Railroad Tracks	Public Facility (P-F)

**Environmental Review:**

In accordance with the California Environmental Quality Act Guidelines, an Initial Study was prepared to determine whether the Project may have a significant effect on the environment. On the basis of the Initial Study, it has been determined that the Project may have a potential significant effect on the environment which will be mitigated to a level that is less than significant and therefore, a Mitigated Negative Declaration and Mitigation Monitoring Reporting Plan was prepared and circulated for a period of not less than 30 days pursuant to CEQA Guidelines Section 15063.

**General Plan Amendment and Zone Reclassification**

The General Plan Land Use Element designates the project site as General Industrial (I) and Public Facilities (PF). The Public Facilities designation applies to a former Union Pacific right-of-way that once traversed through the site. The proposed warehouse and print shop uses are consistent with the Industrial Planned Development (IPD) zone for the project site. However, the proposed project requires General Plan Amendment No.

58 (GPA No. 58) to redesignate the Public Facilities land use designation so that it is consistent with the remainder of the site that is designated as General Industrial.

The Pico Rivera General Plan identifies the proposed project site as an Opportunity Area, referred to as Beverly Boulevard, I-605, Sub Area 2, which states that there is significant potential for development, but access issues must be resolved first. The General Plan states that the intention of identifying "Opportunity Areas" is to accommodate much of the City's anticipated redevelopment and growth and allow for flexibility in determining specific intentions for use, design, and character unique to each area that is in addition to other General Plan policies. The General Plan's Land Use Element stipulates policies that support the proposed development of a 357,903 square foot warehouse and 2,500 square foot print shop facility. Specifically, **Goal 7.1** encourages a strategic approach to economic growth that responds to changes in the market and achieves measurable success. **Policy 7.3-4** aims to diversify the City's industrial base and facilitate investment in the City's industrial areas to attract research and development, business incubators, manufacturers, transportation and logistics companies, services, and other emerging industries. Due to the proposed development's consistency with applicable General Plan policies, staff finds the proposal is consistent with the policies and guidance provided within the General Plan.

The proposed project also requires a zone reclassification to reclassify the Public Facility zone for consistency with the parcel and to allow the subject use. As a result, the applicant is requesting Zone Reclassification No. 326 (ZR No. 326) to reclassify three parcels with Assessor Parcel Number 8130-024-006, 8130-024-007 and 8130-024-825 from Public Facility (P-F) to Industrial Planned Development (IPD) to provide zoning consistency throughout the entire project site and to allow the industrial use.

### **Tentative Parcel Map 83521**

The area of the project site is currently divided into seven (7) adjacent parcels and there is one (1) small parcel located on the west side of the Union Pacific railroad tracks where the new access bridge will be constructed. The Tentative Parcel Map allows for the merger of the seven (7) existing parcels for the development of an industrial warehouse building and print shop facility. On June 27, 2022, the Division of Land Committee recommended approval to the Planning Commission of Tentative Parcel Map subject to the conditions of approval.

### **CONDITIONAL USE PERMIT ANALYSIS**

Records on file dating back to the late 1800's indicate that the project site has never been developed with structures and only used for agricultural purposes between the 1930s and 1950s. As a result of having remained vacant and without any use for the past several decades, the City has been involved in addressing blighted conditions pertaining to dry

overgrown vegetation, graffiti on the former Union Pacific railroad bridge over the I-605 Freeway, and homeless encampments. Chapter 18.37 of the Pico Rivera Municipal Code (PRMC) requires a Conditional Use Permit for any development proposed in the Industrial Planned Development (IPD) zone. The purpose of this zone is to encourage high quality industrial development in areas where existing unimproved land, underutilized and/or deteriorating industrial activity should be revitalized.

The applicant is proposing to construct a 357,903 square foot warehouse building and a 2,500 square foot print shop facility, both of which are permissible land uses in the IPD zone. The warehouse is proposed with 10,000 square feet of office space, 52 truck docking doors, and 393 off-street parking spaces which exceeds the minimum amount required by the City's municipal code. The warehouse is designed by RGA, Office of Architectural Design, and features modern design queues with large vertical windows, joint panel walls, cool gray colors, and a contrasting teal for the corner of the building where the office will be located. The warehouse will also include vertical tilt-up walls with panel joints to create a decorative pattern. Articulation will be provided along the wall panels and parapet roofline to create various heights that will accentuate the visible aspects of the building. The 2,500 square foot print shop facility will also include contemporary architectural design, large windows, contrasting colors, and a prominent metal awning that extends over the front entrance of the building. The print shop facility will include 29 off-street parking spaces which exceeds the City's minimum off-street parking requirement by 10 spaces.

The project site is currently only accessible from the south at Eduardo Avenue and Obregon Street. This small residential neighborhood includes 19 single family homes and is situated between the I-605 Freeway to the east and the Union Pacific Railroad tracks followed by the San Gabriel River to the west. To the south of this residential area is Amigo Park in the City of Pico Rivera followed by single family residential homes located within the jurisdiction of Los Angeles County. Since the site can only be accessed from a local street, the applicant is proposing to construct a bridge that will extend from Beverly Boulevard, over the Union Pacific railroad tracks, and provide a connection to a point located within the project area. Construction vehicles, building materials, and crew members will need to access the site from the southern entrance at Eduardo Avenue. The vehicular path of travel for construction vehicles and crews will make their way to the project site beginning from Beverly Boulevard and then travel south along Pioneer Boulevard. Vehicles and crew members will then travel along Obregon Street and approach Eduardo Avenue from the south to enter the project site.

Total construction time for the bridge is expected to take approximately 4-5 months to complete. However, the total amount of time that construction vehicles and crews will require access from Eduardo Avenue is limited to 16 weeks. Once the bridge is complete, all vehicles, building materials, and crews necessary to construct the warehouse and print shop facility will enter the project site from Beverly Boulevard. The newly constructed

bridge will include ingress/egress lanes for vehicles and a sidewalk that will provide pedestrian access to the warehouse and print shop from Beverly Boulevard. After development of the site is complete, a condition of approval in the CUP will limit future access from Eduardo Avenue to emergency service vehicles only. In addition, the CUP includes specific conditions of approval intended to minimize impacts to residents living along Eduardo Avenue during the initial 16-week construction phase of the bridge. The applicant has submitted three options for the design of the bridge and are included in the project plans. Staff is recommending that the Planning Commission make a recommendation on the design of the bridge to the City Council.

Upon construction completion of the warehouse building and print shop facility, there will be 422 off-street parking spaces (36 reserved for clean air vehicles), 22 bike racks, and approximately 85,710 square feet of landscaping. The landscaping will include a variety of drought tolerant ground cover, shrubs, along with approximately 200 attractive flowering and evergreen trees that will be visible from Beverly Boulevard and the I-605 Freeway. In addition, the applicant has agreed to provide a ten (10) foot wide easement that will allow for an extension of the Whittier Greenway Trail to travel through the subject site and connect with the San Gabriel River Trail. This is a future project and will likely require a high degree of coordination between the City of Whittier, Union Pacific, and other private/governmental agencies. The project is estimated to take approximately 18 months to develop from the date of commencement. Depending on the tenants and their business operation, the newly developed site is anticipated to create approximately 128 new jobs.

### Traffic Impact Analysis

A Traffic Impact Analysis (TIA) was prepared by Michael Baker International (MBI) and is included as part of the Initial Study and Mitigated Negative Declaration. The TIA studied all intersections and existing traffic conditions within the vicinity of the subject site. The traffic analysis concluded that the project will not have significant impacts to existing traffic on Beverly Boulevard or the local circulation network in the project vicinity if certain traffic measures are implemented. The project will include a new 170-foot-long right turn lane near the entrance to the project site on Beverly Boulevard. A similar 140-foot-long sanctuary lane will be added to Beverly Boulevard's westbound arterial for vehicles making a left turn into the project site.

According to the Traffic Impact Analysis, the warehouse land use is anticipated to generate 622 daily vehicle trips with 60 a.m. peak hour trips (45 inbound/15 outbound) and 69 p.m. peak hour trips (19 inbound/50 outbound). The project's trip generation for the 2,500 square foot print shop is anticipated to generate 186 daily vehicle trips with 7 a.m. peak hour trips (5 inbound/2 outbound) and 19 p.m. peak hour trips (8 inbound/11 outbound). Although not required by CEQA, the applicant has agreed to install a traffic

signal at the project's Beverly Boulevard driveway or provide \$800,000 to the City for future transportation improvements.

The applicant's environmental consultant, Michael Baker International, completed a Vehicle Miles Traveled (VMT) assessment based on the projects proposed land uses of an industrial warehouse and print shop facility. Since the City has not adopted its own specific VMT guidelines, the *Los Angeles County Public Works Transportation Impact Guidelines*, July 23, 2020 (*County Guidelines*) have been utilized as the primary resource in the development of this analysis. In addition, the Governor's Office of Planning and Research (OPR) Technical Advisory on Evaluating Transportation Impacts in CEQA, December 2018 (*Technical Advisory*) has been used as a secondary resource. The VMT evaluation of the project shows that the Project does not meet the screening criteria and thus a VMT assessment was required. Evaluation of the Project condition and the Citywide VMT/Service Population demonstrated that the Project does not exceed the VMT/Service Population impact threshold. As such, the Project is not projected to result in a significant transportation impact.

#### Community Open House

A virtual Community Open House was held by the applicant on February 8 and 11, 2022, with public notices provided in both English and Spanish. The Community Open House invitation was mailed to 39 residential properties along Pioneer Boulevard (between the Whittier Greenway Trail and Floral Drive), Obregon Street, and Eduardo Avenue. This event was also attended by a member from the City's Planning staff. In addition, a separate in-person Community Open House was held by Planning staff on July 27, 2022, in the auditorium at Pico Park. At all three events, a description of the project was provided, and the concerns voiced by attendees mainly pertained to the potential for an increase in traffic on Beverly Boulevard and the I-605 Freeway. Concerns were also provided about construction vehicles that need to travel along Beverly Boulevard, Obregon Street, and Eduardo Avenue to access the site at the northern terminus of Eduardo Avenue.

#### **Conclusion:**

Staff recommends that the Planning Commission recommend to the City Council approval of the resolutions approving Conditional Use Permit No. 747, General Plan Amendment No. 58, Zone Reclassification No. 326, Tentative Parcel Map No. 83251 and the Mitigated Negative Declaration with Mitigation Monitoring Program.

PLANNING COMMISSION AGENDA MEMO – MTG. OF October 10, 2022  
PUBLIC HEARING – (1) CONDITIONAL USE PERMIT NO. 747 (2) ZONE  
RECLASSIFICATION NO. 326 (3) GENERAL PLAN AMMENDMENT NO. 58 (4)  
TENTATIVE PARCEL MAP NO. 83251  
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Julia Gonzalez  
Interim Director  
JG:HH;jj

Enclosures:

- 1) Draft Resolution- CUP No. 747
- 2) Draft Resolution-General Plan Amendment No. 58
- 3) Draft Resolution-Zone Reclassification No. 326
- 4) Draft Ordinance-Zone Reclassification No. 326
- 5) Draft Resolution-Tentative Parcel Map No. 83251
- 6) Mitigated Negative Declaration & Mitigation Monitoring Plan
- 7) Traffic Study

RESOLUTION NO. \_\_\_\_\_

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF PICO RIVERA, CALIFORNIA, RECOMMENDING APPROVAL TO THE CITY COUNCIL OF CONDITIONAL USE PERMIT NO. 747 AND ADOPTION OF MITIGATED NEGATIVE DECLARATION & MITIGATION MONITORING AND REPORTING PROGRAM TO CONSTRUCT A WAREHOUSE BUILDING AND PRINT SHOP FACILITY ON A 19.06 ACRE SITE LOCATED ON THE SOUTHWEST QUADRANT OF BEVERLY BOULEVARD AND THE 605 FREEWAY IN THE INDUSTRIAL PLANNED DEVELOPMENT (IPD) ZONED DISTRICT**

**WHEREAS**, the Planning Commission of the City of Pico Rivera (City) reviewed Conditional Use Permit No. 747 and related environmental aspects of the proposal as required by the Pico Rivera Municipal Code at the October 10, 2022, public hearing, duly noticed as prescribed by law and published in the Los Cerritos Newspaper; and

**WHEREAS** the applicant submitted concurrent applications including General Plan Amendment No. 58, Zone Reclassification No. 326 and Tentative Parcel Map No. 83251; and

**WHEREAS**, a virtual community open house was held by the applicant on February 8 and 11, 2022, to discuss the project with members of the community residing on Eduardo Avenue and Obregon Street within the direct vicinity of the project site; and

**WHEREAS**, an in-person community open house was held by Planning staff at Pico Park on July 27, 2022, to discuss the project with members of the community within a 1,000-foot radius of the subject property; and

**WHEREAS**, the Planning Commission has carefully considered all pertinent testimony and the Agenda Report.

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

**SECTION 1.** The above recitals are true and correct and incorporated herein.

**SECTION 2.** In accordance with the California Environmental Quality Act Guidelines, an Initial Study was prepared to determine whether the Project may have a significant effect on the environment. On the basis of the Initial Study, it has been determined that the Project may have a potential significant effect on the environment which will be mitigated to a level that is less than significant and therefore, a Mitigated Negative Declaration and Mitigation Monitoring Reporting Plan was prepared and circulated for a period of not less than 30 days pursuant to CEQA Guidelines Section 15105 (b). The Planning Commission hereby recommends adoption to the City Council of the Mitigated Negative Declaration and Mitigation Monitoring Plan as adequate to



assess the environmental impacts of the project, based on the findings contained herein. The Planning Commission's recommendation reflect the independent judgement and analysis of the Planning Commission of the City of Pico Rivera. The full record is available for review in the Community and Economic Development Department.

