



To: Planning Commission

From: Community & Economic Development Director

Meeting Date: May 6, 2024

Subject: PUBLIC HEARING – TENTATIVE PARCEL MAP (TPM) NO. 84273 FOR THE SUBDIVISION OF ONE (1) PARCEL INTO TWO (2) PARCELS AND FIND THE PROPOSED PROJECT IS CATEGORICALLY EXEMPT FROM THE PROVISIONS OF THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) PURSUANT TO CEQA GUIDELINES SECTION 15315, CLASS 15, MINOR LAND DIVISIONS

Project Location: 9036 Beverly Boulevard
(APN: 8121-025-023)

Applicant: EGL Associates
11819 Goldring Rd. Ste A,
Arcadia, CA 91006

Property Owner: Pico Rivera Development LLC
2150 E. 25th St., Vernon, CA 90058

Project Planner: Eba Soleimani, Assistant Planner

Introduction:

The Project is subject to the following applications, entitlements, and procedures:

Pico Rivera Municipal Code Section 17.16.110 (Review and Recommendations) states that the Division of Land Committee shall meet to review and make recommendations on tentative maps subsequent to the submission of a complete application. On April 17, 2024, the Division of Land Committee, that includes the Directors of Parks and Recreation, Public Works and Community and Economic Development, met, reviewed the subdivision application, and voted unanimously in favor of the application.

Pico Rivera Municipal Code Section 17.16.130 (Advisory Agency Hearing and Action) states that after closing the public hearing the Planning Commission shall by resolution

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approve, conditionally approve or disapprove the parcel map. The decision of the Planning Commission shall be final unless timely appealed to the city council.

Project Description:

The applicant requests approval of TPM No. 84273 for the subdivision of one (1) parcel into two (2) parcels at 9036 Beverly Boulevard in the Commercial Planned Development (CPD) zone. The subject property currently measures 1.62 acres. After the subdivision, parcel one (1) will measure 19,858 square feet (0.46 acres) and parcel two (2) will measure 50,675 square feet (1.16 acres).

The creation of a new and separate parcel will facilitate the development of a 2,400 square foot coffee shop approved by way of Conditional Use Permit Modification No. 737.2. The coffee shop will be constructed on Parcel 1, which faces Beverly Boulevard. The parking lot and drive-thru for the coffee shop will be accessible from Beverly Boulevard and share a driveway with the adjacent restaurant business through an existing reciprocal easement agreement.

Surrounding Properties:

The subject property is in the Commercial Planned Development (CPD) zone and is designated Mixed Use (M-U) under the Land Use Element of the General Plan. The subject property is located south of Beverly Boulevard and east of Rosemead Boulevard. Land uses surrounding the proposed project are commercial and residential.



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The following table provides a summary of information regarding the proposed site:

Site Information	
General Plan Land Use	Mixed Use (M-U)
Zoning	Commercial Planned Development (CPD)
Subject Property	1.62 acres
Current Use	Vacant Lot
Surrounding Uses/Zones	Commercial/Residential
Access	Ingress/Egress: Beverly Boulevard

Analysis:

History

On December 14, 2020, the Planning Commission approved CUP No. 737 for a mixed-use commercial building with a coffee shop, grocery store, gymnasium facility and a three-level parking structure.

On May 12, 2021, the Zoning Administrator approved CUP Modification No. 737.1 that removed the condition of approval that required five electrical poles on the north side of Arma Street be removed and rerouted underground. The applicant argued the condition of approval was cost prohibitive and that including it would jeopardize the financial viability of the project.

On April 18, 2023, the Zoning Administrator approved CUP Modification No. 737.2 for the development of a coffee shop on the northern perimeter of the subject property independent of the mixed-use proposal described in the original entitlement.

Access

Vehicular access to the coffee shop's parking lot and drive-thru will be taken from Beverly Boulevard through a shared driveway with the adjacent restaurant business. Pedestrian access will be taken from the public right-of-way along Beverly Boulevard.

Parking

PRMC Chapter 18.44.040 requires one open parking space for each three fixed seats and one open parking space for each 250 square feet of net building floor area. The coffee shop requires a minimum of 18 parking spaces ($38 \text{ seats} / 3 = 13 \text{ spaces}$; $1,352 \text{ square feet of net building area} / 250 \text{ square feet} = 5 \text{ spaces}$). The applicant proposes 18 parking spaces – 15 standard parking spaces (with two EV capable spaces and two mobile order pick-up spaces), 2 compact parking spaces, and 1 ADA parking space.

Tentative Parcel Map

Tentative Parcel Map No. 84273 was reviewed by the Public Works Department who confirmed that the proposed Tentative Parcel Map meets the requirements of local ordinances and the State Subdivision Map Act.

General Plan Consistency:

The proposed project is consistent with the City of Pico Rivera General Plan for the following reasons:

- Policy 3.8-2 states: Promote the reuse of vacant, underutilized and inefficient commercial uses for more economically productive purposes, including higher intensity businesses, housing and mixed-use development.
- Policy 3.8-5 states: Provide for and encourage the development of a broad range of uses in the commercial areas that reduce the need to travel to adjoining communities and capture a greater share of local spending.

Environmental review:

The proposed project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15315, Class 15 – Minor Land Divisions. Class 15 consists of the division of property in urbanized areas zoned for residential, commercial, or industrial use into four or fewer parcels when the division is in conformance with the General Plan and zoning, no variances or exceptions are required, all services and access to the proposed parcels to local standards are available, the parcel was not involved in a division of a larger parcel within the previous 2 years, and the parcel does not have an average slope greater than 20 percent. The project meets the criteria and qualifies for the exemption.

Public Notice:

Notice of the public hearing was mailed to property owners and occupants within a 500' radius and posted to the project site by April 24, 2024. The agenda was posted at City Hall 72 hours prior to the Planning Commission meeting.

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Recommendation:

That the Planning Commission adopt a Resolution:

1. Finding the Project categorically exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15315 (Class 15 – Minor Land Divisions); and
2. Approve Tentative Parcel Map No. 84273.



AB:ES:jj

Enclosures: 1) Resolution No. 1316 – Tentative Parcel Map No. 84273
2) Notice of Exemption
3) Public Hearing Notice

RESOLUTION NO. 1316**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF PICO RIVERA, APPROVING TENTATIVE PARCEL MAP NO. 84273 FOR A SUBDIVISION OF ONE (1) PARCEL INTO TWO (2) PARCELS LOCATED AT 9036 BEVERLY BOULEVARD (APN: 8121-025-023)**

WHEREAS, on October 9, 2023, the Community and Economic Development Department received an application from Hank Jong on behalf of EGL Associates, for real property located at 9036 Beverly Boulevard and legally described in Exhibit "A" attached hereto; requesting approval of Tentative Parcel Map No. 84273; and

WHEREAS, the Division of Land Committee of the City of Pico Rivera considered the subdivision at the meeting of April 17, 2024, and recommended conditional approval of Tentative Parcel Map No. 84273; and

WHEREAS studies and investigations were made and a staff report with recommendations was submitted, and the Planning Commission, upon giving the required notice, did on the 6th of May, 2024, conduct a duly noticed public hearing as required by law to consider said Tentative Parcel Map application. Notice of the hearing was originally posted and mailed to property owners and properties within a 500 - foot radius of the project site by May 24, 2024, and published in the Cerritos Community Newspaper on April 26, 2024; and

NOW, THEREFORE, THE PLANNING COMMISSION OF THE CITY OF PICO RIVERA, CALIFORNIA, HEREBY RESOLVES AS FOLLOWS:

SECTION 1. The Planning Commission finds that the foregoing recitals are true and correct and are incorporated herein by reference.

SECTION 2. Pursuant to Pico Rivera Municipal Code 17.16.130, and based upon all testimony and comments from the general public, the examination and review of the investigations by staff included in the staff report contained herein, the report of the Division of Land Committee, and all other pertinent and relevant facts pertaining hereto, the Planning Commission finds as follows:

1. That the subdivision 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 Commercial Planned Development ("CPD") zoned properties and is in conformance with the General Plan.
2. That the subdivision 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.

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 (CEQA) and is categorically exempt pursuant to CEQA Guidelines Section 15315, Class 15 – Minor Land Divisions.
4. That the design of the subdivision or type of improvements are not likely to cause serious public health problems. The proposed subdivision has been reviewed under the guidelines of the CEQA 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 subdivision 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.
6. That the proposed Project will not be detrimental to the adjoining residential properties as the proposed development will include appropriate landscaping adjacent to an existing 6' perimeter wall that will enhance the appearance of the site while providing screening that will protect the privacy of the adjacent 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 use is proposed to be located and the peculiar suitability of such zone as the proposed development is maintained and consistent with the community's overall planning goals and programs through the conditions of approval.

SECTION 3. The proposed Project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15315, Class 15 – Minor Land Divisions. Class 15 consists of the division of property in urbanized areas zoned for residential, commercial, or industrial use into four or fewer parcels when the division is in conformance with the General Plan and zoning, no variances or exceptions are required, all services and access to the proposed parcels to local standards are available, the parcel was not involved in a division of a larger parcel within the previous 2 years, and the parcel does not have an average slope greater than 20 percent.

