



To: Planning Commission

From: Community & Economic Development Director

Meeting Date: February 24, 2025

Subject: PUBLIC HEARING – ZONE CODE AMENDMENT NO. 197 AMENDING CHAPTER 18.40, *LAND USE REGULATIONS* OF TITLE 18, *ZONING* OF THE PICO RIVERA MUNICIPAL CODE AND FIND THE ACTIVITY EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT PER SECTION 15060(C)(2) AND 15061(B)(3).

Project Location: Citywide

Applicant: City of Pico Rivera

Introduction:

The Pico Rivera Municipal Code requires periodic updates to ensure it reflects the direction and vision of City officials. Toward that end, land uses and their respective approval processes are periodically evaluated to ensure appropriateness and compatibility within the City's limits. The proposed amendments include updates to Chapter 18.40, *Land Use Regulations* of Title 18, *Zoning* of the Pico Rivera Municipal Code. The proposed amendment will require a Conditional Use Permit for Contracting Equipment Storage, Rental Yards and Building Materials sales and storage facilities.

Analysis:

Certain businesses are conducted almost exclusively outdoors with little to no indoor operations. These include construction equipment, construction material, and building materials sales, storage and rental businesses. The proposed amendment to require a conditional use permit for said uses would give the Planning Commission discretionary oversight to ensure they are located appropriately and compatible with adjoining land uses and neighborhoods. These uses are often characterized by operations that include noise, light, vibration, and visual impacts due to their outdoor operations. A Conditional Use Permit would ensure that proposed uses would not have a detrimental effect on adjoining properties and that the land use is consistent with the provisions and objectives of the General Plan. The proposed amendments are found in *Chapter 18.40, Land Use Regulations, Table 18.40.040(E), No. 10 Building materials sales and storage, and No.*

15 Contracting equipment storage and rental yards. Deleted language is shown with a strikethrough and new language is double underlined in Enclosure 2 Draft Ordinance.

Environmental review:

The proposed ordinance is not subject to the provisions of the California Environmental Quality Act ("CEQA") pursuant to CEQA Guidelines Section 15060(c)(2) and 15061(b)(3). An activity is not subject to CEQA if: The activity will not result in a direct or reasonably foreseeable indirect physical change in the environment. The activity is not a project as defined in Section 15378. The activity is covered by the commonsense exemption that CEQA applies only to projects which have the potential for causing a significant effect on the environment. Here it can be seen with certainty that there is no possibility that the proposed ordinance may have a significant effect on the environment, therefore the proposed ordinance is not subject to CEQA.

Public Notice:

Notice of the public hearing was published in the Cerritos Community Newspaper no less than ten (10) days prior to the date set for the public hearing and posted at City Hall, Post Office and Park facilities (Rivera, Pico and Smith Park). The agenda was posted at City Hall 72 hours prior to the Planning Commission meeting.

Recommendation:

That the Planning Commission adopt a Resolution:

1. Recommending approval to the City Council of Zone Code Amendment No. 197 amending Chapter 18.40, *Land Use Regulations* Of Title 18, *Zoning*, of the Pico Rivera Municipal Code and find the proposed Ordinance not subject to the California Environmental Quality act (CEQA) pursuant to CEQA Guidelines Section 15060(c)(2), 15060(c)(3) and 15061(b)(3).
2. Find the proposed Zone Code Amendment exempt from the California Environmental Quality Act pursuant to CEQA Guidelines Sections 15060(c)(2) and 15061(b)(3).

AB:EF:ca

Enclosures: 1) Resolution No.1321 – Zone Code Amendment No. 197
2) Draft Ordinance

RESOLUTION NO. 1321

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF PICO RIVERA, CALIFORNIA RECOMMENDING CITY COUNCIL ADOPT ZONE CODE AMENDMENT NO. 197 AMENDING CHAPTER 18.40, LAND USE REGULATIONS OF TITLE 18, ZONING OF THE PICO RIVERA MUNICIPAL CODE

WHEREAS, pursuant to California Government Code Sections 65850 et seq., the legislative body of a city may adopt ordinances amending the zoning regulations of the city; and