**SECTION 3.** Pursuant to Section 18.56.090, *Mandatory Findings*, for issuance of a Conditional Use Permit of the Pico Rivera Municipal Code, the Planning Commission recommends to the City Council **APPROVAL** of Conditional Use Permit No. 747, a request to construct an industrial warehouse building and print shop facility at the southwest quadrant of Beverly Boulevard and Interstate 605 Freeway in the Industrial Planned Development (IPD) zoned district be approved for the following reasons:

- a) **That the granting of such permit will be in the interest of furtherance of public welfare;**

The project involves the development of a 19.06-acre site located on the easternmost boundary of Pico Rivera that has remained vacant and undeveloped mostly due to issues pertaining to inaccessibility from a main thoroughfare. The warehouse building and print shop facility will be constructed with a contemporary exterior design and approximately 10% (85,710 square feet) of the overall site will be landscaped with attractive drought tolerant ground cover, shrubs, and more than 200 evergreen and deciduous trees. The trees will be visible from Beverly Boulevard and the 605 freeway. The proposed development of a 357,903 square foot warehouse building and 2,500 square foot print shop facility will increase the overall aesthetics to one of the City's main entrances on the east side. It is estimated that the combined land uses of a warehouse and print shop facility will create approximately 128 jobs in the local area.

- b) **That the proposed use of land 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;**

Initial development will involve the construction of a new bridge that will span over the existing Union Pacific railroad tracks and connect the subject site with Beverly Boulevard. Upon commencement of the bridge, construction vehicles and work crews will access the property from the south at Eduardo Avenue. Total construction time for the bridge is expected to take approximately 4-5 months to complete. However, the total amount of time that construction vehicles and crews will require access from Eduardo Avenue is limited to 16 weeks. Once the bridge is complete, all vehicles, building materials, and crews necessary to construct the warehouse building and print shop facility will enter the project site from Beverly Boulevard via the newly constructed bridge. In addition, a condition of approval is included within this entitlement that requires the construction of a 10'-0" block wall to the south of the project site and adjacent to the residents along Eduardo Avenue and Obregon Street. Other

conditions of approval listed within this entitlement will require that construction vehicles, building materials, and crews maintain a minimum distance of 1,000 feet from the nearest residential property line located to the south of the subject site while the bridge is under construction. Furthermore, 16 Afghan pines will be planted along the rear property line that will provide an additional buffer between the single-family residential homes to the south and the project site. These conditions of approval and improvements will enhance the overall appearance of the site while safeguarding the privacy of the adjacent residential properties to the south.

**c) That the property described in the application is suitable for the proposed use of land;**

The project site is of suitable area and dimensions to accommodate the proposed warehouse building and print shop facility. Upon completion of a new bridge spanning across the Union Pacific railroad tracks, the site will be accessible from Beverly Boulevard, a major arterial as classified by the City's General Plan, and within direct vicinity of on/off ramps of the 605 Freeway. The proposed land uses will have sufficient parking with more than 400 passenger car vehicles included in the site plan. There are 22 bicycle racks included and 36 parking spaces have been designated for clean air vehicles. The warehouse development will have 52 truck docking doors with enough area for maneuvering so as not to conflict with off-street parking for passenger car vehicles and the pedestrian path of travel that will provide access from Beverly Boulevard. The landscaping plan along Beverly Boulevard includes more than a dozen flowering trees that will enhance the overall appearance of the street. The applicant will also provide shrubs and other plants on the south side of Beverly Boulevard that will provide attractive screening near the SCE power equipment.

**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 Impact Analysis (TIA) was prepared by Michael Baker International (MBI) and is included as part of the Initial Study and Mitigated Negative Declaration. The TIA studied all intersections and existing traffic conditions within the vicinity of the subject site. The traffic analysis concluded that the project will not have significant impacts to existing traffic on Beverly Boulevard or the local circulation network in the project vicinity if certain traffic measures are implemented. In addition, the project will include a new 170-foot-long right turn lane near the entrance to the project site on Beverly Boulevard. A similar 140-foot-long sanctuary lane will be added to Beverly Boulevard's westbound traffic for vehicles making a left turn into the project site. According to the Traffic Impact Analysis, the warehouse land use is anticipated to generate 622 daily vehicle trips with 60 a.m. peak hour trips (45 inbound/15 outbound) and 69 p.m.

peak hour trips (19 inbound/50 outbound). The project's trip generation for the 2,500 square foot print shop is anticipated to generate 186 daily vehicle trips with 7 a.m. peak hour trips (5 inbound/2 outbound) and 19 p.m. peak hour trips (8 inbound/11 outbound). Although not required by CEQA, the applicant has agreed to install a traffic signal at the project's Beverly Boulevard driveway or provide \$800,000 to the City for future transportation improvements. Due to the project's anticipated trip generation, the vehicle capacity of the adjacent roadway, and the implementation of specific traffic mitigation measures, the project will not place a demand or burden upon other municipal improvements, services, or utilities.

- e) **Adequate consideration for the protection of the environment has been satisfactorily demonstrated;**

The project meets the criteria for a Mitigated Negative Declaration (Section 21064.5), pursuant to the California Environmental Quality Act and CEQA Guidelines because requirements imposed on the proposal will mitigate the effects of the impacts to no significant effect on the environment. In addition, there is no substantial evidence in light of the whole record before the public agency that the project may have a significant effect on the environment. Careful consideration was given in that environmental protection measures were imposed to ensure that the proposed use would not adversely impact the area. Mitigation measures with a Mitigation Monitoring Plan are included within this Resolution ensuring potential impacts such as noise and air quality are reduced to a level of less than significant.

- f) **That the proposed use of land is consistent with the provisions and objectives of the general plan;**

The General Plan identifies the proposed project site as an Opportunity Area, referred to as Beverly Boulevard, I-605 Area, Sub Area 2, which states that there is a significant opportunity for development, but access issues must be resolved for construction to occur. The General Plan's Land Use Element includes Goal 3.9 which supports a wide range of quality industries that provide job opportunities for the residents of Pico Rivera while ensuring compatibility with nearby residential neighborhoods. The proposed development of an industrial warehouse and print shop is consistent with Policy 3.9-2, which promotes high quality industrial developments that are compatible with surrounding uses and enhances the streetscape. Policy 3.9-2 promotes recruitment of a diverse range of new industrial users that offer job opportunities for residents and revenues to the City. Policy 3.9-4 ensures that industrial developments are sited and adequately buffered from surrounding neighborhoods and development to minimize negative impacts such as visual pollution, noise, odors, truck activities, and other such conflicts on non-industrial uses. In addition to this Conditional Use Permit, the project includes Zone Reclassification No. 326 and General Plan Amendment No. 58 for the

rezoning of a small section of land from Public Facility to Industrial Planned Development. With the zone reclassification and General Plan Amendment, the proposed use of land is consistent with the goals, policies, and guidance contained within the City's General Plan.

- g) **That adequate consideration has been given to assure 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 proposed industrial warehouse provides the required number of off-street parking, an abundance of attractive landscaping, and is of high design quality which will assure conservation and stabilization of property values in the area. Furthermore, the proposed development is suitable for the underlying zone and is consistent with the community's overall planning program in that certain measures have been included within the entitlement to preserve the character of the zone and area in which the use is proposed to be located.

**SECTION 4.** Accordingly, the Planning Commission hereby recommends to the City Council **APPROVAL** of Conditional Use Permit No. 747, a request to construct a 357,903 square foot warehouse building and 2,500 square foot print shop facility on a 19.06-acre site located between the San Gabriel River to the west and the 605 Freeway to the east, south of Beverly Boulevard, more specifically depicted in Attachment "A" attached hereto, subject to the following conditions:

1. The applicant shall comply with the City of Pico Rivera Building Division requirements identified as Attachment "B", dated August 18, 2022.
2. The applicant shall comply with the City of Pico Rivera Public Works Department Engineering Division requirements identified as Attachment "C", dated October 4, 2022.
3. The applicant shall comply with the Los Angeles County Fire Department Land Development Unit requirements identified as Attachment "D", dated April 13, 2022.
4. The applicant shall comply with the County of Sanitation District of Los Angeles requirements identified as Attachment "E", dated February 17, 2022.
5. The applicant shall comply with all measures set forth in the attached Mitigated Negative Declaration Mitigation Monitoring and Reporting Program identified as Attachment "F".

6. The applicant shall comply with all conditions and requirements of Southern California Edison and obtain all required permits.
7. The applicant shall comply with all conditions and requirements of California Public Utilities Commission (CPUC) and obtain all required permits.
8. Approval of Conditional Use Permit No. 747 is subject to the concurrent approval of Tentative Parcel Map No. 83251, Zone Reclassification No. 326, and General Plan Amendment No. 58. The applicant shall commence construction within five (5) years of the effective date of this grant, or this approval shall become null and void. The effective date is to be considered the date indicated in CUP No. 747.
9. The applicant shall comply with all conditions and requirements contained within Tentative Parcel Map No. 83251.
10. The applicant shall comply with all conditions and requirements contained within Zone Reclassification No. 326.
11. The applicant shall comply with all conditions and requirements contained within General Plan Amendment No. 58.

**OPERATIONAL**

12. The 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.
13. All construction activities shall take place between the hours of 7:00 a.m. and 7:00 p.m.
14. Any proposed land use that exceeds the amount of trip generations indicated in the approved Traffic Impact Analysis will require further analysis as determined by the City's Department of Public Works and may require a Conditional Use Permit.
15. The applicant shall establish a public liaison for project construction that shall be responsible for addressing public concerns about construction activities, including excessive noise. The name and contact information of the public liaison shall be provided to the Community and Economic Development Department - Planning Division prior to construction commencement.

16. The applicant shall post signage at the entrance to the project site providing a contact phone number that the public may call to report concerns and ask questions regarding construction activities. The contact phone number shall be available 24-hours a day, 7-days a week, and shall be answered by a live person. Signage shall be posted for the entire construction phase of the project and is to be legible from adjacent properties near Eduardo Avenue and Beverly Boulevard.
17. The applicant shall submit a Certificate of Occupancy application along with the application fee, prior to any final building permit. Building Official shall determine if this condition may be modified.
18. A loading dock roll-off compactor, baler, and bale storage on the interior of the building shall be provided along with the exterior trash enclosures indicated on the approved site plan. The applicant shall implement additional trash removal facilities should it be determined by the City that the amount of trash removal facilities provided is insufficient for the site.
19. Upon completion of the new access bridge from Beverly Boulevard, the entrance at Eduardo Avenue shall be limited in use for emergency responders only and an emergency key box shall be provided.
20. The tenant's Business License may be revoked and/or suspended, or business hours adjusted, if noise related issues are not resolved by the occupant/s of the warehouse and/or print shop facility.
21. A public address system is prohibited on the exterior of the building.
22. Vehicle and/or trailer stacking/tandem parking is prohibited. All passenger car vehicles, trucks, and trailers shall be parked within a parking stall intended for each type of vehicle, respectively.
23. Any/all truck activity, including deliveries/pick-up and truck maneuvering, is prohibited at the warehouse building's southern truck docking doors during the following days of the week and hours:
  - i. Monday – Friday: 6 p.m. to 6 a.m.
  - ii. Saturday and Sunday: Deliveries and maneuvering is prohibited.
24. The following Traffic Improvements shall be implemented unless the traffic signal under condition no. 30 is completed prior to Certificate of Occupancy or as determined by the City Engineer.

