

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 GENERAL COMMERCIAL AND MIXED-USE OVERLAY ZONE TO MERCURY SPECIFIC PLAN TO ALLOW FOR THE DEVELOPMENT OF THE PROPERTY AS A 255 UNIT MIXED-USE DEVELOPMENT AS SHOWN ON ATTACHMENT "A" AND FURTHER DESIGNATED HEREIN AS ZONE RECLASSIFICATION NO. 325

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 a public hearing, upon hearing all testimony, upon examination and review of the investigative and 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. 325 to change a zoning designation; and

WHEREAS, on November 21, 2022 the Planning Commission recommended to the City Council the adoption of Zone Reclassification No. 325; 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 General Commercial (C-G) and Mixed-Use Overlay to Mercury Specific Plan for the property located at 8825 Washington Boulevard; and

WHEREAS, Zone Reclassification No. 325 is part of a project to construct a to develop a 255-unit mixed-use development (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 City Council hereby finds that the above recitals are true and correct and incorporates them as substantive part of its findings.

SECTION 2. Pursuant to provisions of the California Environmental Quality Act and CEQA Guidelines, Section 15063, and following an Initial Study and environmental assessment of possible adverse impacts, the project will not have a significant effect on the environment because of the inclusion of certain mitigation measures for which lessened potential adverse impacts to a level of less than significant. Therefore, a

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Mitigated Negative Declaration was prepared with mitigation measures and monitoring program in accordance with the provisions of CEQA. The Mitigated Negative Declaration and Mitigation Monitoring Program was adopted by the City Council pursuant to City Council Resolution No. _____ on _____, 2023.

SECTION 3. In accordance with Section 18.66.040 of the Pico Rivera Municipal Code, the Zone Reclassification of the herein described property at 8825 Washington Boulevard as more particularly described in Attachment "A" are hereby located within the Mercury Specific Plan and further designated herein as Zone Reclassification No. 325.

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 finds that Zone Reclassification No. 325 is consistent with the General Plan in that the zone change will facilitate a more viable development in order to increase housing opportunities within the surrounding area.

SECTION 6. 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 7. The City Clerk shall certify to the adoption of this ordinance. The City Clerk shall therefore cause this ordinance to be posted in five public places within the City as specified in the Pico Rivera Municipal Code within fifteen (15) days of its final passage and this ordinance shall take effect thirty (30) days following its adoption.

SECTION 8. The City Clerk shall certify the adoption of this ordinance and hereafter the same shall be in full force and effect.

APPROVED AND ADOPTED this ____ day of _____ 2023.

Erik Lutz, 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"



Assessor Parcel Number 6370-002-7018