The Project meets all the foregoing criteria. A Notice of Exemption shall be filed with the County Clerk of the County of Los Angeles and Office of Planning and Research pursuant to the California Environmental Quality Act (CEQA).

SECTION 4. Tentative Parcel Map No. 84273 complies with 17.16.130 of the Pico

Rivera Municipal Code.

SECTION 5. The Planning Commission of the City of Pico Rivera has reviewed Tentative Parcel Map No. 84273 and related environmental aspects of this subdivision as required by law to create a subdivision of one (1) parcel into two (2) parcels as shown on Tentative Parcel Map No. 84273 subject to the Conditions of Approval contained in Exhibit “B”; and

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.

SECTION 7. The Secretary of the Planning Commission shall certify to the adoption of this Resolution.

APPROVED AND ADOPTED this 6th day of May 2024, by members of the Planning Commission of the City of Pico Rivera, voting as follows:

Aric Martinez, Chairperson

ATTEST:

APPROVED AS TO FORM:

Alvaro Betancourt, Director
Community and Economic Development

Austin A. Ching, Deputy City Attorney

AYES:

NOES:

ABSENT:

ABSTAIN:

EXHIBIT "A"
Legal Description

PARCEL A: THAT PORTION OF RANCHO PASO DE BARTOLO IN THE CITY OF PICO RIVERA, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, ALSO BEING THE VACATED PORTION OF BEVERLY BOULEVARD AS MENTIONED IN THAT RESOLUTION NO. 6735 RECORDED ON OCTOBER 16, 2013 AS INSTRUMENT NO. 20131484623, AND ALSO BEING A PORTION OF PARCEL 2 OF SAID DOCUMENT RECORDED AUGUST 14, 2012 AS INSTRUMENT NO. 20121205209, BOTH OF OFFICIAL RECORDS, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE MOST WESTERLY CORNER OF LOT 117 OF TRACT NO. 16534, PER MAP RECORDED IN BOOK 423, PAGES 48 AND 49 OF MAPS, RECORDS OF LOS ANGELES COUNTY, CALIFORNIA; THENCE NORTH 75° 35' 49" WEST ALONG 49" WEST ALONG WEST ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF ARMA STREET AS SHOWN ON SAID TRACT NO. 16534, A DISTANCE OF 194.00 FEET TO THE POINT OF BEGINNING. SAID POINT OF BEGINNING BEING THE BEGINNING OF A NON-TANGENT CURVE CONCAVE EASTERLY AND HAVING A RADIUS OF 15.00 FEET, A RADIAL LINE FROM THE BEGINNING OF SAID CURVE BEARS SOUTH 86° 44' 40" EAST; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 17° 40" EAST; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 17° EAST; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 17° 16' 08" AN ARC LENGTH OF 4.52 FEET; THENCE NORTH 20° 31' 28" EAST, A DISTANCE OF 216.11 FEET TO THE BEGINNING 08" AN ARC LENGTH OF 4.52 FEET; THENCE NORTH 20° 31' 28" EAST, A DISTANCE OF 216.11 FEET TO THE BEGINNING AN ARC LENGTH OF 4.52 FEET; THENCE NORTH 20° 31' 28" EAST, A DISTANCE OF 216.11 FEET TO THE BEGINNING 28" EAST, A DISTANCE OF 216.11 FEET TO THE BEGINNING EAST, A DISTANCE OF 216.11 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHERLY AND HAVING A RADIUS OF 15.00 FEET; THENCE NORTHEASTERLY, EASTERLY AND SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 90° 08' 27" AN ARC 27" AN ARC AN ARC LENGTH OF 23.60 FEET; THENCE SOUTH 69° 20' 05" EAST, A DISTANCE OF 4.50 FEET TO THE BEGINNING OF A TANGENT 05" EAST, A DISTANCE OF 4.50 FEET TO THE BEGINNING OF A TANGENT EAST, A DISTANCE OF 4.50 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 29.00 FEET; THENCE SOUTHEASTERLY, EASTERLY AND NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 90° 00' 00" AN ARC LENGTH OF 45.55 00" AN ARC LENGTH OF 45.55 AN ARC LENGTH OF 45.55 FEET; THENCE NORTH 20° 39' 55" EAST, A DISTANCE OF 99.29 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE 55" EAST, A DISTANCE OF 99.29 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE EAST, A DISTANCE OF 99.29 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 31.00

FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 23° 49' 22" AN ARC LENGTH OF 12.89 FEET; THENCE NORTH 44° 29' 17" EAST, A 22" AN ARC LENGTH OF 12.89 FEET; THENCE NORTH 44° 29' 17" EAST, A AN ARC LENGTH OF 12.89 FEET; THENCE NORTH 44° 29' 17" EAST, A 17" EAST, A EAST, A DISTANCE OF 35.35 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 31.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 23° 49' 22" 22" AN ARC LENGTH OF 12.89 FEET; THENCE NORTH 20° 39' 55" EAST, A DISTANCE OF 14.81 FEET TO THE BEGINNING OF A 55" EAST, A DISTANCE OF 14.81 FEET TO THE BEGINNING OF A EAST, A DISTANCE OF 14.81 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 15.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 18° 12' 00" AN ARC LENGTH OF 4.77 FEET TO THE SOUTHERLY 00" AN ARC LENGTH OF 4.77 FEET TO THE SOUTHERLY AN ARC LENGTH OF 4.77 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF BEVERLY BOULEVARD AS SHOWN ON RIGHT-OF-WAY VACATION PER RESOLUTION NO. 6735 RECORDED OCTOBER 16, 2013 AS INSTRUMENT NO. 20131484623 OF OFFICIAL RECORDS, A RADIAL LINE TO THE END OF SAID CURVE BEARS NORTH 51°06' 59" WEST; THENCE SOUTH 69° 20' 05" EAST ALONG THE SOUTHERLY RIGHT-OF-WAY 59" WEST; THENCE SOUTH 69° 20' 05" EAST ALONG THE SOUTHERLY RIGHT-OF-WAY WEST; THENCE SOUTH 69° 20' 05" EAST ALONG THE SOUTHERLY RIGHT-OF-WAY 05" EAST ALONG THE SOUTHERLY RIGHT-OF-WAY EAST ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF BEVERLY BOULEVARD, A DISTANCE OF 118.94 FEET TO THE NORTHEASTERLY PROLONGATION OF THE NORTHWESTERLY LINE OF LOT 111 OF SAID TRACT NO. 16534; THENCE SOUTH 20° 31' 14" WEST ALONG SAID 14" WEST ALONG SAID WEST ALONG SAID NORTHEASTERLY PROLONGATION LINE AND ALONG THE NORTHWESTERLY LINE OF LOTS 111 THROUGH 115, INCLUSIVE AND A PORTION OF LOT 116 OF SAID TRACT NO. 16534, A DISTANCE OF 311.25 FEET TO AN ANGLE POINT; THENCE SOUTH 17° 44' 57" WEST ALONG THE NORTHWESTERLY LINE OF LOTS 116 AND 117 OF SAID TRACT NO. 16534, A DISTANCE OF 57" WEST ALONG THE NORTHWESTERLY LINE OF LOTS 116 AND 117 OF SAID TRACT NO. 16534, A DISTANCE OF WEST ALONG THE NORTHWESTERLY LINE OF LOTS 116 AND 117 OF SAID TRACT NO. 16534, A DISTANCE OF 108.50 FEET TO THE MOST WESTERLY CORNER OF SAID LOT 117; THENCE NORTH 75° 35' 49" WEST ALONG THE 49" WEST ALONG THE WEST ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF ARMA STREET AS SHOWN ON SAID TRACT NO. 16534, A DISTANCE OF 194.00 FEET TO THE POINT OF BEGINNING. EXCEPT THEREFROM ALL OIL, GAS AND MINERAL RIGHTS IN AND UNDER SAID LAND, BUT WITH NO RIGHTS OF INGRESS AND EGRESS FOR USE OF THE SURFACE OF SAID LAND, AS SET OUT IN THAT CERTAIN DEED RECORDED DECEMBER 02, 1954 AS INSTRUMENT NO. 3312, IN BOOK 46272, PAGE 94 OF OFFICIAL RECORDS OF SAID COUNTY. PURSUANT TO CERTIFICATE OF COMPLIANCE NO. 547

TENTATIVE PARCEL MAP NO. 84273
9036 BEVERLY BOULEVARD
FOR A SUBDIVISION OF ONE (1) PARCEL INTO TWO (2) PARCELS.
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RECORDED DECEMBER 10, 2013 AS INSTRUMENT NO. 20131743140 OF OFFICIAL RECORDS. PARCEL B: A PERMANENT, NON-EXCLUSIVE RIGHT OF WAY ON, OVER AND ACROSS THE DRIVEWAYS, AT ANY TIME AND FROM TIME TO TIME, FOR VEHICULAR AND PEDESTRIAN INGRESS AND EGRESS BETWEEN THE "BENEFITED PARCEL", ON THE ONE BENEFITED PARCEL", ON THE ONE , ON THE ONE HAND, AND BEVERLY BOULEVARD, ROSEMEAD BOULEVARD, AND AMAR STREET, AS THE CASE MAY BE, ON THE OTHER HAND, AS SET FORTH IN PARAGRAPH (A) OF THAT CERTAIN "GRANT OF EASEMENTS AND AGREEMENT" RECORDED GRANT OF EASEMENTS AND AGREEMENT" RECORDED RECORDED NOVEMBER 26, 2014 AS INSTRUMENT NO. 20141280772 OF OFFICIAL RECORDS. PARCEL C: A PERMANENT, NON-EXCLUSIVE EASEMENT TO USE THE LOWER ½ DOUBLE SIDED PANEL OF THE MONUMENT SIGN SHOWN AS ITEM A ON EXHIBIT "B" ATTACHED THERETO TO ADVERTISE GRANTEE' S BUSINESS OPERATED ON THE B" ATTACHED THERETO TO ADVERTISE GRANTEE' S BUSINESS OPERATED ON THE ATTACHED THERETO TO ADVERTISE GRANTEE' S BUSINESS OPERATED ON THE S BUSINESS OPERATED ON THE BENEFITTED PARCEL IN ACCORDANCE WITH ALL APPLICABLE LAWS AND THE REASONABLE RULES AND REGULATIONS ESTABLISHED BY GRANTOR, AS SET FORTH IN THAT CERTAIN "GRANT OF EASEMENTS AND AGREEMENT" RECORDED GRANT OF EASEMENTS AND AGREEMENT" RECORDED RECORDED NOVEMBER 26, 2014 AS INSTRUMENT NO. 20141280772 OF OFFICIAL RECORDS.