**Proposed Improvement #1A** – In addition to the planned Project features of including an eastbound right turn lane into the site and extending the westbound left turn storage lane, restriping the northbound driveway

approach to provide two exiting lanes (one right turn and one left turn) will result in an allowable v/c change between the baseline and Plus Project conditions.

**Proposed Improvement #1B** – The addition of the Other Potential Improvement Option A (sanctuary lane) and/or Other Potential Improvement Option B (left turn restrictions) at the Site Driveway / Beverly Boulevard Intersection (#1) shall be predicated on a post opening traffic study provided by the developer’s traffic engineer or a traffic engineer selected by the City to analyze left turn movements in and out of the development and the general operation of the driveway. The study is to include a queuing analysis and gap study. If the study finds that left turn gaps are not adequate, left turn restrictions shall be implemented. A post opening traffic study will also be required after construction of the I-605/Beverly Boulevard Interchange improvement project if the development opening day occurs prior to interchange improvement implementation.

**Proposed Improvement #2** – Add “Do Not Block” pavement marking along Beverly Boulevard to ensure exiting Project traffic maintains access to all movements. This improvement shall be provided regardless of the post opening study identified under Improvement #1B.

## CONSTRUCTION – TRAFFIC

25. 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. To the extent feasible, the plan shall denote haul routes that do not pass sensitive land uses or residential dwellings.
26. The applicant shall pay all costs necessary (not to exceed \$18,000) for an engineering firm as determined by the City to peer review and approve the Obregon Street Bridge Memorandum from Biggs Cardosa dated November 9, 2021. A building permit shall not be issued until the peer review has been completed and the bridge has been deemed safe for passage of construction vehicles. If Obregon Bridge is deemed not safe for construction vehicles, the applicant must investigate other means for construction access and/or limit the weight of construction vehicles passing over the bridge.
27. Two weeks prior to construction the applicant shall notify the residents located south of the project of construction commencement. The written notice shall include a phone number for any complaints or community concerns.
28. Wheel-stops shall be provided and shall be installed not less than 6-inches high and placed to separate parked vehicles from buildings, wall, fences, property lines, walkways, or other parking spaces.

29. Clear unobstructed sight distances shall be provided at all site driveways and walkways.
30. Within one year of Certificate of Occupancy issuance, the applicant shall install a traffic signal at the project's Beverly Boulevard driveway to the satisfaction of the Public Works Engineer provided that the applicant receives all necessary approvals from government agencies. In the event that the applicant does not receive approval from one or more agencies for the traffic signal, then in lieu of the traffic signal, applicant shall provide \$800,000 to the City for future transportation improvements. This is a non-CEQA condition.
31. Traffic control measures shall be implemented to prevent queueing of any vehicle on Beverly Boulevard/Eduardo Avenue/Obregon Street/Pioneer Boulevard during construction.
32. A traffic control plan shall be submitted and approved by the Public Works Department for all traffic related activities on Beverly Boulevard and Eduardo Avenue.
33. Truck trips shall not exceed 60 trips per day (30 in/30 out) on Eduardo Avenue/Obregon Street/Pioneer Boulevard during bridge construction to connect Beverly Boulevard to the project site. The City/County reserves the right to reduce the amount of construction trips if it is determined that an abundance of burden is experienced by residents along the construction route. Should complaints be received regard construction activities, the applicant shall respond to and remediate any complaints immediately. Should the applicant fail to remediate complaints, the Conditional Use Permit may be taken to the Planning Commission and/or City Council for review.
34. A professional and qualified company shall provide additional street sweeping services on Beverly Boulevard, Pioneer Boulevard, Eduardo Avenue, and Obregon Street at a minimum of twice each week while construction is in progress.
35. Upon completion of bridge construction over the Union Pacific railroad tracks, the applicant shall repave/resurface or replace the asphalt street along the construction route on Eduardo Avenue from its northern terminus and south to Obregon Street to the point where the asphalt pavement connects with the gray cement material of the bridge. Street repaving/resurfacing or replacement must be completed to the standards and regulation of the Los Angeles County Public Works Department. A Certificate of Occupancy shall not be issued until this portion of roadway has been repaved/resurfaced or replaced to the standards and regulation of the Los Angeles County Public Works Department. The Los Angeles County Public Works Department shall determine the level of repair and/or replacement that is necessary.



36. The applicant shall document all public right-of-way surfaces on the construction vehicle route for any existing damage prior to the commencement of any construction and provide such documentation to the City of Pico Rivera. Any/all damage incurred to the public right-of-way as a result of project construction including but not limited to signs, curbs, landscaping, and meters shall be repaired/replaced by the applicant to pre-damaged condition or better the satisfaction of the governing jurisdiction.
37. Any/all damaged incurred upon private property as a result of construction shall be repaired/replaced by the applicant, to pre-damage condition or better as determined by the City.
38. Any/all repairs necessary to the public right-of-way shall be completed by the applicant to its pre-damage condition or better as determined by the City or County.
39. The applicant shall prepare a construction notification letter and send to all property owners and occupants within a 1,000 foot radius of the project site. The construction notification letter shall include the phone number of the construction liaison contact person and must be approved by the Community and Economic Development Department prior to mailing.

#### **CONSTRUCTION LANDSCAPING**

40. Submittal of a landscape and irrigation plan, compliant with Chapter 13.90, Water Efficient Landscaping Ordinance, or the Pico Rivera Municipal Code, must be submitted to the Building and Planning Divisions for review and approval prior to installation.
41. Backflow devices shall be screened from public view.
42. An irrigation system shall be permanently maintained, and landscaping shall be permanently provided and continuously maintained in a neat and orderly manner, including weed abatement and trash removal on a regular basis.
43. The applicant shall submit a landscape, maintenance, and irrigation plan that includes the following:
  - i. Aesthetically pleasing arrangement of California native and/or drought tolerant landscaping consisting of trees, shrubs, groundcover, and vines throughout property.
  - ii. Plantings shall include shrubs, ground cover, and trees such as Desert Museum Palo Verde (*Parkinsonia* x 'Desert Museum'),

Afghan Pine (*Pinus eldarica*), Chinese Pistache (*Pistacia chinensis*), African Sumac (*Rhus lancea*), and Brisbane box (*Tristania conferta*).

- iii. The final landscape plan will adhere to the current State Model Efficient Landscape Ordinance (Title 24, Part 11, Chapters 4 & 5 of the CalGreen Building Code) in terms of water and irrigation efficiency.
  - iv. Landscape plan shall include location of landscape lighting throughout development along with details on type of lighting.
  - v. All landscaping areas shall be provided with automatic sprinkler system or drip irrigation which shall guarantee an adequate supply of water to fulfill the intent of continual plant maintenance.
  - vi. Landscape backflow devices are to be screened from view subject to Planning Division approval.
  - vii. Landscaping and irrigation shall be provided and maintained within the landscape planter on the south side of Beverly Boulevard, from where the San Gabriel River Trail intersects with the side walk to the point of entry into the project site, as depicted in the landscaping plan. Landscape maintenance shall be performed as often as necessary to ensure an attractive appearance.
44. The applicant shall submit a written request to the Planning Division for any and all landscape and irrigation proposals that do not specifically meet the conditions stated herein, but that do meet the intent of the conditions, such as aesthetics and deterring vandalism, as determined by the Planning Division.
45. The applicant shall submit a fence and wall plan to the Planning Division for review and approval prior to building permit issuance. The plan may be incorporated within submittal to Building Division plan check review and shall include all on- site perimeter and security fencing and or walls. The plan shall reflect the following:
- i. A 10'-0" high (or as determined by the Planning Division) decorative block wall shall be installed along the southern boundary of the project site, adjacent to the residential properties on Eduardo Avenue and Obregon Street. The block wall shall be completed prior to final building permit.
  - ii. A 10'-0" (or as determined by the Planning Division) wrought iron fence shall be placed along the remaining property lines.

- iii. The applicant shall make reasonable effort to obtain approval from the property owners located along the project site's southern property line to remove the existing block wall or fence located on private property.

### **CONSTRUCTION – UTILITIES**

46. 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.
47. Any mechanical equipment such as air conditioning compressors shall be screened in accordance with the City of Pico Rivera Municipal Code requirements for screening.
48. Any proposed roof top equipment shall be concealed by a parapet wall in accordance with the City of Pico Rivera Municipal Code requirements for screening. As part of the working/construction drawings, the applicant shall provide an elevation showing all roof top equipment screened by the parapet wall.

### **CONSTRUCTION – LIGHTING**

49. The applicant to incorporate energy conservation practices into the project. These may include:
  - i. Low wattage or LED lighting, long-life bulbs, sensors to automatically turn off/on outdoor lighting, lights with dimmers, etc.
  - ii. Solar energy, if feasible.
  - iv. Clean-burning or energy-efficient water heaters.
50. The applicant shall ensure that appropriate light shielding is provided for the lighting equipment in the parking area, buildings, and security as a means to limit glare and light trespass. A lighting plan and an exterior photometric plan indicating the location, size, and type of proposed lighting shall be prepared 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 line.

### **CONSTRUCTION – DUST CONTROL**

51. The applicant shall comply with the South Coast Air Quality Management

District Rule 403, regarding mitigation of fugitive dust during construction.

52. 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).
53. The applicant shall comply with permit requirements of the South Coast Air Quality Management District (SCAQMD's Rule 403, Table 1) including but not limited to soil stabilization, proper equipment ventilation and filtering to minimize fugitive and control odors.
  - i. The applicant shall maintain on-site property in a wet down condition to the degree necessary to prevent dust emission and remove any roadway dust spillage from the public right-of-way by sweeping or sprinkling.
  - ii. All open storage piles above the height of three feet and occupying an area of 150 or more square feet shall be covered.
  - iii. All grading shall be suspended when wind speed (including instantaneous gusts) exceeds 25 miles per hour.
  - iv. A wheel shaker/wheel spreading device consisting of raised dividers (rails, pipe, or grates) shall be utilized at least 24 feet long and 10 feet wide to remove bulk material from tires and vehicle undercarriages before vehicles exit the site.
  - v. The developer shall install and utilize a wheel washing system to remove bulk material from tires and vehicle undercarriages before vehicles exit the site.
54. Prior to disruption of an on-site surface area, the developer shall install a chain link fence with screen/wind preventive mesh along the perimeter construction limit line. The fence and screen shall be continuously maintained.
55. All trucks and construction equipment shall be kept in proper operating condition and trucks and construction equipment shall be stored overnight on-site in a secured area in order to minimize truck trips.
56. The applicant shall place all stationary construction equipment so that noise is directed away from sensitive receptors.

57. 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.
58. Under state law, trucks are prohibited from idling for longer than five minutes, unless they have an Air Quality Management District “Clean-Idle” sticker indicating the engine has very low emissions under idle conditions.
59. 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.

### **CONSTRUCTION – NOISE/VIBRATION**

60. The applicant shall submit a Noise and Vibration Plan to the Community & Economic Development Department - Planning Division for review and approval. The Plan shall follow the guidelines for Noise and Vibration of the City of Pico Rivera General Plan and County. The Plan shall ensure the following: 1) that construction mobile noise does not exceed the Los Angeles County standard of 75 dBA, and construction stationary noise does not exceed the Los Angeles County standard of 60 dBA; and 2) that the architectural damage criterion for vibration of 0.2 inch/second peak particle velocity (PPV) at adjacent structures (“Noise and Vibration Standards”) is not exceeded. If the General Plan and County guidelines are in conflict the most conservative directive shall apply. The Plan shall depict the location of construction equipment storage and maintenance areas, and document methods to be employed to achieve the Noise and Vibration Standards in order to minimize noise and vibration impacts on adjacent noise and vibration sensitive land uses.
61. Prior to construction, a temporary noise, vibration and dust mechanism in accordance with the City’s General Plan shall be constructed along the southern property line where single-family homes are located.
62. All construction equipment shall utilize noise and vibration reduction features (e.g., rubber utilization, mufflers and engine shrouds).