WHEREAS, pursuant to Pico Rivera Municipal Code Section 18.62.080 et seq., the City of Pico Rivera's zoning code or any portion thereof may be amended by ordinance of the City Council whenever it is deemed essential, or public necessity, convenience, and general welfare require such changes; and

WHEREAS, the City of Pico Rivera identified the need to amend Chapter 18.40, *Land Use Regulations* of Title 18, *Zoning* of the Pico Rivera Municipal Code to require a Conditional Use Permit for the following two uses, Contracting equipment storage and rental yards and Building materials sales and storage; 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 24th of February 2025, conduct a duly noticed public hearing as required by law to consider the code amendments. Notice of the hearing was published in the Cerritos Community Newspaper on February 14, 2025; 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. This Resolution with reports, findings and recommendations herein contained and the recommended draft Ordinance attached hereto in this matter shall constitute a report of the Planning Commission to the City Council.

SECTION 3. 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, and all other pertinent and relevant fact pertaining hereto, the Planning Commission finds that the amendment to sections of Title 18, *Zoning*, of the Pico Rivera Municipal Code are necessary and in the best interests of the City and should be approved by the City Council for the following reasons and findings:

1. The proposed amendment to require a conditional use permit for Contracting

Equipment Storage, Rental Yards and Building Materials sales and storage facilities would give the Planning Commission discretionary oversight to ensure the uses are located appropriately and compatible with adjoining land uses and neighborhoods.

2. The proposed amendments are consistent with General Plan Chapter 3 Land Use Element Goal 3.6: Improve the community image by ensuring a consistent level of high-quality design and ongoing maintenance and improvement of existing development. Outdoor storage can become an attractive nuisance. The proposed amendment will give the Planning Commission discretionary oversight to ensure businesses that include outdoor storage are located appropriately and compatible with adjoining land uses and neighborhoods.
3. The proposed amendments are consistent with General Plan Chapter 3 Land Use Element Goal 3.7, Policy 3.7-1 Design. Regulate the design and site planning of new development in and adjacent to residential neighborhoods to ensure compatibility between the new development and the existing residential areas. Outdoor storage can become an attractive nuisance. The proposed amendment will give the Planning Commission discretionary oversight to ensure businesses that include outdoor storage are located appropriately and compatible with adjoining land uses and neighborhoods.
4. The proposed amendments are consistent with General Plan Chapter 3 Land Use Element Goal 3.9, Policy 3.9-4 Design and Buffer to ensure 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.

SECTION 4. The proposed Ordinance is not subject to the California Environmental Quality Act ("CEQA") pursuant to CEQA guidelines Section 15061(b)(3) and CEQA Guidelines Section 15060(c)(2) because the activity is covered by the general rule that CEQA applies only to projects which have the potential for causing a significant effect on the environment and it can be seen with certainty that there is no possibility that the Ordinance may have a significant effect on the environment, and because there is no possibility that the proposed ordinance would have direct physical change, or reasonably foreseeable indirect physical change, in the environment.

SECTION 5. Pursuant to Chapter 18.62, Article II, *Zoning Code Amendments*, 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 the draft Ordinance amending Chapter 18.40, *Land Use Regulations* of Title 18, *Zoning* of the Pico Rivera Municipal Code.

SECTION 6. The Planning Commission hereby transmits and recommends approval of the attached draft Ordinance, Enclosure 2, adopting Zone Code Amendment

No. 197 to the City Council of the City of Pico Rivera.

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.

SECTION 8. The Secretary of the Planning Commission shall certify the adoption of this Resolution.

APPROVED AND ADOPTED this 24th day of February 2025, 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:

ORDINANCE NO. ____

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF PICO RIVERA, CALIFORNIA, AMENDING CHAPTER 18.40, *LAND USE REGULATIONS* OF TITLE 18, *ZONING* OF THE PICO RIVERA MUNICIPAL CODE HEREIN REFERRED TO AS ZONE CODE AMENDMENT NO. 197

WHEREAS, pursuant to its police power, the City of Pico Rivera may enact and enforce laws within its boundaries which promote the public health, morals, safety, or general welfare of the community, and are not in conflict with general laws; and

WHEREAS, pursuant to California Government Code Sections 65850 et seq., the legislative body of a city may adopt ordinances amending the zoning regulations of the city; and