EXHIBIT "B"
CONDITIONS OF APPROVAL
TENTATIVE PARCEL MAP NO. 84273

1. The property shall be subdivided in accordance with Tentative Parcel Map No. 84273, labeled **Attachment "A"**.
2. Applicant to abide by the **County of Los Angeles County Fire Department - Land Development Unit** requirements identified as **Attachment "B"**, dated February 7, 2024, 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 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.
5. Final Parcel Map shall reflect all subsequent applicable changes that may result from approval of the Tentative Parcel Map.
6. Proof of recordation of the Final Map shall be submitted to the Community and Economic Development Department.
7. 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.
8. 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.
9. Failure to comply with the above conditions will cause this Tentative Parcel Map to become null and void.
10. Applicant shall pay all fees associated with Final Parcel Map review.
11. 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.

12. 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.

OWNER/SUBDIVIDER:
PICO RIVERA DEVELOPMENT LLC
1414 S. FAIROAKS AVE., STE 3,
SOUTH PASADENA, CA 91030
TEL: (626) 799-8818

SOILS ENGINEER:
ENVIRONMENTAL GEOTECHNICAL LAB
11819 GOLDRING ROAD, UNIT A
ARCADIA, CA 91006
TEL: 626-263-3588

PREPARED BY:
HANK JONG, PE
EGL ASSOCIATES, INC.
11819 GOLDRING ROAD, UNIT A
ARCADIA, CA 91006
TEL: 626-263-3588

NOTES:

ZONING: CG (PRESENT)
ZONING: CG (PROPOSED)
APN: 8121-025-023
NO. OF EX. LOT: 1
NO. OF PROP. LOT: 2
NO. OF EX. UNITS: 0
NO. OF PROP. UNITS: 1
NO. OF PROP. PARKINGS: 18
NO. OF PROP. FLOORS: 1 STORY (NO BASEMENT)
AREA OF LOT: GROSS - 70,533 SQ. FT. (1.62 ACRE)
NET - 70,533 SQ. FT. (1.62 ACRE)

FEMA FLOOD ZONE DESIGNATION: X500L
LOT COVERAGE: 3,005 SF / 19,828 SF = 15%
FAR = 2,400 SF / 19,828 SF = 12%
PARKING REQUIRED 18 SPACES
PARKING PROPOSED 18 SPACES
EXISTING GENERAL PLAN DESIGNATION: COMMERCIAL PLANNING DEVELOPMENT
PROPOSED GENERAL PLAN DESIGNATION: COMMERCIAL PLANNING DEVELOPMENT
LANDSCAPE = 3,344 SF / 19,828 SF = 17%
HARDSCAPE (PARKING LOT, PATIO, WALKWAY PAVEMENT AND CONC. CURB) = 14,084 SF / 19,828 SF = 71%

UTILITY SERVICES:

WATER ----- SAN GABRIEL VALLEY WATER CO.
SEWER ----- CITY OF PICO RIVERA.
GAS ----- SOUTHERN CALIFORNIA GAS CO.
ELECTRICAL ----- SOUTHERN CALIFORNIA EDISON
TELEPHONE ----- AT&T
SCHOOL ----- PICO RIVERA SCHOOL DISTRICT
FIRE ----- LA COUNTY FIRE DEPARTMENT
POLICE ----- LA COUNTY SHERIFF DEPARTMENT

NOTES:

-NO OAK TREES ON SITE.
-ALL PUBLIC UTILITIES SHOULD BE FIELD VERIFIED.
-ALL IMPROVEMENT AND PUBLIC UTILITIES PROPOSED TO BE MADE
OR INSTALLED AND OF THE TIME AT WHICH SUCH IMPROVEMENTS
ARE PROPOSED TO BE COMPLETED.

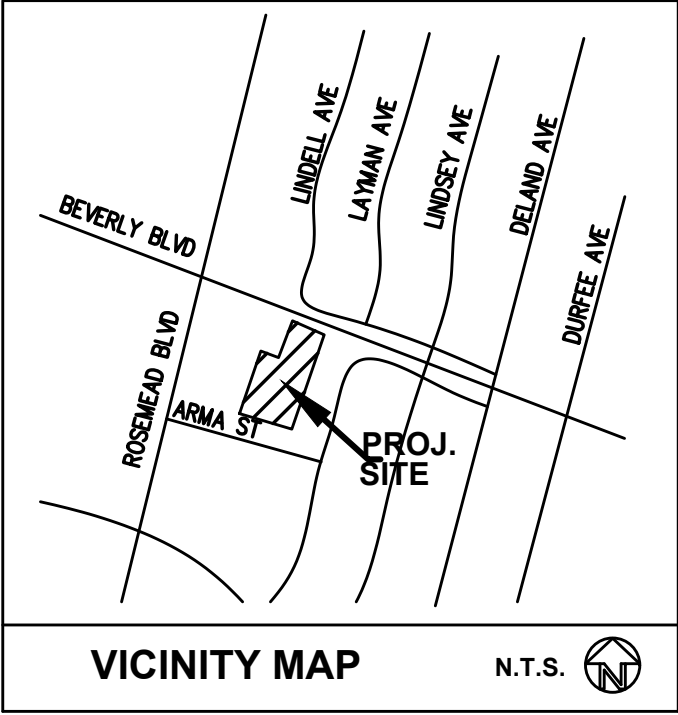
EASEMENT NOTES

- (A) EX. EASEMENT FOR DITCH OR FLUMES GRANTED TO A.D. CHILDRESS AND R.G. LUNT RECORDING ON BOOK 848, PAGE 68 OF DEEDS. (BLANKET IN NATURE)
- (B) EX. 6' EASEMENT FOR ELECTRIC LINES GRANTED TO SOUTHERN CALIFORNIA EDISON COMPANY RECORDED ON MARCH 5, 1952 RECORDING NO 2309, ON BOOK 38409, PAGE 116 OF O.R.
- (C) EX. EASEMENT FOR WIRES AND CABLES GRANTED TO ASSOCIATED TELEPHONE COMPANY, LTD RECORDED ON SEPTEMBER 8, 1952 RECORDING NO 2309, ON BOOK 39787, PAGE 379 OF O.R.
- (D) EX. EASEMENT FOR SANITARY SEWER, TOGETHER WITH THE RIGHTS TO CONSTRUCT, OPERATE, MAINTAIN, AND REPAIR PURPOSE RECORDED ON JANUARY 6, 1958 RECORDING NO 3010, ON BOOK 56354, PAGE 395 OF O.R. (NOT IN PIQ)
- (E) EX. EASEMENT FOR POLE PURPOSE GRANTED TO SOUTHERN CALIFORNIA EDISON COMPANY, RECORDED ON MAY 19, 1960 RECORDING NO 1960-3118 OF O.R.
- (F) EX. EASEMENT FOR PUBLIC UTILITIES PURPOSE IN FAVOR OF SOUTHERN CALIFORNIA EDISON COMPANY, RECORDED ON MARCH 1, 1960 RECORDING NO 1960-3403 OF O.R.
- (G) EX. EASEMENT FOR SANITARY SEWER PURPOSES, RECORDED ON AUGUST 21, 2014. AS INSTRUMENT NO 2014-879096 OF O.R.
- (H) EX. EASEMENT FOR NON-EXCLUSIVE RIGHT OF WAY PURPOSES, RECORDED ON NOVEMBER 26, 2014. AS INSTRUMENT NO 20141280772 OF O.R. (NOT PLOTTABLE)

LEGEND:

(414.53).....EXISTING ELEVATION
--(530)--EXISTING CONTOUR
.....DRAINAGE PATTERN
.....EXISTING STRUCTURE
.....PROPERTY LINE
.....EXISTING SEWER LINE
WEX. WATER MAIN
DWEX. CML CWS WATER MAIN
.....EXISTING BLOCK WALL

EXEXISTING
TC.....TOP OF CURB
FF.....FINISH FLOOR
HP.....HIGH POINT
FLFLOW LINE
R/WRIGHT OF WAY
WMWATER METER
LSTREET LIGHT
SSEWER MANHOLE



BENCHMARK:

COUNTY BENCHMARK LY10647
DPW BM TG IN W CB 36 FT N/O BCR @ NW COR
ROSEMEAD BLVD & BEVERLY RD
ELEV 184.119
SURVEY WAS CONDUCTED BY ALFRED J. THELWELL, LS 6999
ON AUG 4, 2023, MANAGED BY HANK JONG.