### **CONSTRUCTION – STORM WATER**

63. Prior to issuance of a grading permit, as part of the final grading plan, the applicant shall submit a comprehensive water runoff and sedimentation control plan. The Plan shall detail the measures to be implemented to control runoff from the project site and preventative measures from water sheet flowing across property lines. Erosion control measures shall include but not be limited to, scheduling major grading activities during the dry season, and use of site watering or dust blankets to control devices during grading. The applicant shall

comply with the applicable National Pollutant Discharge Elimination System (NPDES) requirements.

64. Prior to issuance of a grading permit, Best Management Practices (BMPs) shall be developed in compliance with Storm Water Urban Runoff Pollution Prevention Control Mitigation Plan Ordinance adopted and amended by the City of Pico Rivera.
65. A Standard Urban Stormwater Mitigation Plan must be prepared for this site as approved by the Department of Public Works.

### **CONSTRUCTION – DESIGN**

66. A minimum of 422 off-street parking stalls shall be maintained at all times.
67. The warehouse building shall not exceed a maximum height of 73'-0".
68. The print shop facility shall not exceed a maximum height of 27'-0".
69. The applicant shall submit details regarding exterior materials, including but not limited to stone and/or veneers, decorative metal items, trim, light fixtures, etc. within Building Division plan check submittal for Planning Division review and approval. The materials previously submitted to the City meet this requirement; however, in the event of any revisions to these materials, the updated materials shall be submitted to the City. Any materials not previously submitted shall be approved by the City.
70. A standard detailed elevation drawing for the construction of the trash enclosure shall be incorporated within the submittal to Building Division plan check. The enclosure shall be 6'- 0" in height, designed to be consistent with the buildings, and include 6'-0" high self-closing gate. If required by the Building Official, the trash enclosure shall incorporate an impermeable roof to prevent rainwater from entering the enclosure.
71. Drainage gutters, downspouts and similar features shall be completely concealed inside the building.

### **MITIGATION MONITORING AND REPORTING**

72. The following mitigation measures shall be complied with:

#### **AESTHETICS**

1. AES-1: Construction equipment staging areas shall utilize appropriate screening (i.e., temporary fencing with opaque material) to shield public views of construction equipment and material. Prior to issuance of a grading permit, the City of Pico

Rivera shall verify that staging locations are identified on final grading/development plans and that appropriate perimeter screening is included as a construction specification.

## BIOLOGICAL RESOURCES

2. BIO-1: If ground-disturbing activities or removal of any trees, shrubs, or any other potential nesting habitat are scheduled within the avian nesting season (nesting season generally extends from January 1 - August 31), a pre-construction clearance survey for nesting birds shall be conducted within three days prior to any vegetation removal or ground disturbing activities. The biologist conducting the clearance survey shall document the negative results if no active bird nests are observed on the project site during the clearance survey with a brief letter report indicating that no impacts to active bird nests would occur before construction can proceed. If an active nest is found, the bird species should be identified, and a “no disturbance” buffer should be established around the active nest. The size of the “no-disturbance” buffer should be increased or decreased based on the judgement of the qualified biologist and level of activity and sensitivity of the species. A qualified biologist shall be present to monitor the active nest to ensure that nesting behavior is not adversely affected by the construction activity. Once the young have fledged and left the nest, or the nest otherwise becomes inactive under natural conditions, project activities within the “no-disturbance” buffer may occur following an additional survey by the qualified biologist to search for any new nests in the restricted area. Results of the pre-construction survey and any subsequent monitoring shall be provided to the City of Pico Rivera, California Department of Fish and Wildlife (CDFW), and other appropriate agencies as required by Federal, state, and local requirements.

## CULTURAL RESOURCES

3. CUL-1: During construction, archaeological and Native American monitoring shall be conducted to minimize impacts related to the potential discovery of previously unknown archaeological/tribal cultural resources. If evidence of subsurface cultural resources is found during excavation and other ground-breaking activities, all work within 50 feet of the discovery shall cease and the construction contractor shall contact the City of Pico Rivera. With direction from the City and in coordination with the Los Angeles County Archaeological Society and local Native American organizations, as necessary, the archaeologist shall evaluate the discovery prior to resuming grading in the immediate vicinity of

the find. If warranted, and in consultation with the Native American monitor, the archaeologist shall have the authority to temporarily divert, redirect, or halt the ground disturbance activities to allow identification, evaluation, and potential recovery of cultural resources.

## GEOLOGY AND SOILS

4. GEO-1: Prior to issuance of building permits and subject to Site Plan Review, the project applicant shall prepare a site-specific design-level geotechnical/soils report which addresses structural and geotechnical conditions at the project site that shall be subject to review and approval by the City of Pico Rivera City Engineer. The geotechnical report shall address soil stability, including liquefaction, and shall address potential impacts during earthquakes. Additionally, the City of Pico Rivera City Engineer shall ensure that all improvements conform to existing building requirements of the California Building Code (CBC) in order to minimize the potential for damage and major injury during a seismic event. The geotechnical/soils report shall include specific design measures, which are based on the determination of Site Classification and Seismic Design Categories, specific to the project site. Moreover, design and construction of the proposed project shall comply with existing City standards, including Chapter 15.42 (Referenced Standards Code) of Title 15 (Buildings and Construction), of the Pico Rivera Municipal Code.
5. GEO-2: Prior to the start of ground-disturbing activities, a professional paleontologist who meets the qualification standards of the Society of Vertebrate Paleontology (project paleontologist) shall be retained to provide paleontological monitoring assistance, and this requirement shall be indicated on project plans and specifications. Construction monitoring shall be conducted by a qualified paleontological monitor overseen by the project paleontologist. Monitoring shall entail the visual inspection of excavated areas greater than eight feet below the ground surface (bgs) during project-related ground-disturbing activities. Daily monitoring activities shall be documented on field forms accompanied with photographs of activities as well as photographs of soils, sediments, and fossils, if any. In the event a potentially significant paleontological resource is encountered during ground-disturbing activities, the contractor shall stop construction within 25 feet of the discovery and the project paleontologist shall evaluate the significance of the resource. Additional recommendations may be made at that time. If the resource is found to be significant, the paleontologist shall



systematically remove it from the site for laboratory preparation, which may entail the stabilization of the resource with glues and consolidants, as needed, and separation from sedimentary matrix, if necessary. Following laboratory preparation, the resource would be identified to the lowest taxonomic level, cataloged, and inventoried in anticipation of curation. All collected and prepared resources would be curated and stored in an accredited repository, such as the Natural History Museum of Los Angeles County or the Western Science Center of Hemet. At the conclusion of all construction monitoring for the project, the project paleontologist shall prepare a report summarizing the monitoring efforts and results, including documentation of paleontological discoveries, if any. A final copy of the report shall be provided to the City of Pico Rivera and the accredited repository.

#### HAZARDS AND HAZARDOUS MATERIALS

6. HAZ-1: The project applicant shall retain a Phase II/Site Characterization Specialist to prepare a Soil Management Plan prior to the issuance of any grading permit for the proposed project. The Phase II/Site Characterization Specialist shall define the extent of on-site contamination associated with the Recognized Environmental Condition (REC) and Other Environmental Features (OEFs) identified in the Phase I Environmental Site Assessment, Beverly Boulevard, Pico Rivera, California prepared by Roux Associates, Inc. (dated July 2, 2021). These REC and OEFs pertain to railroad activities and historical uses. The Specialist shall recommend remediation, as necessary, per the standards of, the Los Angeles County Health Hazardous Materials Division, Department of Toxic Substances Control, Los Angeles Regional Water Quality Control Board, and other agencies as applicable. The Soil Management Plan shall identify necessary sampling efforts, and soil management practices necessary during site disturbance (including safety precautions to ensure worker safety). The Plan shall also consider necessary sampling efforts, management of soils, and proper disposal of waste materials during grading and excavation. The Soil Management Plan would be prepared in consultation with applicable regulatory agencies (e.g., Los Angeles County Health Hazardous Materials Division, Department of Toxic Substances Control, Los Angeles Regional Water Quality Control Board) and is anticipated to include contaminated soil removal to ensure compliance with existing U.S. Environmental Protection Agency (USEPA) Regional Screening Levels (RSL), California Department of Toxic

Substances Control (DTSC) Screening Levels (SL), and California background levels. The handling and/or disposal of contaminated soils shall comply with all federal, state, and local laws and regulations.

## NOISE

7. NOI-1: Prior to issuance of any grading or building permit, the project applicant shall demonstrate, to the satisfaction of the City of Pico Rivera City Engineer that the project complies with the following:

- Construction contracts specify that all construction equipment, fixed or mobile, shall be equipped with properly operating and maintained mufflers and other state required noise attenuation devices.
- Property owners and occupants located within 1,000 feet of the project boundary shall be sent a notice, at least 15 days prior to commencement of construction, regarding the construction schedule of the proposed project. A sign, legible at a distance of 50 feet shall also be posted at the project construction site. All notices and signs shall be reviewed and approved by the City of Pico Rivera Public Works Department prior to mailing or posting and shall indicate the dates and duration of construction activities, as well as provide a contact name and a telephone number where residents can inquire about the construction process and register complaints.
- The construction contractor shall provide evidence that a construction staff member will be designated as a Noise Disturbance Coordinator and will be present on-site during construction activities. The Noise Disturbance Coordinator shall be responsible for responding to any local complaints about construction noise. When a complaint is received, the Noise Disturbance Coordinator shall notify the City within 24-hours of the complaint and determine the cause of the noise complaint (e.g., starting too early, bad muffler, etc.) and shall implement reasonable measures to resolve the complaint, as deemed acceptable by the City of Pico Rivera Public Works Department. All notices that are sent to residential units immediately surrounding the construction site and all signs posted at the construction site shall include the contact name and the telephone number for the Noise Disturbance Coordinator.

- The project applicant shall demonstrate to the satisfaction of the City of Pico Rivera City Engineer that construction noise reduction methods shall be used, including but not limited to, shutting off idling equipment, maximizing the distance between construction equipment staging areas and occupied residential areas, and the use of electric air compressors and similar power tools, to the extent feasible.
- During construction, stationary construction equipment shall be placed such that emitted noise is directed away from sensitive noise receivers.
- In compliance with Los Angeles County Code Section 12.08.440, construction shall only occur between the hours of 7:00 a.m. to 7:00 p.m. Monday through Saturday, with no work permitted on Sundays or holidays.

NOI-2: In order to reduce construction noise, a temporary noise barrier or enclosure shall be used along the southern and southwestern portion of the project site to break the line of sight between the construction equipment and the adjacent residences; Assessor's Parcel Number (APN) 8130-023-011, 8130-023-012, and 8130-023-017. The temporary noise barrier shall have a sound transmission class (STC) of 20 or greater in accordance with American Society for Testing and Materials Test Method E90, or at least 2 pounds per square foot to ensure adequate transmission loss characteristics. In order to achieve this, the barrier may consist of 3-inch steel tubular framing, welded joints, a layer of 18-ounce tarp, a 2-inch-thick fiberglass blanket, a half-inch-thick weatherwood asphalt sheathing, and 7/16-inch sturdy board siding with a heavy duct seal around the perimeter. The length, height, and location of noise control barrier walls shall be adequate to assure proper acoustical performance. In addition, to avoid objectionable noise reflections, the source side of the noise barrier shall be lined with an acoustic absorption material meeting a noise reduction coefficient rating of 0.70 or greater in accordance with American Society for Testing and Materials Test Method C423. All noise control barrier walls shall be designed to preclude structural failure due to such factors as winds, shear, shallow soil failure, earthquakes, and erosion. A provision for this noise attenuation feature shall be indicated on project plans and specifications for verification by the City of Pico Rivera City Engineer.

NOI-3: Prior to issuance of a grading permit, the project applicant shall prepare a paving control plan to ensure that the paving construction phase does not result in damage to existing residential structures to the south of the project site. The paving control plan shall be subject to approval by the City of Pico Rivera City Engineer. To reduce groundborne vibration levels, the paving control plan shall stipulate that static (non- vibratory) rollers be used, as an alternative to vibratory rollers, within 26 feet of the southern residential structures (Assessor's Parcel Numbers [APNs] 8130- 023-017, 8130-023-012, and 8130-023-011). Vibratory roller operations shall be prohibited within 26 feet of APNs 8130-023-017, 8130-023-012, and 8130-023- 011.

