



To: Planning Commission

From: Community & Economic Development Director

Meeting Date: December 16, 2024

Subject: PUBLIC HEARING – CONDITIONAL USE PERMIT NO. 759 – A REQUEST FOR A NEW OUTPATIENT MEDICAL FACILITY AND FIND THE PROJECT CATEGORICALLY EXEMPT PER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) CLASS 1(a), EXISTING FACILITIES, IN ACCORDANCE WITH THE REQUIREMENTS OF SECTION 15301

Project Location: 9406 Washington Boulevard
(APN: 6383-001-025 and 6383-001-026)

Applicant: Altamed Health Services Corporation
2040 Camfield Avenue
Los Angeles, CA 90040

Property Owner: Solanki Properties
460 Charter Street
Vernon, CA 90058

Project Planner: Eba Soleimani, Assistant Planner

Introduction:

On March 19, 2024, the Community and Economic Development Department received an application from Luzmaria Chavez on behalf of Altamed Health Services Corporation, for real property located at 9406 Washington Boulevard, requesting approval of Conditional Use Permit No.759 for a new outpatient medical facility (“Project”). The Project is subject to the following applications, entitlements, and procedures:

- Pico Rivera Municipal Code Section 18.40.040 (Land Use Chart) requires a Conditional Use Permit for medical facilities within the C-G zone.
- Pico Rivera Municipal Code Section 18.56.060 (Permit – Issuance authority) states that the planning commission and zoning administrator shall have and be vested with the power and authority, subject to the provisions of this chapter, to grant, at

their discretion and upon such conditions as they deem necessary, such conditional use permits as may be determined to be in the best interests of the community provided that such permits are in harmony with the general intent and purpose of this Division and the General Plan.

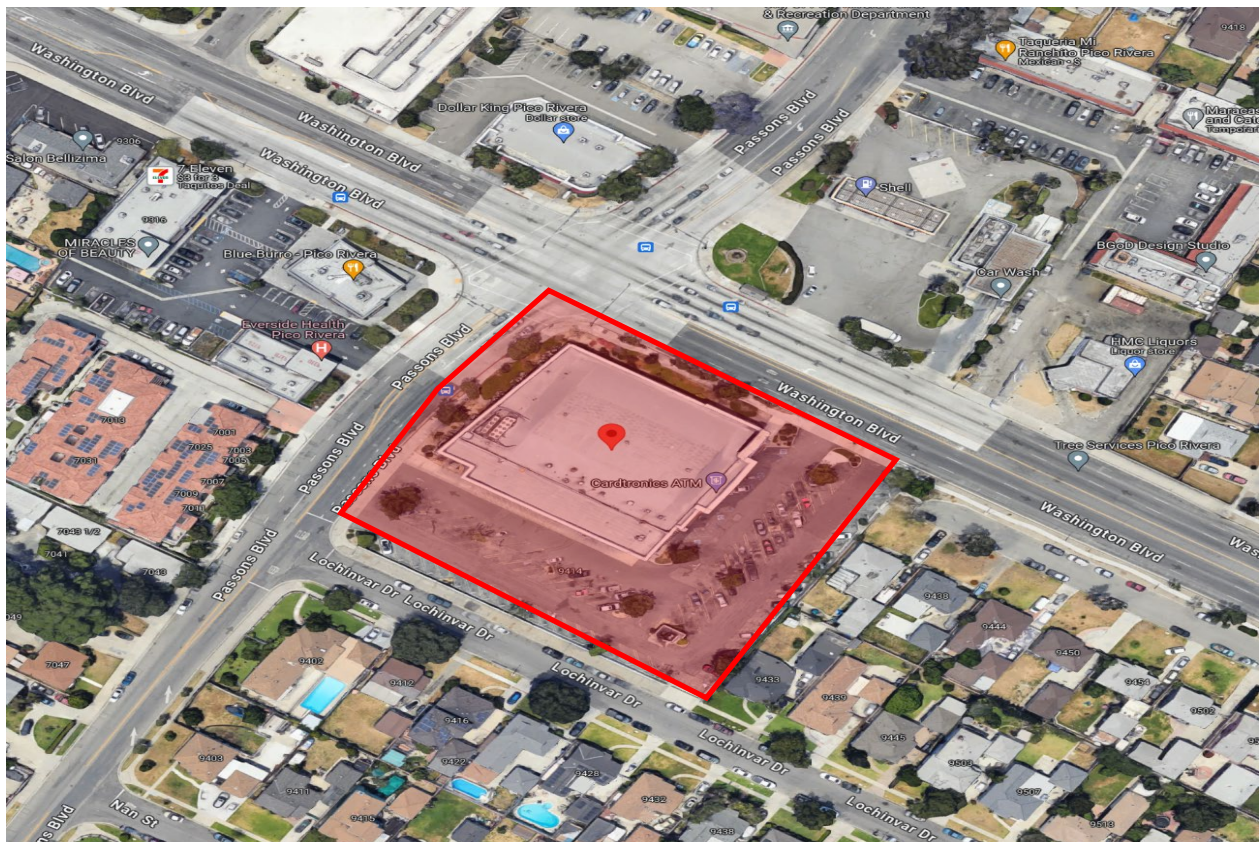
Project Description:

The Applicant requests approval of CUP No. 759 for a new AltaMed outpatient medical facility at 9406 Washington Boulevard in the Commercial General (C-G) zone.