CONSTRUCTION NOTES:

- ① EX. DRIVEWAY APPROACH TO REMAIN
② PROP. NEW DRIVEWAY.
③ PROP. NEW 8' BLOCK WALL.
④ PROP. SEWER LATERAL.
⑤ PROP. SEWER CLEAN OUT.
⑥ PROP. DRAINAGE PIPE.
⑦ PROP. CATCH BASIN.
⑧ PROP. PARKWAY DRAIN.
⑨ PROP. WATER METER.
⑩ PROP. INFILTRATION SYSTEM.
⑪ PROP. SUMP PUMP.

TENTATIVE PARCEL MAP NO. 084273

IN THE CITY OF PICO RIVERA, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

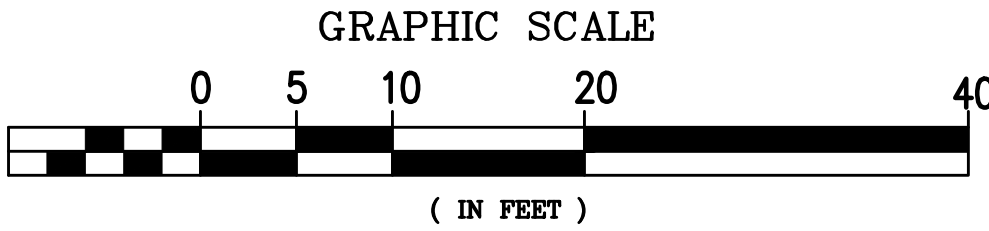
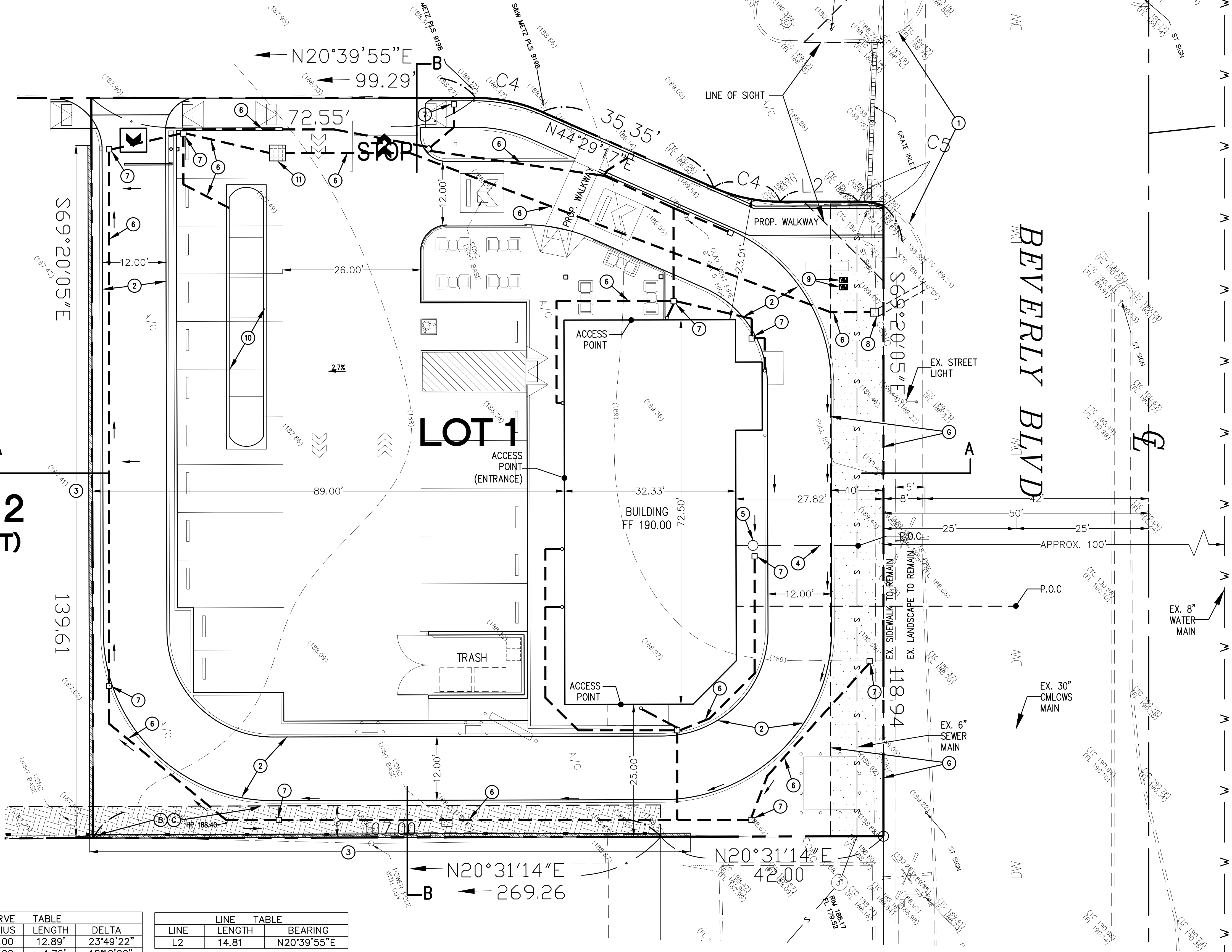
BEING A SUBDIVISION OF A PORTION OF RANCHO PASO DE BAROLO AND THE VACATED PORTION OF BEVERLY BOULEVARD AS MENTIONED IN THAT RESOLUTION NO. 6735 RECORDED ON OCTOBER 16, 2013 AS INSTRUMENT NO. 20131484623 AND ALSO BEING A PORTION OF PARCEL 2 OF SAID DOCUMENT RECORDED AUGUST 14, 2012 AS INSTRUMENT NO. 20121205209, BOTH OF OFFICIAL RECORDS IN THE OFFICE OF THE COUNTY RECORDED OF SAID COUNTY.

FOR SUBDIVISION PURPOSE

LOT 2
(VACANT)

CURVE TABLE			
CURVE	RADIUS	LENGTH	DELTA
C4	31.00	12.89'	23°49'22"
C5	15.00	4.76'	18°12'00"

LINE TABLE		
LINE	LENGTH	BEARING
L2	14.81	N20°39'55"E



SCALE : 1"=10'-0"

PROJECT LOCATION:

2-LOT SUBDIVISION
9036 BEVERLY BLVD.,
PICO RIVERA, CA 90660
APN: 8121-025-023

REVISIONS

BY
02/06/2024 SH

RELEASED

DATE

PREPARED FOR:

SLS DESIGN INC
1414 S. FAIR OAKS AVE., STE 3
SOUTH PASADENA, CA 91030
TEL: (626) 799-8818



EGL Associates, Inc.

11819 Goldring Road, Unit A
Arcadia, CA 91006
Tel: (626) 263-3588
Email: mail@egl88.com

DRAWN

SH

CHECKED

HJ

DATE

08/14/2023

JOB NO.

23203008

SCALE

1"=10'

FILE

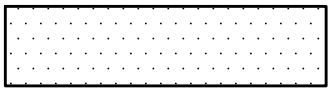
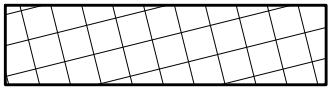
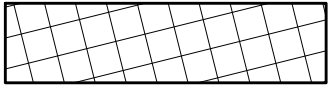
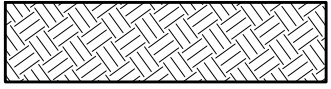
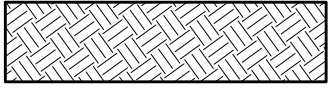
DRAWING

1 of 3

T-1

EASEMENT NOTES

- (A) EX. EASEMENT FOR DITCH OR FLUMES GRANTED TO A.D. CHILDRESS AND R.G. LUNT RECORDING ON BOOK 848, PAGE 68 OF DEEDS. (BLANKET IN NATURE)
- (B) EX. 6' EASEMENT FOR ELECTRIC LINES GRANTED TO SOUTHERN CALIFORNIA EDISON COMPANY RECORDED ON MARCH 5, 1952 RECORDING NO 2309, ON BOOK 38409, PAGE 116 OF O.R.
- (C) EX. EASEMENT FOR WIRES AND CABLES GRANTED TO ASSOCIATED TELEPHONE COMPANY, LTD RECORDED ON SEPTEMBER 8, 1952 RECORDING NO 2309, ON BOOK 39787, PAGE 379 OF O.R.
- (D) EX. EASEMENT FOR SANITARY SEWER, TOGETHER WITH THE RIGHTS TO CONSTRUCT, OPERATE, MAINTAIN, AND REPAIR PURPOSE RECORDED ON JANUARY 6, 1958 RECORDING NO 3010, ON BOOK 56354, PAGE 395 OF O.R. (NOT IN PIQ)
- (E) EX. EASEMENT FOR POLE PURPOSE GRANTED TO SOUTHERN CALIFORNIA EDISON COMPANY, RECORDED ON MAY 19, 1960 RECORDING NO 1960-3118 OF O.R.
- (F) EX. EASEMENT FOR PUBLIC UTILITIES PURPOSE IN FAVOR OF SOUTHERN CALIFORNIA EDISON COMPANY, RECORDED ON MARCH 1, 1960 RECORDING NO 1960-3403 OF O.R.
- (G) EX. EASEMENT FOR SANITARY SEWER PURPOSES, RECORDED ON AUGUST 21, 2014. AS INSTRUMENT NO 2014-879096 OF O.R.
- (H) EX. EASEMENT FOR NON-EXCLUSIVE RIGHT OF WAY PURPOSES, RECORDED ON NOVEMBER 26, 2014. AS INSTRUMENT NO 20141280772 OF O.R. (NOT PLOTTABLE)