#### TRANSPORTATION

8. TR-1: Prior to the initiation of construction, the City of Pico Rivera shall ensure that a Traffic Management Plan (TMP) has been prepared for the proposed project and incorporated into the final project plans, specifications, and estimates (PS&E). The TMP shall include measures to minimize the potential safety impact during the short-term construction process, when partial lane closures may be required. It shall include, but not be limited to, measures such as construction signage, pedestrian protection, limitations on timing for lane closures to avoid peak hours, temporary striping plans, construction vehicle routing plans, and the need for a construction flag person to direct traffic during heavy equipment use. The TMP shall be incorporated into project specifications for verification prior to final plan approval.

PF-1: The proposed traffic and circulation improvements for the project shall be predicated on a post opening traffic study provided by the applicant's traffic engineer or a traffic engineer selected by the City of Pico Rivera to analyze left turn movements in and out of the development and the general operation of the driveway. The study is to include a queuing analysis and gap study. If the study finds that left turn gaps are not adequate, left turn restrictions shall be implemented. A post opening traffic will also be required after construction of the I-605/Beverly Boulevard Interchange improvement project if the development opening day occurs prior to interchange improvement implementation.

#### OTHER

73. An easement intended for a future pedestrian/bicycle trail, with a minimum width of 10'-0" and the length necessary to traverse through the subject property shall be provided on a date that is determined by the City. The

easement shall be provided to ensure that a connection between the Whittier Greenway Trail and San Gabriel River trail is feasible.

74. The applicant shall include a heavy rail bridge Beautification Program which shall include the complete repainting of the heavy rail bridge every five (5) years or as directed by the City.
75. The warehouse building and print shop facility must be constructed and follow all landscaping and architectural features as included in the site and elevation plans in accordance with Attachment "A".
76. A billboard sign on the project site is subject to the approval of a Development Agreement per the Pico Rivera Municipal Code.
77. Applicant shall make reasonable effort to acquire the portion of boundary line identified with a hexagon and the number 45 on the Tentative Parcel Map dated July 20, 2022 from Union Pacific. In the event this narrow portion of land is not acquired, applicant must fence and exclude land from development and show all truck turning/parking is adequate.
78. If required, the applicant shall submit payment of Department of Fish and Wildlife filing fee upon the recordation of a Notice of Determination regarding the adoption of the Mitigated Negative Declaration for this project.
79. 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.
80. Prior to the 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.
81. Before building permits are issued, the applicant shall obtain all necessary approvals, licenses, and permits and pay all appropriate fees as required by the City.
82. The applicant to ensure that all contractors and subcontractors obtain a City of Pico Rivera Business License from the City of Pico Rivera.
83. The applicant shall coordinate with the Planning Division to assign an address to the warehouse building and print shop facility. Upon address assignment, said addresses shall be included on all site plan submittals.
84. The property including the new Beverly Boulevard bridge, and existing abandoned heavy rail bridge shall be maintained free of trash, debris and graffiti at all times. The graffiti paint must match the existing paint of the

- structure. Any trash, debris or graffiti must be removed within 24-hours of discovery or upon notification by the City.
85. Outdoor storage is not a part of this approval.
  86. All applicable requirements of the City of Pico Rivera Municipal Code shall be complied with and such requirements shall be a condition of permit approval.
  87. 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.
  88. Pursuant to Sections 18.56.110 of the Pico Rivera Municipal Code, the Planning Commission 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 after the applicant has been informed and has had a reasonable opportunity to review and cure any such noncompliance.
  89. 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 Municipal Code.
  90. 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.
  91. 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. 747 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.

92. 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. 747, 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 entitlement granted by this Resolution shall be conditioned upon the approval of Tentative Parcel Map No. 83251, the Ordinance adopting Zone Reclassification No. 326 and the Resolution adopting General Plan Amendment No. 58 going into effect.

**APPROVED AND ADOPTED** this 10th day of October 2022, by members of the Planning Commission of the City of Pico Rivera, voting as follows:

\_\_\_\_\_  
John Garcia, Chairperson

**ATTEST:**

**APPROVED AS TO FORM:**

\_\_\_\_\_  
Julia Gonzalez, Interim Director  
Community & Economic  
Development Department

\_\_\_\_\_  
John W. Lam  
Alvarez-Glasman & Colvin  
Assistant City Attorney

**AYES:**

**NOES:**

**ABSENT:**

**ABSTAIN:**

ATTACHMENT "A"



**CONDITIONAL USE PERMIT NO. 747  
SOUTHWEST QUADRANT OF BEVERLY BOULEVARD AND 605 FREEWAY**

**PLANNING COMMISSION ACTION:**                      **RESOLUTION NO.** \_\_\_\_\_

Signed \_\_\_\_\_  
Julia Gonzalez, Interim Director  
Community and Economic Development

**ADOPTED** \_\_\_\_\_  
(Date)



RESOLUTION NO. \_\_\_\_\_

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF PICO RIVERA, CALIFORNIA, RECOMMENDING CITY COUNCIL APPROVAL OF A GENERAL PLAN AMENDMENT CHANGING THE GENERAL PLAN DESIGNATION FROM PUBLIC FACILITIES (P-F) TO INDUSTRIAL (I) FOR THE PROPERTIES WITH APN 8130-024-006, 8130-024-007 and 8130-024-825, MORE SPECIFICALLY DESCRIBED IN ATTACHMENT "A" AND FURTHER DESIGNATED HEREIN AS GENERAL PLAN AMENDMENT NO. 58**

**WHEREAS**, the Planning Commission of the City of Pico Rivera conducted a public hearing on the matter of General Plan Amendment No. 58 to change the General Plan designation from Public Facility (P-F) to Industrial (I) for the properties with Assessor Parcel Number 8130-024-006, 8130-024-007 and 8130-024-825 at the October 10, 2022 public hearing duly noticed as prescribed by law and published in Los Cerritos Newspaper; and

**WHEREAS**, the Planning Commission has carefully considered all pertinent testimony and the staff report offered in this case as presented at the public hearing on October 10, 2022; and

**WHEREAS**, the applicant has submitted Conditional Use Permit No. 727, Zone Reclassification No. 326 and Tentative Parcel Map No. 83251 to construct a 357,903 square foot warehouse building and a 2,500 square foot printshop facility; and

**WHEREAS**, pursuant to provisions of the California Environmental Quality Act and the State CEQA Guidelines, Title 14 California Code of Regulations Section 15063, and following an Initial Study and environmental assessment of possible adverse impacts, the Project was determined not to have a significant effect on the environment with the inclusion of certain mitigation measures that will lessen potential adverse impacts to a level of less than significant; and

**WHEREAS**, the Planning Division has prepared a Mitigated Negative Declaration with mitigation measures and monitoring program and has duly noticed and circulated all relevant documents in accordance with the provisions of CEQA; and

**WHEREAS**, the mitigation measures and monitoring plan have been incorporated as conditions of approval to Conditional Use Permit No. 747.

**NOW, THEREFORE**, be it resolved by the Planning Commission of the City of Pico Rivera that:

**SECTION 1.** The foregoing recitals are true and correct and are hereby incorporated as substantive findings in this Resolution.

**SECTION 2.** The Planning Commission recommended to City Council adoption of Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program for the Project through Planning Commission Resolution No. \_\_\_\_\_.

**SECTION 3.** Pursuant to Section 18.62.070 of the Pico Rivera Municipal Code, the Planning Commission of the City of Pico Rivera hereby recommends to the City Council of the City of Pico Rivera, the approval of a Resolution to change the General Plan designation from P-F to I for the property located in the vicinity of the southwest quadrant of Beverly Boulevard and Interstate - 605 Freeway as specifically described in Attachment "A" of this Resolution.

**SECTION 4.** The Planning Commission of the City of Pico Rivera recommends to the City Council approval of General Plan Amendment No. 58 based on the following reasons and findings:

- a) The proposed General Plan Amendment is necessary to provide a uniform zoning designation so that the project site can be developed in accordance with the list of land uses identified in the I zone classification contained in Section 18.40.040 of the Pico Rivera Municipal Code. According to records of file, the property has never been developed and the applicant is now planning to construct a 357,903 square foot warehouse building and a 2,500 square foot printshop facility.
  
- b) The proposed General Plan Amendment is fully consistent with the goals and objectives set forth in the General Plan and will not result in conditions or circumstances contrary to the public health, safety or welfare. The General Plan identifies the proposed project site as an Opportunity Area, referred to as Beverly Boulevard, I-605 Area, Sub-area 2, which states that this location provides significant opportunities for redevelopment, but the access issues must be resolved in order to do so. The General Plan states that the intention of identifying "Opportunity Areas" is to accommodate much of the City's anticipated redevelopment and growth and allow for flexibility in determining specific intentions for use, design, and character unique to each area that is in addition to other General Plan policies. The General Plan's Land Use Element stipulates policies that support the proposed development of an industrial warehouse building and printshop. Policy 3.9-1 promotes high quality industrial development and redevelopment that is compatible with surrounding uses and enhances the adjacent streetscape. Policy 3.9-2 promotes recruitment of a diverse range of new industrial users and retention and intensification of existing users that offer job opportunities for the city's residents and revenues to the City. Policy 3.9-3 encourages the integration of compatible supporting uses in industrial districts and ensures that industrial developments are sited and adequately buffered from surrounding neighborhoods and development to minimize negative impacts such as visual pollution, noise, odors, truck activities, and other such conflicts on non-industrial uses. Amending the General Plan will establish a uniform zone

designation throughout the project area and will not result in conditions or circumstances contrary to the public health, safety or welfare.

- c) The proposed General Plan Amendment will not result in conditions or circumstances contrary to the public health, safety or welfare. Development of the site requires the approval of Conditional Use Permit No. 747, Zone Reclassification No. 56, and Tentative Parcel Map No. 83251. These entitlements are subject to environmental review in compliance with the California Environmental Quality Act. Conditional Use Permit No. 747 is for the construction of a 357,903 square foot warehouse building and a 2,500 square foot printshop facility. A Tentative Parcel Map is a part of the overall project to merge five (5) existing adjacent lots into one (1) parcel. Zone Reclassification No. 326 will change the zone designation of a small portion of land located in the center of the project site from P-F to I. The zone reclassification will create a uniform I zone designation throughout the project area. Furthermore, an Initial Study was prepared to determine whether the Project may have a significant effect on the environment. On the basis of the Initial Study, it has been determined that the Project will not have a significant effect on the environment due to the inclusion of certain mitigation measures that will lessen potential adverse impacts to a level of less than significant therefore, the Planning Division has prepared a Mitigated Negative Declaration with Mitigation Monitoring Plan and has duly noticed and circulated all relevant documents in accordance with the provisions of CEQA.
- d) **The proposed General Plan Amendment is adequate in size and is compatible in use with the surrounding properties.** The subject site will be of an industrial land use, which is consistent with the land use to the north of the project site. The land use to the south is comprised of single-family homes located within the jurisdiction of Los Angeles County. The southern property line of the project site will include a ten (10) foot tall block wall and 16 Afghan Pine trees that will provide a buffer between the residential and industrial land uses. In addition, there will be approximately 250-foot setback between the industrial warehouse building and the single-family homes located to the south of the project site. In addition, the adoption of the Zone Reclassification is being reclassified in conjunction with General Plan Amendment No. 58 (GPA No. 58) to change the General Plan designation from P-F to I, to maintain consistency between the Zoning Ordinance and the General Plan.

**SECTION 5.** Based upon the foregoing findings and summaries, the City of Pico Rivera Planning Commission recommends to the City Council adoption of a Resolution changing said General Plan designation from P-F to I for the properties located in the vicinity of the southwest quadrant of Beverly Boulevard and Interstate - 605 Freeway following a public hearing as required by law.

**SECTION 6.** The Commission Secretary shall certify the adoption of this Resolution and it shall go into effect immediately upon its adoption.