The Project includes interior and exterior tenant improvements to a former grocery store repurposed as an outpatient medical facility. Onsite improvements include new landscaping, perimeter fencing, and parking lot.

Surrounding Properties:

The subject property is in the General Commercial (C-G) zone and is designated Mixed Use (M-U) under the Land Use Element of the General Plan. The subject property is located at the southeast corner of Washington Boulevard and Parsons Boulevard. Land uses surrounding the proposed project are commercial to the northeast and northwest and residential to the southeast and southwest.



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

Site Information	
General Plan Land Use	Mixed Use (M-U)
Zoning	General Commercial (C-G)
Subject Property	1.90 acres
Current Use	Vacant
Surrounding Uses/Zones	Commercial/Residential
Access	Ingress/Egress: Washington Boulevard and Passons Boulevard

Analysis:

History

In 1950, the City issued permits for the construction of a 24,280 square foot grocery store with associated parking on the subject property. In 2004, the City approved Precise Plan of Design No. 459 for a 4,976 square foot expansion to the market along with Minor Variance No. 722, which allowed façade enhancements to project into the required side setbacks. Big Saver Foods operated at the site from 2003 until their permanent closure in April 2024.

Access

Vehicular and pedestrian access will be taken from Washington Boulevard and Passons Boulevard.

Parking

PRMC Chapter 18.44.040 requires one open parking space for each 250 square feet of net building floor area for land uses not specified in the chapter. The proposed medical facility requires a minimum of 101 parking spaces (25,185 square feet/250 square feet = 101 parking spaces). The Applicant proposes 103 parking spaces: 5 ADA, 24 compact, and 74 standard parking spaces.

Building and Architecture

The exterior elevations of the building will be completely remodeled and feature architectural elements including composite wood paneling and metal awnings on the north and east elevations, decorative perforated metal on the north and west elevations, and wrought iron decorative materials on the south elevation. The building will be painted light yellow and cream and include a low brick veneer that wraps around the building. Updates to the front façade roofline include a modern-style flat roof to complement the overall roofline of the building. The protrusion on the right of the front façade of the building that was historically utilized for previous tenants' signage will be removed for a balanced finish of the front façade.



Landscaping

The parkways along Passons Boulevard and Washington Boulevard will be removed and replaced with new sidewalks that extend from the respective curb to property line. This will include straightening out the meandering sidewalk along both street frontages and removing the landscaping encroaching into the public right of way. All existing landscaping adjoining the building frontage will be removed and new drought tolerant landscaping including groundcover, shrubbery, and a total of six (6) Brisbane box trees 50 feet on center with permanent irrigation will be installed.

Parking Lot

The parking lot will be restriped and improved with a slurry seal and new landscaping. A new planter will be installed on the southeast corner of the parking lot and interior planters will be enlarged. Three existing planters along the eastern perimeter and southern perimeter will be removed to accommodate additional parking stalls.

Public Right of Way

The applicant will install a new 7' foot wide sidewalk the length of the southern perimeter facing Lochinvar Drive. The City will offer an encroachment permit to accommodate a 5' foot landscaping buffer between the improved parking lot and the newly constructed sidewalk. The landscaping buffer will include a five-foot high-decorative tubular steel fence, ground cover, shade trees and permanent irrigation. All landscaping installation and maintenance will be subject to Title 13 Water and Sewer, Chapter 13.90 Water Efficiency Landscape Ordinance.

General Plan Consistency:

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

- Goal 3.8-1 states: Support public and private efforts to reinvest in and renovate existing commercial development to increase economic vitality, improve aesthetic appearance, expand pedestrian orientation and enhance street frontages.
- Goal 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.

Environmental Review:

The proposed project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15301, Class 1(a) – Existing Facilities, which relates to interior or exterior alterations involving such things as interior partitions, plumbing, and electrical conveyances. A Class 1 exemption applies to the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of existing or former use.

Public Notice:

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

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 15301 (Class 1a – Existing Facilities); and
2. Approving Conditional Use Permit No. 759 subject to conditions of approval.

AB:ES:ca

Enclosures: 1) Resolution No. 1320 Conditional Use Permit No. 759
2) Notice of Exemption
3) Public Hearing Notice