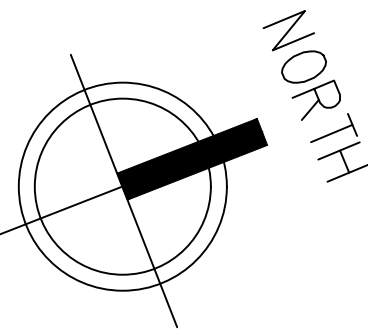


TENTATIVE PARCEL MAP NO. 084273

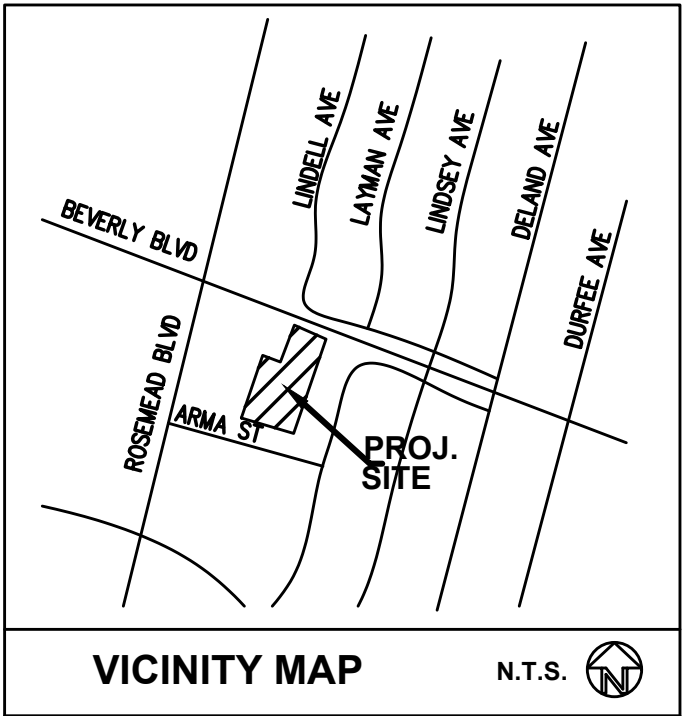
IN THE CITY OF PICO RIVERA, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

BEING A SUBDIVISION OF A PORTION OF RANCHO PASO DE BARTOLO AND THE VACATED PORTION OF BEVERLY BOULEVARD AS MENTIONED IN THAT RESOLUTION NO. 6735 RECORDED ON OCTOBER 16, 2013 AS INSTRUMENT NO. 20131484623 AND ALSO BEING A PORTION OF PARCEL 2 OF SAID DOCUMENT RECORDED AUGUST 14, 2012 AS INSTRUMENT NO. 20121205209, BOTH OF OFFICIAL RECORDS IN THE OFFICE OF THE COUNTY RECORDED OF SAID COUNTY.

FOR SUBDIVISION PURPOSE



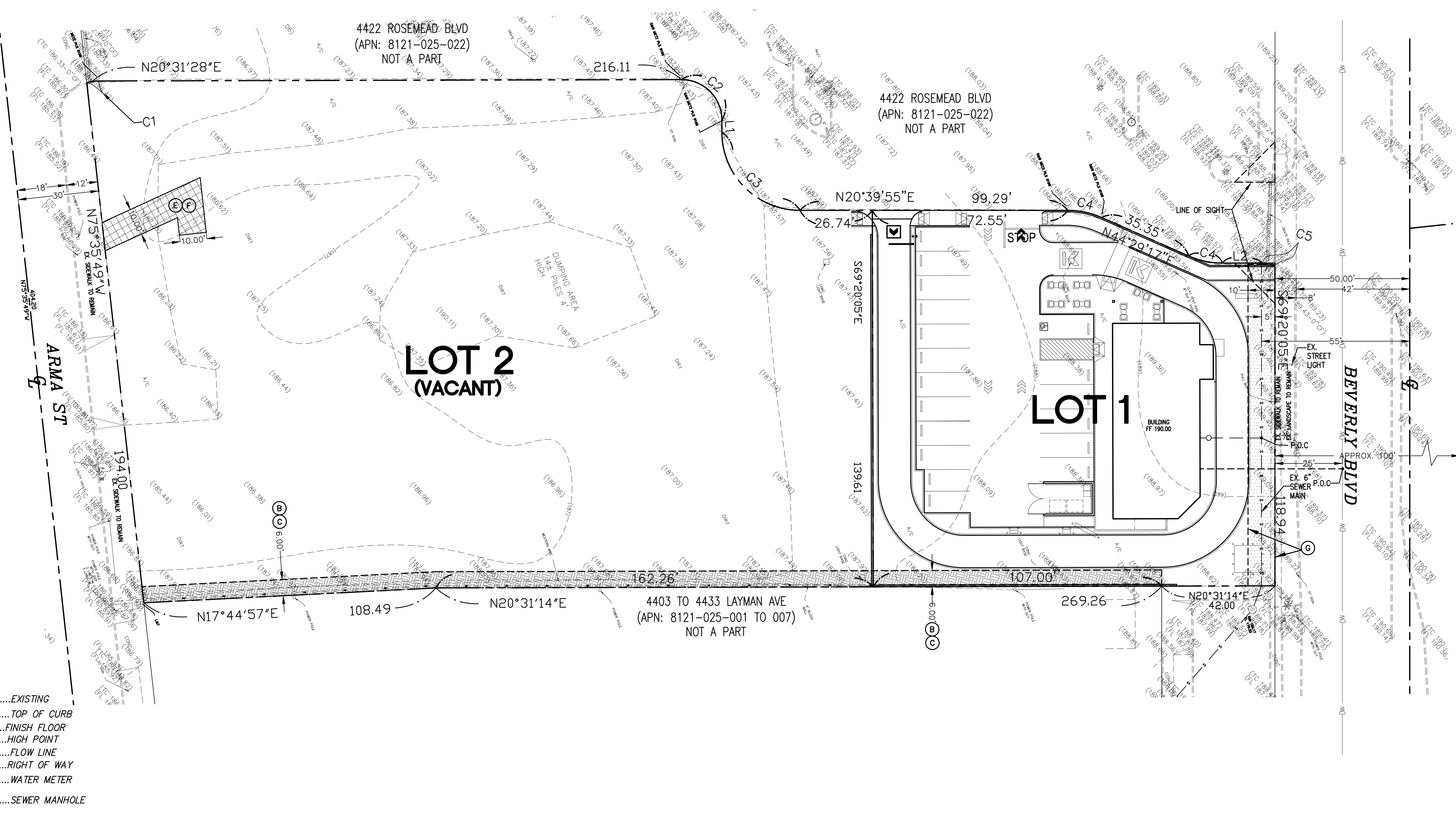
SCALE : 1"=20'-0"



CURVE TABLE			
CURVE	RADIUS	LENGTH	DELTA
C1	15.00	4.52'	17°16'08"
C2	15.00	23.60'	90°08'27"
C3	29.00	45.55'	90°00'00"
C4	31.00	12.89'	23°49'22"
C5	15.00	4.76'	18°12'00"

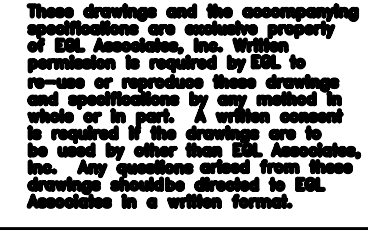
LINE TABLE		
LINE	LENGTH	BEARING
L1	4.50	N69°20'05"W
L2	14.81	N20°39'55"E

LOT AREA TABLE	
LOT	PROPOSED LOT AREA
1	19,858 SQ. FT. (0.46 AC)
2	50,675 SQ. FT. (1.16 AC)
TOTAL	70,533 SQ. FT. (1.62 AC)



- LEGEND:
- (414.53).....EXISTING ELEVATION
--(530)--EXISTING CONTOUR
.....DRAINAGE PATTERN
.....EXISTING STRUCTURE
.....PROPERTY LINE
.....EXISTING SEWER LINE
.....EX. WATER MAIN
.....EX. CML CWS WATER MAIN
.....EXISTING BLOCK WALL
- EXEXISTING
TC.....TOP OF CURB
FF.....FINISH FLOOR
HP.....HIGH POINT
FLFLOW LINE
R/WRIGHT OF WAY
.....WATER METER
.....SEWER MANHOLE