**RESOLUTION NO. \_\_\_\_\_**

**Page 4 of 5**

**APPROVED AND ADOPTED** this 10th day of October 2022 by members of the Planning Commission of the City of Pico Rivera, voting as follows:

\_\_\_\_\_  
John Garcia, Chairperson

**ATTEST:**

**APPROVED AS TO FORM:**

\_\_\_\_\_  
Julia, Gonzalez, Interim Director  
Community and Economic  
Development

\_\_\_\_\_  
John W. Lam, Assistant City Attorney

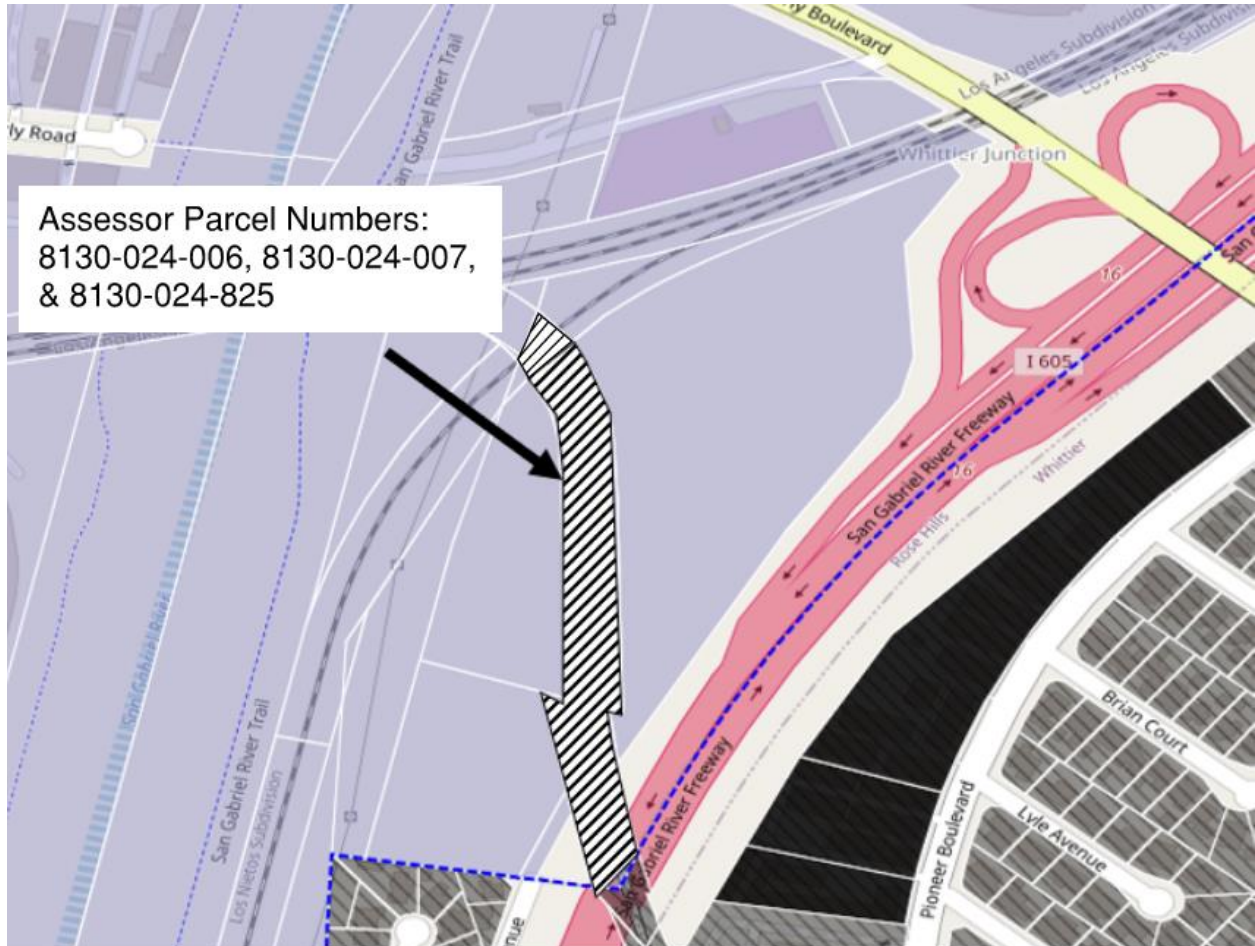
**AYES:**

**NOES:**

**ABSENT:**

**ABSTAIN:**

**ATTACHMENT "A"**



**GENERAL PLAN AMENDMENT NO. 58**

General Plan Amendment to change General Plan land use designation from Public Facilities (P-F) to Industrial (I).

**PLANNING COMMISSION ACTION:**

**RESOLUTION NO.** \_\_\_\_\_

Signed \_\_\_\_\_  
Julia Gonzalez, Interim Director  
Community and Economic  
Development Department

**ADOPTED** \_\_\_\_\_  
(Date)

**RESOLUTION NO. \_\_\_\_**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF PICO RIVERA, CALIFORNIA, RECOMMENDING CITY COUNCIL APPROVAL TO CHANGE THE ZONE CLASSIFICATION FROM PUBLIC FACILITY (P-F) TO INDUSTRIAL PLANNED DEVELOPMENT (IPD) FOR THE PROPERTIES WITH ASSESSOR PARCEL NUMBERS 8130-024-006, 8130-024-007 & 8130-024-825 FURTHER DESIGNATED HEREIN AS ZONE RECLASSIFICATION NO. 326**

**WHEREAS**, existing Zoning Code, Ordinance No. 534, was adopted on April 1, 1975; and

**WHEREAS**, the Planning Commission of the City of Pico Rivera conducted a public hearing on the matter of Zone Reclassification No. 326 to change the zone designation from Public Facility (P-F) to Industrial Planned Development (IPD) for the properties 8130-024-006, 8130-024-007 & 8130-024-825 at a legally noticed public hearing held on October 10, 2022; and

**WHEREAS**, the applicant has submitted Conditional Use Permit No. 747, General Plan Amendment No. 58 and Tentative Parcel Map No. 83251 concurrently for the development of a 357,903 square foot warehouse building and 2,500 square foot printshop facility; and

**WHEREAS**, pursuant to provisions of the California Environmental Quality Act and the State CEQA Guidelines, Title 14 California Code of Regulations Section 15063, and following an Initial Study and environmental assessment of possible adverse impacts, the Project was determined not to have a significant effect on the environment with the inclusion of certain mitigation measures that will lessen potential adverse impacts to a level of less than significant; and

**WHEREAS**, the mitigation measures and monitoring plan have been incorporated as conditions of approval to Conditional Use Permit No. 747. There is no substantial evidence in light of the whole record before the public agency that the project will have a significant effect on the environment.

**NOW, THEREFORE**, be it resolved by the Planning Commission of the City of Pico Rivera that:

**SECTION 1.** The foregoing recitals are true and correct and are hereby incorporated as substantive findings in this Resolution.

**SECTION 2.** The Planning Commission recommended to City Council adoption of Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program for the Project through Planning Commission Resolution No. \_\_\_\_.

**SECTION 3.** The Planning Commission hereby FINDS that the approval of said Zone Reclassification No. 326 will not be detrimental to the health, safety and welfare of the general public and recommends that the City Council concur with the determination that the amendment will not have a significant effect on the environment pursuant to Section 15061(b)(3).

**SECTION 4.** Pursuant to Chapter 18.62, Article III of the Pico Rivera Municipal Code, the Planning Commission of the City of Pico Rivera hereby recommends to the City Council of the City of Pico Rivera, the approval of an Ordinance to change the zone designation from P-F to IPD for the properties with Assessor Parcel Number 8130-024-006, 8130-024-007 & 8130-024-825 described in draft ordinance designated herein as Attachment "A" made part hereof and further designated as Zone Reclassification No. 326.

**SECTION 5.** Further, this Resolution with staff report with attachments and the recommended Ordinance in this matter shall constitute a report of the Planning Commission to the City Council.

**SECTION 6.** The Planning Commission finds that Zone Reclassification No. 326 should be approved by the Pico Rivera City Council for the following reasons and findings:

- a) The proposed zone reclassification is necessary to change a small P-F zoned section of land to IPD thereby providing a consistent zone classification throughout the entire project area. By creating a uniform zoning designation, the project area can be developed with structures that are suitable with the designated land uses contained in the Pico Rivera Municipal Code (PRMC) for the IPD zone.
- b) The proposed Zone Reclassification is fully consistent with the goals and objectives set forth in the General Plan and will not result in conditions or circumstances contrary to the public health, safety or welfare. The General Plan states that the intention of identifying "Opportunity Areas" is to accommodate much of the City's anticipated redevelopment and growth and allow for flexibility in determining specific intentions for use, design, and character unique to each area that is in addition to other General Plan policies. The General Plan identifies the proposed project site as an Opportunity Area, referred to as Beverly Boulevard, I-605 Area, Sub-area 2, which states that this location provides significant opportunities for redevelopment, but the access issues must be resolved in order to do so. The General Plan's Land Use Element stipulates policies that support the proposed development of an industrial warehouse building and printshop. Policy 3.9-1 promotes high quality industrial development and redevelopment that is compatible with surrounding uses and enhances the adjacent streetscape. Policy 3.9-2 promotes recruitment of a diverse range of new industrial users and retention and intensification of existing users that offer job opportunities for the City's residents and revenues to the City. Policy 3.9-3 encourages the integration of compatible supporting uses in industrial districts that

## RESOLUTION

Page 3 of 5

serve the needs of employees and ensures that industrial developments are sited adequately buffered from surrounding neighborhoods and development to minimize negative impacts such as visual pollution, noise, odors, truck activities, and other such conflicts on non-industrial uses.

- c) The proposed Zone Reclassification will not result in conditions or circumstances contrary to the public health, safety or welfare. Development of the site requires the approval of Conditional Use Permit No. 747, General Plan Amendment No. 58, and Tentative Parcel Map No. 83251. These entitlements are subject to environmental review in compliance with the California Environmental Quality Act. Conditional Use Permit No. 747 is for the construction of a 357,903 square foot warehouse building and a 2,500 square foot printshop facility. A Tentative Parcel Map is a part of the overall project to merge seven (7) existing adjacent lots into one (1) parcel. Zone Reclassification No. 326 will change the zone designation of a small portion of land located in the center of the project site from PF to IPD. The zone reclassification will create a uniform IPD zone designation throughout the project area. Furthermore, an Initial Study was prepared to determine whether the Project may have a significant effect on the environment. On the basis of the Initial Study, it has been determined that the Project will not have a significant effect on the environment due to the inclusion of certain mitigation measures that will lessen potential adverse impacts to a level of less than significant therefore, the Planning Division has prepared a Mitigated Negative Declaration with Mitigation Monitoring Plan and has duly noticed and circulated all relevant documents in accordance with the provisions of CEQA.
- d) The proposed Zone Reclassification is adequate in size and is compatible in use with the surrounding properties. The subject site will be of an industrial land use, which is consistent with the land use to the north of the project site. The land use to the south is comprised of single-family home located within the jurisdiction of Los Angeles County. The southern property line of the project site will include a ten (10) foot tall block wall and 16 Afghan Pine trees that will provide a buffer between the residential and industrial land uses. In addition, there will be approximately 250-foot setback between the industrial warehouse building and the single-family homes located to the south of the project site. In addition, the adoption of the Zone Reclassification is being reclassified in conjunction with General Plan Amendment No. 58 (GPA No. 58) to change the General Plan designation from P-F to IPD to maintain consistency between the Zoning Ordinance and the General Plan.

**SECTION 7.** 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. The Commission Secretary shall certify the adoption of this Resolution and it shall go into effect immediately upon its adoption.