WHEREAS, pursuant to Pico Rivera Municipal Code Section 18.62.080 et seq., the City of Pico Rivera's zoning code or any portion thereof may be amended by ordinance of the City Council whenever it is deemed essential, or public necessity, convenience, and general welfare require such changes; and

WHEREAS, this Ordinance is necessary to amend Chapter 18.40, *Land Use Regulations* of Title 18, *Zoning* of the Pico Rivera Municipal Code to require a Conditional Use Permit for the following two uses, Contracting equipment storage and rental yards and Building materials sales and storage; and

WHEREAS, the Planning Commission of the City of Pico Rivera conducted a duly noticed public hearing on the matter of Zone Code Amendment No. 197, at a legally noticed public hearing held on February 24, 2025; and

WHEREAS, the City Council conducted a public hearing on the matter of amendments of the Municipal Code including sections of Title 18, *Zoning* at a legally noticed public hearing held on _____; and

WHEREAS, on, the City Council adopted Resolution No. __ announcing its findings and decision in support of the proposed amendments; and

WHEREAS, the City Council of the City of Pico Rivera desires to amend the Pico Rivera Municipal Code as set forth herein.

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

SECTION 1. The City Council finds that the above recitals are true and correct and incorporated herein as part of the findings.

SECTION 2. The City Council hereby finds and determines that this Ordinance is

not subject to the California Environmental Quality Act ("CEQA") pursuant to CEQA guidelines Section 15061(b)(3) and CEQA Guidelines section 15060(c)(2) because the activity is covered by the general rule that CEQA applies only to projects which have the potential for causing a significant effect on the environment and it can be seen with certainty that there is no possibility that the Ordinance may have a significant effect on the environment, and because there is no possibility that the proposed ordinance would have direct physical change, or reasonably foreseeable indirect physical change, in the environment..

SECTION 3. The City Council finds that the proposed amendments are consistent with the spirit and integrity of the General Plan and are necessary to protect the public health, safety and general welfare of the public.

SECTION 4. Amend Chapter 18.40, *Land Use Regulations*, Table 18.40.040(E) *Land use chart—Contents*. to read as follows:

E.	Industrial Uses*	I-L	I-G	IPD
1.	Assembly and packaging of nonhazardous products	58, 59, 62, 79	58, 59, 62	1, 58, 59
2.	Auto service stations	1, 19, 39, 62, 79	39, 62	1, 39
3.	Automated teller machines—interior	55, 79	55	55
4.	Automobile assembly plants		58, 59, 62	1, 58, 59
5.	Automobile overhauling and major or minor repairing	20, 51, 58, 62, 79	58, 59, 62	1, 58, 59
6.	Automobile storage		1, 64	
7.	Automotive electronics/installation and service	58, 59, 62, 79	58, 59, 62	1, 58, 59
8.	Bottling plants	58, 59, 62, 79	58, 59, 62	1, 58, 59
9.	Brewery	1, 80	1, 80	1, 80
10.	Building materials sales and storage	1, 58, 59, 62, 79	1, 58, 59, 62	1, 58, 59, 62
11.	Business offices	58, 59, 62, 79	58, 59, 62	1, 58, 59
12.	Cafés and restaurants	20, 56, 58, 62, 79	20, 56, 62	1, 20, 56, 58
13.	Childcare			1
14.	Coin-operated games and game arcades	1, 53, 79	1, 53	1, 53
15.	Contracting equipment storage and rental yards		1, 58, 59, 62	1, 58, 59, 62
16.	Distribution plants and warehouses	1, 62, 79	1, 62, 83	1
17.	Electric distribution substation	58, 59, 62, 79	58, 59, 62	1, 58, 59