PROJECT LOCATION:
2-LOT SUBDIVISION
9036 BEVERLY BLVD.,
PICO RIVERA, CA 90660
APN: 8121-025-023



REVISIONS	BY
02/06/2024	SH

RELEASED	DATE
----------	------

PREPARED FOR:
SLS DESIGN INC
1414 S. FAIR OAKS AVE., STE 3
SOUTH PASADENA, CA 91030
TEL: (626) 799-8818



EGL Associates, Inc.
11819 Goldring Road, Unit A
Arcadia, CA 91006
Tel: (626) 263-3588
Email: mail@egl88.com

DRAWN	SH
CHECKED	HJ
DATE	08/14/2023
JOB NO.	23203008
SCALE	1"=20'
FILE	
DRAWING	2 of 3

TENTATIVE PARCEL MAP NO. 084273

IN THE CITY OF PICO RIVERA, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

BEING A SUBDIVISION OF A PORTION OF RANCHO PASO DE BARTOLO AND THE VACATED PORTION OF BEVERLY BOULEVARD AS MENTIONED IN THAT RESOLUTION NO. 6735 RECORDED ON OCTOBER 16, 2013 AS INSTRUMENT NO. 20131484623 AND ALSO BEING A PORTION OF PARCEL 2 OF SAID DOCUMENT RECORDED AUGUST 14, 2012 AS INSTRUMENT NO. 20121205209, BOTH OF OFFICIAL RECORDS IN THE OFFICE OF THE COUNTY RECORDED OF SAID COUNTY.

FOR SUBDIVISION PURPOSE

LEGAL DESCRIPTION

PARCEL A:

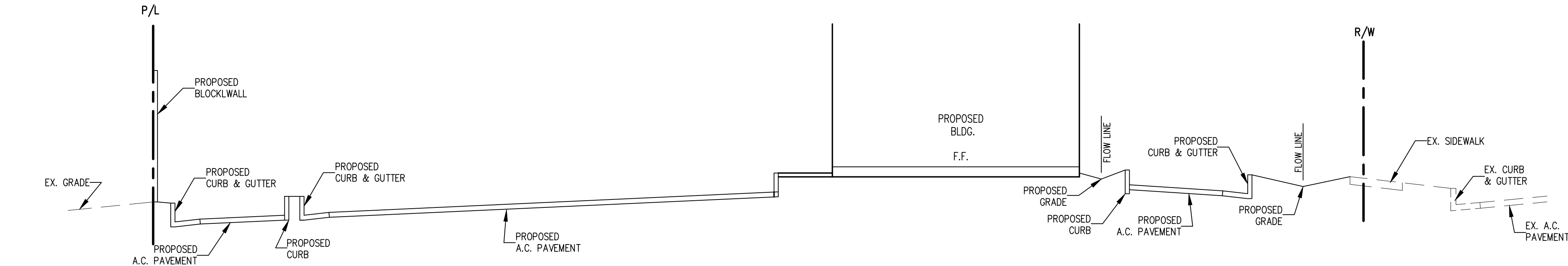
THAT PORTION OF RANCHO PASO DE BARTOLO IN THE CITY OF PICO RIVERA, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, ALSO BEING THE VACATED PORTION OF BEVERLY BOULEVARD AS MENTIONED IN THAT RESOLUTION NO. 6735 RECORDED ON OCTOBER 16, 2013 AS INSTRUMENT NO. 20131484623, AND ALSO BEING A PORTION OF PARCEL 2 OF SAID DOCUMENT RECORDED AUGUST 14, 2012 AS INSTRUMENT NO. 20121205209, BOTH OF OFFICIAL RECORDS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE MOST WESTERLY CORNER OF LOT 117 OF TRACT NO. 16534, PER MAP RECORDED IN BOOK 423, PAGES 48 AND 49 OF MAPS, RECORDS OF LOS ANGELES COUNTY, CALIFORNIA; THENCE NORTH 75° 35' 49" WEST ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF ARMA STREET AS SHOWN ON SAID TRACT NO. 16534, A DISTANCE OF 194.00 FEET TO THE POINT OF BEGINNING. SAID POINT OF BEGINNING BEING THE BEGINNING OF A NON-TANGENT CURVE CONCAVE EASTERLY AND HAVING A RADIUS OF 15.00 FEET, A RADIAL LINE FROM THE BEGINNING OF SAID CURVE BEARS SOUTH 86° 44' 40" EAST; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 17° 16' 08" AN ARC LENGTH OF 4.52 FEET; THENCE NORTH 20° 31' 28" EAST, A DISTANCE OF 216.11 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHERLY AND HAVING A RADIUS OF 15.00 FEET; THENCE NORTHEASTERLY, EASTERLY AND SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 90° 08' 27" AN ARC LENGTH OF 23.60 FEET; THENCE SOUTH 69° 20' 05" EAST, A DISTANCE OF 4.50 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 29.00 FEET; THENCE SOUTHEASTERLY, EASTERLY AND NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 90° 00' 00" AN ARC LENGTH OF 45.55 FEET; THENCE NORTH 20° 39' 55" EAST, A DISTANCE OF 99.29 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 31.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 23° 49' 22" AN ARC LENGTH OF 12.89 FEET; THENCE NORTH 44° 29' 17" EAST, A DISTANCE OF 35.35 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 31.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 23° 49' 22" AN ARC LENGTH OF 12.89 FEET; THENCE NORTH 20° 39' 55" EAST, A DISTANCE OF 14.81 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 15.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 18° 12' 00" AN ARC LENGTH OF 4.77 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF BEVERLY BOULEVARD AS SHOWN ON RIGHT-OF-WAY VACATION PER RESOLUTION NO. 6735 RECORDED OCTOBER 16, 2013 AS INSTRUMENT NO. 20131484623 OF OFFICIAL RECORDS, A RADIAL LINE TO THE END OF SAID CURVE BEARS NORTH 51° 06' 59" WEST; THENCE SOUTH 69° 20' 05" EAST ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF BEVERLY BOULEVARD, A DISTANCE OF 118.94 FEET TO THE NORTHEASTERLY PROLONGATION OF THE NORTHWESTERLY LINE OF LOT 111 OF SAID TRACT NO. 16534; THENCE SOUTH 20° 31' 14" WEST ALONG SAID NORTHEASTERLY PROLONGATION LINE AND ALONG THE NORTHWESTERLY LINE OF LOTS 111 THROUGH 115, INCLUSIVE AND A PORTION OF LOT 116 OF SAID TRACT NO. 16534, A DISTANCE OF 311.25 FEET TO AN ANGLE POINT; THENCE SOUTH 17° 44' 57" WEST ALONG THE NORTHWESTERLY LINE OF LOTS 116 AND 117 OF SAID TRACT NO. 16534, A DISTANCE OF 108.50 FEET TO THE MOST WESTERLY CORNER OF SAID LOT 117; THENCE NORTH 75° 35' 49" WEST ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF ARMA STREET AS SHOWN ON SAID TRACT NO. 16534, A DISTANCE OF 194.00 FEET TO THE POINT OF BEGINNING. EXCEPT THEREFROM ALL OIL, GAS AND MINERAL RIGHTS IN AND UNDER SAID LAND, BUT WITH NO RIGHTS OF INGRESS AND EGRESS FOR USE OF THE SURFACE OF SAID LAND, AS SET OUT IN THAT CERTAIN DEED RECORDED DECEMBER 02, 1954 AS INSTRUMENT NO. 3312, IN BOOK 46272, PAGE 94 OF OFFICIAL RECORDS OF SAID COUNTY. PURSUANT TO CERTIFICATE OF COMPLIANCE NO. 547 RECORDED DECEMBER 10, 2013 AS INSTRUMENT NO. 20131743140 OF OFFICIAL RECORDS.

PARCEL B:

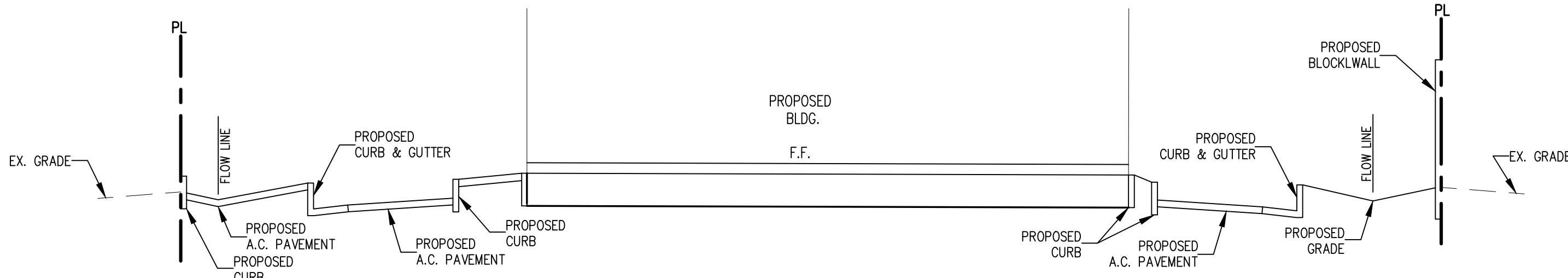
A PERMANENT, NON-EXCLUSIVE RIGHT OF WAY ON, OVER AND ACROSS THE DRIVEWAYS, AT ANY TIME AND FROM TIME TO TIME, FOR VEHICULAR AND PEDESTRIAN INGRESS AND EGRESS BETWEEN THE 'BENEFITED PARCEL', ON THE ONE HAND, AND BEVERLY BOULEVARD, ROSEMEAD BOULEVARD, AND AMAR STREET, AS THE CASE MAY BE, ON THE OTHER HAND, AS SET FORTH IN PARAGRAPH (A) OF THAT CERTAIN 'GRANT OF EASEMENTS AND AGREEMENT' RECORDED NOVEMBER 26, 2014 AS INSTRUMENT NO. 20141280772 OF OFFICIAL RECORDS.