**APPROVED AND ADOPTED** this 10th day of October 2022 by members of the Planning Commission of the City of Pico Rivera, voting as follows:

\_\_\_\_\_  
John Garcia, Chairperson

**ATTEST:**

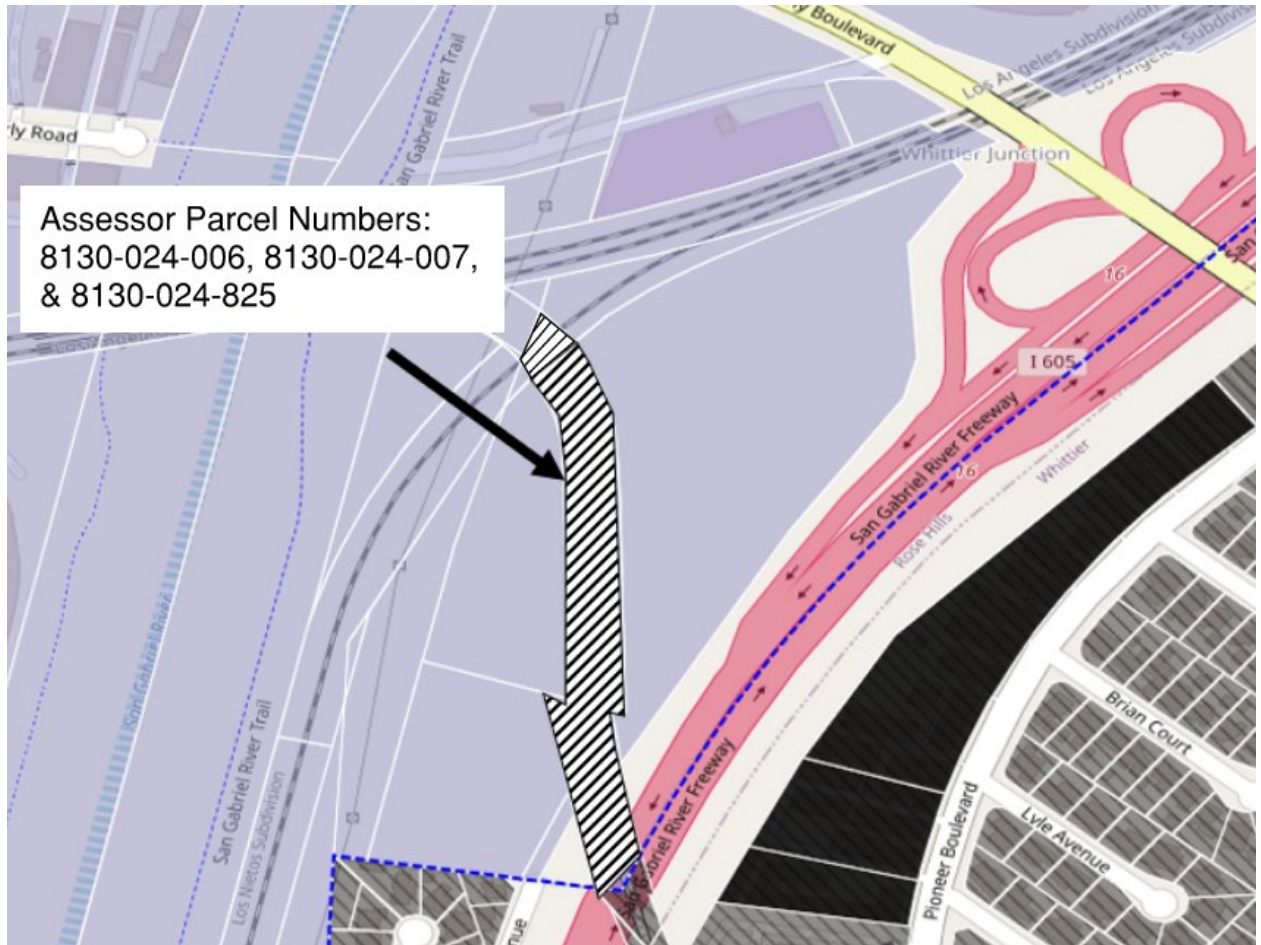
**APPROVED AS TO FORM:**

\_\_\_\_\_  
Julia Gonzalez, Interim Director  
Community & Economic  
Development Department

\_\_\_\_\_  
John W. Lam  
Alvarez-Glasman & Colvin  
Assistant City Attorney

**AYES:**  
**NOES:**  
**ABSENT:**  
**ABSTAIN:**

**ATTACHMENT "A"**



**ZONE RECLASSIFICATION No. 326**

General Plan Amendment to change General Plan land use designation from Public Facilities (P-F) to Industrial Planned Development (IPD).

**PLANNING COMMISSION ACTION:**

**RESOLUTION NO.** \_\_\_\_\_

Signed \_\_\_\_\_  
Julia Gonzalez, Interim Director  
Community and Economic  
Development Department

**ADOPTED** \_\_\_\_\_  
(Date)

**ORDINANCE NO. \_\_\_\_**

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF PICO RIVERA, CALIFORNIA APPROVING A ZONE RECLASSIFICATION TO CHANGE THE ZONE DESIGNATION FROM PUBLIC FACILITY (P-F) TO INDUSTRIAL PLANNED DEVELOPMENT (IPD) FOR THE PROPERTIES WITH ASSESSOR PARCEL NUMBER NO. 8130-024-006, 8130-024-007 & 8130-024-825 AS SHOWN ON ATTACHMENT “A” AND FURTHER DESIGNATED HEREIN AS ZONE RECLASSIFICATION NO. 326**

**WHEREAS**, Section 18.62.230 of the Pico Rivera Municipal Code authorizes the City Council of the City of Pico Rivera, upon receipt of Resolution from the Planning Commission of the City of Pico Rivera, upon holding public hearing, upon hearing all testimony, upon examination and review of the investigative staff reports and upon conclusion of public hearing to make such determinations and findings of fact as deemed necessary in the best interests of all parties involved and Planning Commission recommendation to approve Zone Reclassification No. 326 to change a zoning designation; and

**WHEREAS**, on October 10, 2022, the Planning Commission recommended to the City Council the adoption of Zone Reclassification No. 326; and

**WHEREAS**, the City Council of the City of Pico Rivera conducted a public hearing to consider a Zone Reclassification to change the zoning designation from Public-Facility (P-F) to Industrial Planned Development (IPD) for the with Assessor Parcel Map No. 8130-024-006,8130-024-007 & 8130-024-825; and

**WHEREAS**, the applicant has submitted Conditional Use Permit No. 747, General Plan Amendment No. 58, Tentative Parcel Map No. to construct a 357,903 square foot warehouse building and 2,500 square foot printshop facility (the “Project”); and

**WHEREAS**, the City Council of the City of Pico Rivera has carefully considered all pertinent testimony and the staff report offered in the case as presented at the public hearing.

**NOW, THEREFORE, BE IT ORDAINED** by the City Council of the City of Pico Rivera as follows:

**SECTION 1.** The foregoing recitals are true and correct and are hereby incorporated as substantive findings in this Resolution.

**SECTION 2.** Based on the staff reports, presentations, public comments, Planning Commission recommendations, Pico Rivera Municipal Code, City’s General Plan, and other evidence presented at the duly noticed public hearing on this matter, the City Council hereby finds that Zone Reclassification No. 326 is essential to the public necessity, convenience, and general welfare and the Zone Reclassification is necessary

to carry out the general purpose and provisions of the Pico Rivera Zoning Code and General Plan.

**SECTION 3.** In accordance with Section 18.66.040 of the Pico Rivera Municipal Code, the Zone Reclassification of three parcels with Assessor Parcel Number 8130-024-006, 8130-024-007 & 8130-024-825 as described in Attachment "A" are hereby placed in the IPD zoned district, and further designated herein as Zone Reclassification No. 326.

**SECTION 4.** The Zone Reclassification shall be in accordance with the provisions of the Zoning Ordinance adopted by the City Council of the City of Pico Rivera by Ordinance No. 534, adopted April 7, 1975.

**SECTION 5.** The City Council adopted Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program for the Project through City Council Resolution No. \_\_\_\_\_.

**SECTION 6.** The City Council further finds that the proposed zone reclassification is consistent with the spirit and integrity of the Municipal Code as to the intent of Chapter 18.37 which describes the intent, purpose, and applicability of the IPD zone.

**SECTION 7.** The City Council finds that Zone Reclassification No. 326 is consistent with the General Plan in that the zone change will establish a uniform zone classification throughout the project site.

**SECTION 8.** The City Council hereby declares that it would have passed this ordinance sentence by sentence, paragraph by paragraph, and section by section and does hereby declare that the provisions of this Ordinance are severable, and if, for any reasons, any sentence, paragraph, or section of this Ordinance shall be held invalid, such decision shall not affect the validity of the remaining parts of this Ordinance.

**SECTION 9.** The City Clerk shall certify to the passage and adoption of this Ordinance and cause it to be published in accordance with State and local law. This ordinance shall take effect thirty (30) days after its adoption.

*[Signatures on the following page]*

**APPROVED AND ADOPTED this \_\_\_ day of \_\_\_\_\_, 2022.**

\_\_\_\_\_  
Dr. Monica Sánchez, Mayor

**ATTEST:**

**APPROVED AS TO FORM:**

\_\_\_\_\_  
Anna M. Jerome, City Clerk

\_\_\_\_\_  
Arnold M. Alvarez-Glasman,  
City Attorney

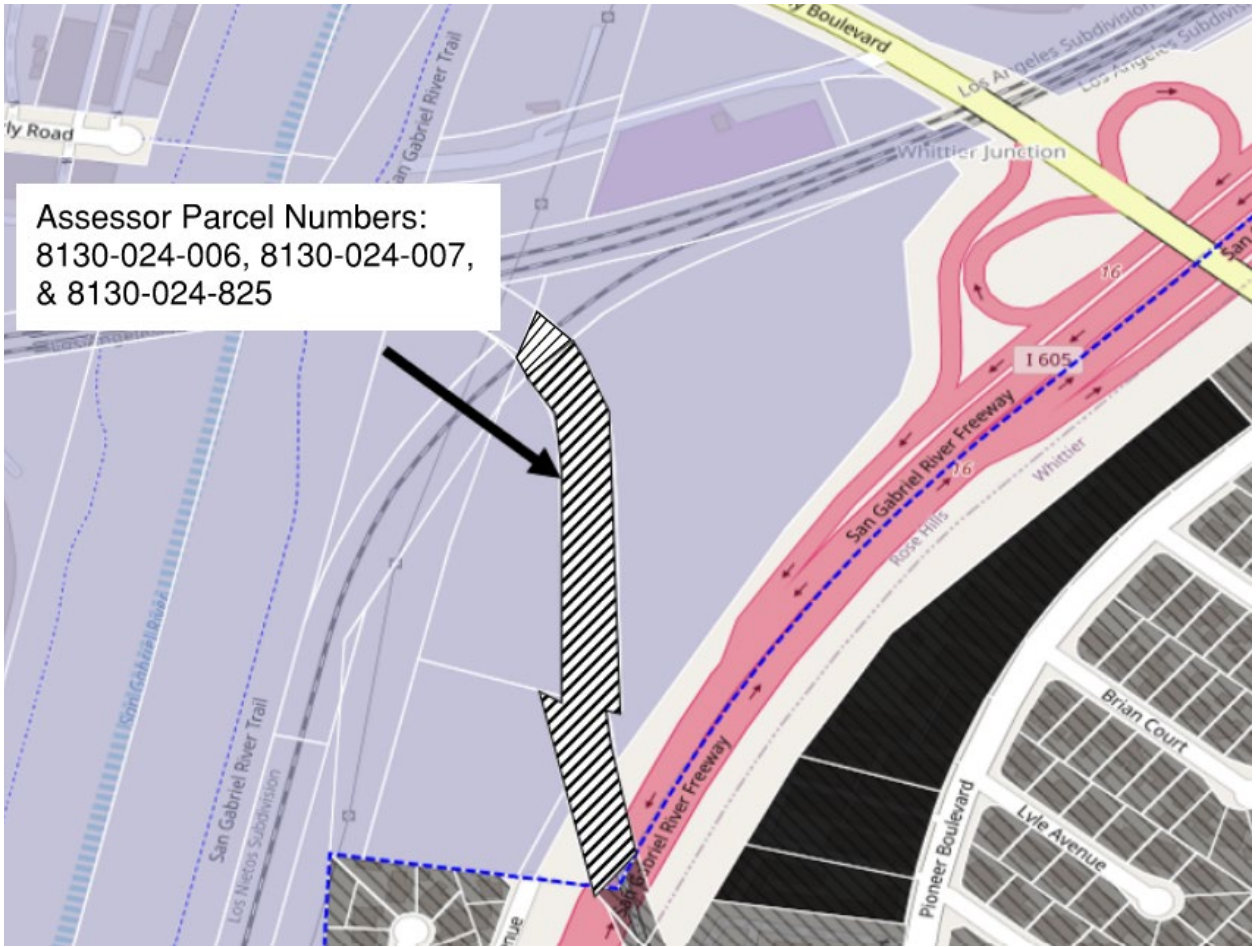
STATE OF CALIFORNIA            )  
  )§  
COUNTY OF LOS ANGELES    )