PARCEL C:

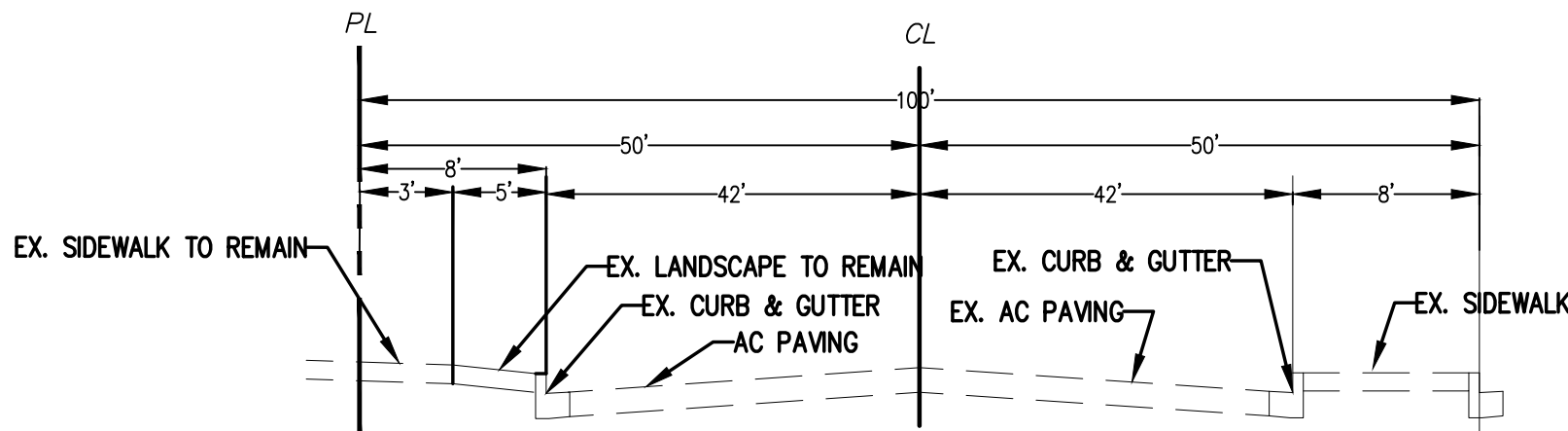
A PERMANENT, NON-EXCLUSIVE EASEMENT TO USE THE LOWER ¼ DOUBLE SIDED PANEL OF THE MONUMENT SIGN SHOWN AS ITEM A ON EXHIBIT 'B' ATTACHED THERETO TO ADVERTISE GRANTEE'S BUSINESS OPERATED ON THE BENEFITTED PARCEL IN ACCORDANCE WITH ALL APPLICABLE LAWS AND THE REASONABLE RULES AND REGULATIONS ESTABLISHED BY GRANTOR, AS SET FORTH IN THAT CERTAIN 'GRANT OF EASEMENTS AND AGREEMENT' RECORDED NOVEMBER 26, 2014 AS INSTRUMENT NO. 20141280772 OF OFFICIAL RECORDS.



SECTION A-A
NOT TO SCALE



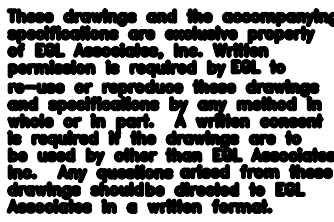
SECTION B-B
NOT TO SCALE



BEVERLY BLVD SECTION
NOT TO SCALE

PROJECT LOCATION:

2-LOT SUBDIVISION
9036 BEVERLY BLVD.,
PICO RIVERA, CA 90660
APN: 8121-025-023



REVISIONS	BY
02/06/2024	SH

RELEASED DATE

PREPARED FOR:

SLS DESIGN INC
1414 S. FAIR OAKS AVE., STE 3
SOUTH PASADENA, CA 91030
TEL: (626) 799-8818



EGL Associates, Inc.

11819 Goldring Road, Unit A
Arcadia, CA 91006
Tel: (626) 263-3588
Email: mail@egl88.com

DRAWN SH

CHECKED HJ

DATE 08/14/2023

JOB NO. 23203008

SCALE 1"=10'

FILE

DRAWING 3 of 3

T-3



COUNTY OF LOS ANGELES FIRE DEPARTMENT FIRE PREVENTION DIVISION

Land Development Unit
5823 Rickenbacker Road
Commerce, CA 90040
Telephone (323) 890-4293, Fax (323) 890-9783

EPIC-LA NUMBER: FLDU2023005566 PROJECT NUMBER: PM84273
CITY/COMMUNITY: STATUS: Cleared
PROJECT ADDRESS: 9036 Beverly Boulevard DATE: 02/07/2024
Pico Rivera, CA 90660

CONDITIONS

1. A digital copy of the Final Map shall be submitted to the Fire Department's Land Development Unit for review and approval prior to recordation. Submittal shall be provided through EPIC-LA using the following Plan Type: Fire Land Development–City Request–Final Map (Tract/Parcel).
2. Tentative Parcel Map 84273 has satisfied the County of Los Angeles Fire Department Fire Prevention Division Land Development Review.
3. REQUIRED FIRE FLOW 1,500 GPM @ 20 PSI FOR 2 HOURS
Install one (1) new public fire hydrant. See tentative map mark-up for fire hydrant location.

Water systems improvement plans shall be submitted to the County of Los Angeles Fire Department Fire Prevention Division Land Development Unit from the local water purveyor for the required fire hydrant.

All hydrants shall measure 6"x 4"x 2-1/2" brass or bronze, conforming to current AWWA standard C503 or approved equal.

Vehicular access must be provided and maintained serviceable throughout construction to all required fire hydrants. All required fire hydrants shall be installed, tested, and accepted prior to construction.

Appendix C Section C105

C105.3 Buildings other than one- and two-family dwellings, and Group R-3 buildings. For all occupancies other than one- and two-family dwellings, and Group R-3 buildings, including commercial, industrial, multifamily dwellings, private schools, and institutions, fire hydrant spacing shall be 300 feet. No portion of the lot frontage shall be more than 200 feet, via fire apparatus access from a public hydrant. No portion of a building shall be more than 400 feet via fire apparatus access, from a properly spaced public hydrant.

All fire hydrants shall measure 6"x 4"x 2-1/2" brass or bronze, conforming to current AWWA standard C503 or approved equal, and shall be installed in accordance with the County of Los Angeles Fire Code. Fire Code 501.4

4. Prior Final Map recordation, proof of financial obligation for the installation of the required public fire hydrant shall be provided or verification that the required public fire hydrant has been installed. Proof of financial obligation shall be in the form of a bond, or paid receipt for the work order for the installation of the required fire hydrant. Submittal shall be provided through EPIC-LA in the project's Final Map or Water Plan plan number.

For any questions regarding the report, please contact Nancy Rodeheffer at (323) 890-4243 or Nancy.Rodeheffer@fire.lacounty.gov.

Notice of Exemption

Appendix E

To: Office of Planning and Research
P.O. Box 3044, Room 113
Sacramento, CA 95812-3044

County Clerk

County of: Los Angeles

12400 Imperial Highway

Norwalk, CA 90650

From: (Public Agency): City of Pico Rivera

6615 Passons Boulevard

Pico Rivera, CA 90660

(Address)

Project Title: Tentative Parcel Map No. 84273

Project Applicant: EGL Associates

Project Location - Specific:

9036 Beverly Boulevard

Project Location - City: Pico Rivera

Project Location - County: Los Angeles

Description of Nature, Purpose and Beneficiaries of Project:

A Tentative Parcel Map to subdivide one (1) parcel into two (2) parcels.

Name of Public Agency Approving Project: City of Pico Rivera

Name of Person or Agency Carrying Out Project: Eba Soleimani

Exempt Status: **(check one):**

- ☐ Ministerial (Sec. 21080(b)(1); 15268);
- ☐ Declared Emergency (Sec. 21080(b)(3); 15269(a));
- ☐ Emergency Project (Sec. 21080(b)(4); 15269(b)(c));
- ☒ Categorical Exemption. State type and section number: Minor Land Division, Section 15315
- ☐ Statutory Exemptions. State code number: _____

Reasons why project is exempt:

The project involves the subdivision of a parcel into two parcels, conforms with the General Plan and zoning, does not require any variances or exceptions, all services and access to the proposed parcels to local standards are available, does not involve a parcel that was involved in a division of a larger parcel within the previous 2 years, and the parcel does not have an average slope greater than 20 percent.