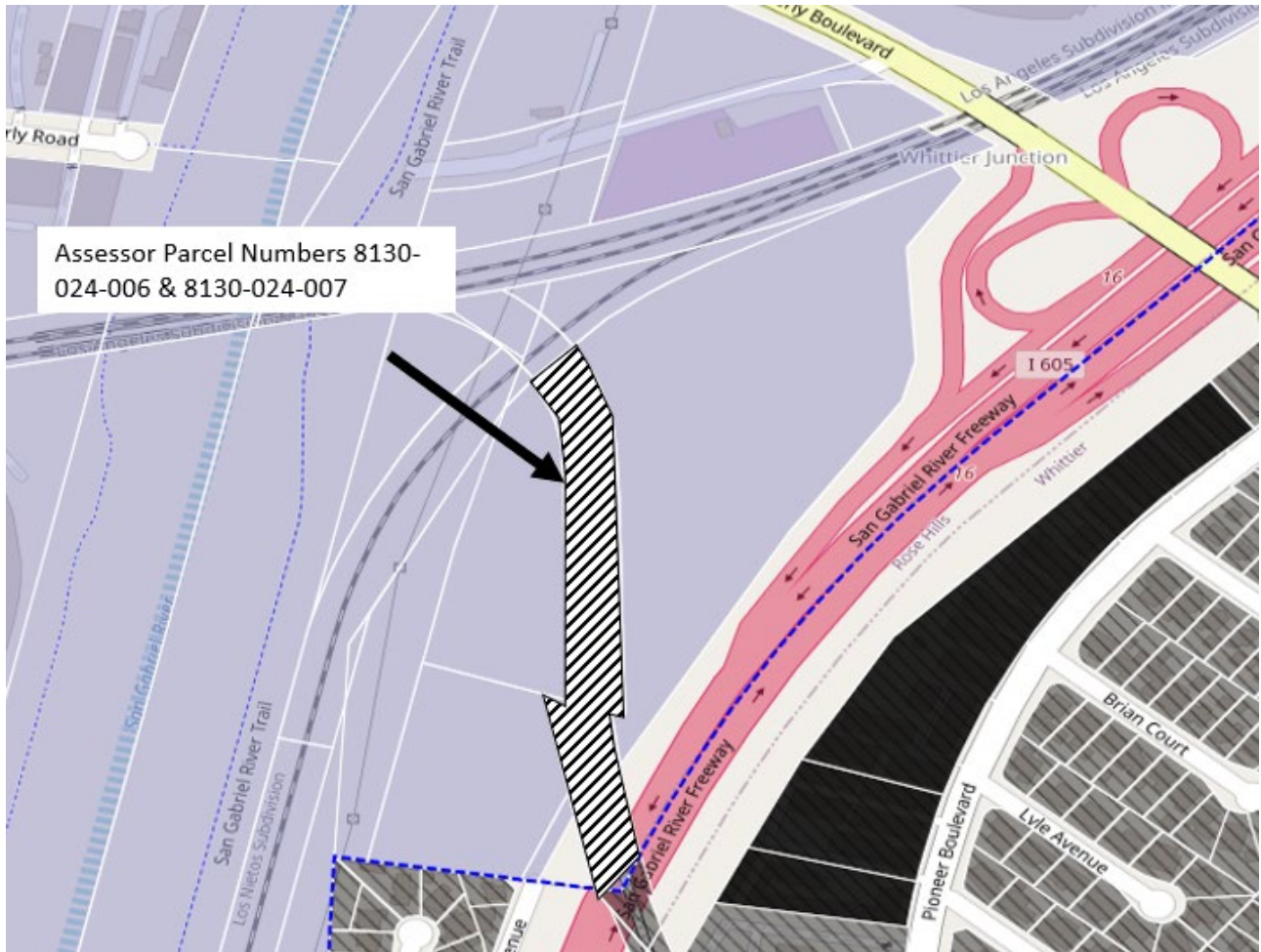
I, Anna M. Jerome, City Clerk of the City of Pico Rivera do hereby certify that the foregoing Ordinance No. \_\_\_\_\_ was adopted at a regular meeting of the City Council of the City of Pico Rivera, held on Tuesday, \_\_\_\_\_, with the following vote:

- AYES:**
- NOES:**
- ABSENT:**
- ABSTAIN:**

\_\_\_\_\_  
Anna M. Jerome, City Clerk

**ATTACHMENT "A"**





Zone Reclassification No. 326

Rezone parcels 8130-024-006, 8130-024-007 & 8130-024-825 from Public-Facility (P-F) to Industrial Planned Development (IPD)

**RESOLUTION NO. \_\_\_\_**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF PICO RIVERA, CALIFORNIA RECOMMENDING APPROVAL OF TENTATIVE PARCEL MAP NO. 83251 TO CONSOLIDATE SEVEN (7) PROPERTIES INTO ONE (1) PARCEL LOCATED ON THE SOUTHWEST QUADRANT OF BEVERLY BOULEVARD AND INTERSTATE 605 (FREEWAY) IN THE INDUSTRIAL PLANNED DEVELOPMENT (IPD) ZONE**

**WHEREAS**, the Division of Land Committee of the City of Pico Rivera considered the consolidation at the meeting of June 27, 2022, and recommended conditional approval of Tentative Parcel Map No. 83251; and

**WHEREAS**, the Planning Commission of the City of Pico Rivera has carefully considered all pertinent testimony and the staff report offered in the case as presented at the duly noticed public hearing of October 10, 2022; and

**WHEREAS** the developer has submitted joint applications including Conditional Use Permit No. 747, General Plan Amendment No. 58, and Zone Reclassification No. 326 to rezone parcels 8130-024-006, 8130-024-007 and 8130-024-825 from Public Facilities (P-F) to Industrial Planned Development (IPD); and

**WHEREAS**, the Planning Commission of the City of Pico Rivera has reviewed Tentative Parcel Map No. 83251 and related environmental aspects of this Tentative Parcel Map to consolidate seven (7) properties into one (1) parcel as shown on Tentative Parcel Map No. 83251 attached hereto and depicted in Exhibit "A".

**NOW THEREFORE**, be it resolved by the Planning Commission of the City of Pico Rivera that:

**SECTION 1.** The foregoing recitals are true and correct and are hereby incorporated as substantive findings in this Resolution.

**SECTION 2.** The Planning Commission recommended to City Council adoption of Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program for the Project through Planning Commission Resolution No. \_\_\_\_.

**SECTION 3.** Pursuant to Chapter 17.16.040, Article II of the Pico Rivera Municipal Code, the Planning Commission of the City of Pico Rivera hereby recommends approval of the Tentative Parcel Map application as specifically described in this Resolution described in Exhibit "A" made a part hereof and further designated as Tentative Parcel Map No. 83251.

**SECTION 4.** The Planning Commission finds, based upon the staff report accompanying this Resolution, written and oral testimony, and the above recitals, that Tentative Parcel Map No. 83251 be approved for the following reasons and findings:



1. That the lot consolidation is in compliance with the development standards and regulations contained in Titles 17 and 18 (Subdivision & Zoning respectively) of the Pico Rivera Municipal Code (PRMC) relevant to the development of IPD zoned properties.
2. That the lot consolidation will not result in conditions or circumstances contrary to the public health, safety, or welfare because adequate public utilities will be provided to the project along with the implementation of fire safety regulations that are suitable for future development.
3. That pursuant to the provisions of the State of California Public Resources Code the proposed project was analyzed in accordance with the California Environmental Quality Act Guidelines, an Initial Study was prepared to determine whether the Project may have a significant effect on the environment. On the basis of the Initial Study, it has been determined that the Project may have a potential significant effect on the environment which will be mitigated to a level that is less than significant and therefore, a Mitigated Negative Declaration and Mitigation Monitoring Reporting Plan was prepared and circulated for a period of not less than 30 days pursuant to CEQA Guidelines Section 15063. The Planning Commission hereby recommends adoption to the City Council of the Mitigated Negative Declaration and Mitigation Monitoring Plan as adequate to assess the environmental impacts of the project, based on the findings contained herein.
4. That the design of the lot consolidation or type of improvements are not likely to cause serious public health problems. The proposed subdivision has been reviewed under the guidelines of the California Environmental Quality Act and City guidelines which determined that the project would result in no adverse impacts or cause serious public health problems.
5. That the design of the lot consolidation or type of improvements will not conflict with easements acquired by the public at large for access through or use of the property within the proposed subdivision. The subdivision includes a condition of approval for an easement which will be used in the future to create a bike/pedestrian trail of not less than ten (10) feet in width and length necessary to connect the former heavy rail bridge over the Interstate - 605 Freeway with the San Gabriel River Parkway Trail.
6. That the proposed project will not be detrimental to adjoining properties as the proposal to consolidate seven (7) adjacent properties into one (1) parcel, where an industrial development is contemplated to be constructed. By merging the existing adjacent parcels, the future industrial development will comply with regulation contained in Title 18 of the Pico Rivera Municipal Code and therefore will not be detrimental to any adjoining properties.
7. That adequate consideration has been given to assure the conservation and

stabilization of property values, the direction of development and land use planning of the area in which the subdivision is proposed to be located and the peculiar suitability of such zone as the proposed lot consolidation is maintained and consistent with the community's overall planning goals and programs through the conditions of approval.

**SECTION 5.** Furthermore, in accordance with Section 17.16.050 of the Pico Rivera Municipal Code, the Planning Commission of the City of Pico Rivera at the public hearing held on October 10, 2022, recommended approval of Tentative Parcel Map No. 83251 for a 19.06 acre project area situated between the San Gabriel River to the west and Interstate - 605 Freeway to the east, and south of Beverly Boulevard, in the IPD, subject to the following conditions of approval:

1. The property shall be subdivided in accordance with Tentative Parcel Map No. 83251 date stamped October 10, 2022, labeled Exhibit "A", and as modified by the Planning Commission through the Conditions of Approval.
2. Applicant to abide by the County of Los Angeles County Fire Department - Land Development Unit requirements identified as Exhibit "B", dated April 13, 2022, and attached hereto and incorporated by this reference.
3. Applicant to abide by all conditions and requirements of the City of Pico Rivera Public Works Department.
4. The Final Parcel Map shall include an easement with dimensions that are suitable for the placement of a billboard sign, as determined by the City of Pico Rivera.
5. The development shall be in conformity with all applicable provisions of the Pico Rivera Municipal Code and shall conform to the requirements of the Subdivision Map Act and applicable conditions contained herein.
6. The subject properties shall be in compliance with all conditions of approval stipulated under Conditional Use Permit No. 747, General Plan Amendment No. 58, and Zone Reclassification No. 326.
7. A Certificate of Occupancy shall not be issued until the portion of boundary line identified with a hexagon and the number 45 (Tentative Parcel Map page 2 of 5) has been adjusted and no longer allows for a portion of Union Pacific land to encroach within the confines of the development. In the event this narrow portion of land is not acquired, applicant must fence and exclude land from development and show all truck turning/parking is adequate.
8. Final Parcel Map shall reflect all subsequent applicable changes that may result from approval of the Tentative Parcel Map.

- 9. An easement shall be provided in a suitable location of not less than ten (10) feet in width and the length necessary to create a connection between the former heavy rail bridge over the Interstate - 605 Freeway and the San Gabriel River Parkway Trail. The easement shall be provided prior to the recordation of a Final Parcel Map.
- 10. Proof of recordation of the Final Map shall be submitted to the Community and Economic Development Department.
- 11. Final Parcel Map to be prepared in accordance with subdivision requirements of the Pico Rivera Municipal Code, the State Subdivision Map Act and applicable conditions contained herein.
- 12. The Tentative Parcel Map shall expire 24 months after its approval unless a time extension is granted pursuant to Section 17.12.090 of the Pico Rivera Municipal Code.
- 13. Failure to comply with the above conditions will cause this Tentative Parcel Map to become null and void.
- 14. 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.
- 15. The Applicant shall sign, notarize, and return to the Community and Economic Development Department an affidavit accepting all Conditions of Approval contained herein 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 entitlement non-binding as against the City and shall confer Applicant no legal rights under the law.

**SECTION 6.** 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.

**APPROVED AND ADOPTED** this 10th day of October 2022, by members of the Planning Commission of the City of Pico Rivera, voting as follows:

\_\_\_\_\_  
John Garcia, Chairperson

**ATTEST:**

\_\_\_\_\_  
Julia Gonzalez, Deputy Director  
Community & Economic  
Development Department

\_\_\_\_\_  
John W. Lam  
Assistant City Attorney  
Alvarez-Glasman & Colvin

**AYES:**  
**NOES:**  
**ABSENT:**  
**ABSTAIN:**