Lead Agency

Contact Person: Eba Soleimani

Area Code/Telephone/Extension: 562-801-4321

If filed by applicant:

1. Attach certified document of exemption finding.
2. Has a Notice of Exemption been filed by the public agency approving the project? Yes No

Signature: _____ Date: _____ Title: _____

Signed by Lead Agency

Signed by Applicant

Authority cited: Sections 21083 and 21110, Public Resources Code.
Reference: Sections 21108, 21152, and 21152.1, Public Resources Code.

Date Received for filing at OPR: _____

**CITY OF PICO RIVERA PLANNING COMMISSION
NOTICE OF PUBLIC HEARING TO CONSIDER THE APPROVAL OF TENTATIVE PARCEL MAP
NO. 84273**

NOTICE IS HEREBY GIVEN that a public hearing will be held before the City of Pico Rivera Planning Commission to consider the approval of Tentative Parcel Map No. 84273 for the subdivision of one (1) parcel into two (2) parcels.

WHEN: Monday, May 6, 2024
TIME: 6:00 P.M.
WHERE: City Hall Council Chambers
6615 Passons Boulevard
Pico Rivera, CA 90660

This project has been assessed in accordance with the authority and criteria contained in the California Environmental Quality Act (CEQA, Public Resources Code Sections 21000 et seq.), the State CEQA Guidelines (California Code of Regulations, Title 14, Sections 15000 et seq.), and the environmental regulations of the City. Upon review, the project qualifies for a Class 15 Categorical Exemption (Minor Land Divisions) in accordance with the requirements of Section 15315 of the State CEQA Guidelines.

PERSONS INTERESTED IN THIS MATTER wishing to comment may do so in the following ways:

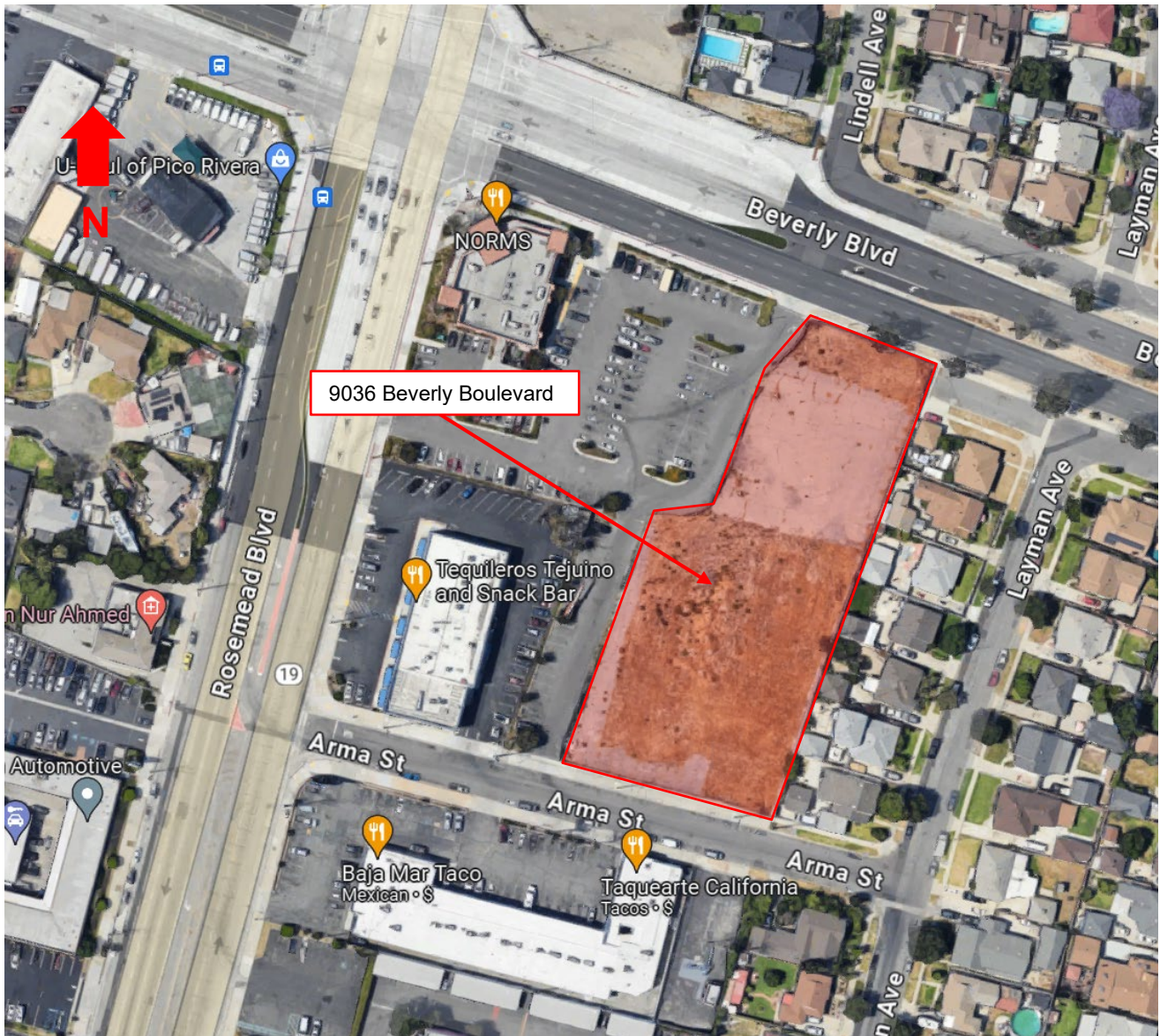
- (1) Email public comments to esoleimani@pico-rivera.org prior to 4:00 p.m. on the day of the meeting;
- (2) Attend the Public Hearing in person.

Copies of all relevant material including project specifications are available to the public for review in the Community & Economic Development Department at City Hall, 6615 Passons Boulevard, Pico Rivera, California. Please contact Eba Soleimani, Assistant Planner at 562-801-4321 for additional questions.

If you challenge the consideration or adoption of the proposed applications in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or written correspondence delivered to the City of Pico Rivera City Clerk at, or prior to, the public hearing.

In compliance with the Americans with Disabilities Act of 1990, the City of Pico Rivera is committed to providing reasonable accommodations for a person with a disability. Please contact Cynthia Ayala at (562) 801-4389 if special program accommodations are necessary and/or if program information is needed in an alternative format. Special requests must be made in a reasonable amount of time in order that accommodations can be arranged.

Project Location



COMISIÓN DE PLANIFICACIÓN DE LA CIUDAD DE PICO RIVERA
AVISO DE AUDIENCIA PÚBLICA PARA CONSIDERAR LA APROBACIÓN DEL MAPA DEL
PARCELA TENTATIVO NO. 84273

POR LA PRESENTE SE NOTIFICA que se llevará a cabo una audiencia pública ante la Comisión de Planificación de la Ciudad de Pico Rivera para considerar la aprobación de lo siguiente: Mapa Tentativo del Parcela No. 84273 para la subdivisión de una (1) parcela en dos (2) parcelas.

CUÁNDO: Lunes, 6 de Mayo de 2024

HORA: 6:00 P.M.

DÓNDE: Cámara del Consejo (Pico Rivera City Hall)
6615 Passon Boulevard
Pico Rivera, CA 90660

Este proyecto ha sido evaluado de acuerdo con la autoridad y los criterios contenidos en la Ley de Calidad Ambiental de California (CEQA, Código de Recursos Públicos, Secciones 21000 y siguientes), las Pautas de la CEQA del Estado (Código de Regulaciones de California, Título 14, Secciones 15000 y siguientes), y la normativa ambiental de la Ciudad. Tras la revisión, el proyecto califica para una Exención Categórica de Clase 15 (Divisiones de terrenos menores) de acuerdo con los requisitos de la Sección 15315 de las Directrices Estatales de CEQA.

LAS PERSONAS INTERESADAS EN ESTE ASUNTO que deseen comentar pueden hacerlo de las siguientes maneras:

- (1) Enviar comentarios públicos por correo electrónico a esoleimani@pico-rivera.org antes de las 4:00 p. m. el día de la reunión;
- (2) Asistir personalmente a la Audiencia Pública

Las copias de todo el material relevante, incluyendo las especificaciones del proyecto, están disponibles para el público para su revisión en el Departamento de Desarrollo Económico y Comunitario en el Ayuntamiento, 6615 Passons Boulevard, Pico Rivera, California. Comuníquese con Eba Soleimani, Planificadora asistente al 562-801-4321 si tiene preguntas adicionales.

Si impugna la consideración o adopción de las solicitudes propuestas en el tribunal, es posible que se limite a plantear solo aquellas cuestiones que usted u otra persona hayan planteado en la audiencia pública descrita en este aviso, o la correspondencia escrita entregada al Secretario Municipal de la Ciudad de Pico Rivera en o antes de la audiencia pública.

De conformidad con la Ley de Estadounidenses con Discapacidades de 1990, la Ciudad de Pico Rivera se compromete a proporcionar adaptaciones razonables para una persona con discapacidad. Comuníquese con Cynthia Ayala al (562) 801-4389 si se necesitan adaptaciones especiales del programa y/o si se necesita información del programa en un formato alternativo. Las solicitudes especiales deben hacerse en un período de tiempo razonable para que se puedan organizar las adaptaciones.

Localización del Proyecto