E.	Industrial Uses*	I-L	I-G	IPD
18.	Electric generating, transmission substation and energy support facilities	58, 59, 62, 79	58, 59, 62	58, 59
19.	Electrical and gas appliance assembly plants	58, 59, 62, 79	58, 59, 62	1, 58, 59
20.	Fuel cell generator	58, 59, 79	58, 59	1, 58, 59
21.	Fulfillment center		1	
22.	Gas metering and control stations	58, 59, 62, 79	58, 59, 62	1, 58, 59
23.	Hospitals/medical facilities			1
24.	Industrial uses involved with on-site hazardous waste as defined in Section 18.04.613.1	2, 79	2	2
25.	Laundries and cleaning plants	58, 59, 62, 79	58, 59, 62	1, 58, 59
26.	Liquefied petroleum sales	2, 79	2	2
27.	Machine shops	58, 59, 62, 79	58, 59, 62	1, 58, 59
28.	Manufacturing of food products	58, 59, 62, 79	58, 59, 62	1, 58, 59
29.	Manufacturing of meat, poultry, fish or similar products		2	
30.	Manufacturing of products	58, 59, 62, 79	58, 59, 62	1, 58, 59
31.	Metallurgical testing	58, 59, 62, 79	58, 59, 62	58, 59
32.	Newspaper publishing	2, 79	2	2
33.	Nighclubs		1	
34.	Nurseries, wholesale	58, 59, 62, 79	58, 59, 62	1, 58, 59
35.	Off-site sale of alcoholic beverages at auto/service stations	1, 39, 79	1, 39	1, 39
36.	Off-site hazardous waste facilities	1, 44, 45, 79	1, 44, 45	
37.	On-site sale or tasting of alcoholic beverages	1, 25, 79	1, 25	1, 25
38.	On-site hazardous waste facilities	44, 45, 58, 59, 62, 79	44, 45, 58, 59, 62	1, 44, 45, 58, 59
39.	Parcel hub		1	
40.	Physical fitness clubs, physical training including gyms	2	2	2
41.	Printing, photographic and reproduction activities	58, 59, 62, 79	58, 59, 62	1, 58, 59
42.	Public utility service yards	58, 59, 62, 79	58, 59, 62	1, 58, 59
43.	Recycling collection facility	2, 28, 33, 57, 58, 69, 79	2, 28, 33, 57, 58, 69	
44.	Recycling plant			
45.	Recycling station		1, 37, 57, 69	

E.	Industrial Uses*	I-L	I-G	IPD
46.	Religious places of worship	1, 79	1	
47.	Retail sales			1, 46
48.	Satellite dish receiving antenna	30, 79	30	30
49.	Scientific research centers and laboratories	58, 59, 62, 79	58, 59, 62	1, 58, 59
50.	Sheet metal shops	58, 59, 62, 79	58, 59, 52	1, 58, 59
51.	Sign shop	58, 59, 62, 79	58, 59, 62	1, 58, 59
52.	Temporary uses	42, 79	42	42
53.	Theaters, walk-in			1
54.	Trade schools, industrial oriented	2, 79	2	
55.	Transfer, moving and storage facilities for furniture and household goods only	58, 59, 62, 79	58, 59, 62	1, 58, 59
56.	Truck repairing, overhauling, and rental and retail sales		1, 62	1
57.	Unclassified uses	1, 48, 79	1, 48	1, 48
58.	Waste disposal facility			
59.	Water facilities	1, 79	2	1
60.	Wholesale sales	58, 59, 62, 79	58, 59, 62	58, 59
61.	Wireless telecommunication facilities	65, 79	65	65

SECTION 5. If any section, subsection, subdivision, paragraph, sentence, clause or phrase of this article, or any part thereof, is for any reason held to be unconstitutional or invalid or ineffective by any court of competent jurisdiction, such decision shall not affect the validity or effectiveness of the remaining portions of this article or any part thereof. The City Council hereby declares that it would have passed each section, subsection, subdivision, paragraph, sentence, clause or phrase of this article irrespective of the fact that one or more sections, subsections, subdivisions, paragraphs, sentences, clauses or phrases be declared unconstitutional or invalid or ineffective. To this end, the provisions of this article are declared to be severable.

SECTION 6. The City Clerk shall certify the passage and adoption of this ordinance. The City Council hereby finds and determines that there are no newspapers of general circulation both published and circulated within the City and, in compliance with Section 36933 of the Government Code directs the City Clerk to cause said ordinance, within fifteen (15) days after its passage, to be posted in at least five (5) public places within the City. This ordinance shall take effect thirty (30) days after its adoption.

(SIGNATURES ON NEXT PAGE)

ADOPTED AND PASSED this __day of _____2025.

John R. Garcia, Mayor

ATTEST:

APPROVED AS TO FORM:

Cynthia Ayala, CMC, City Clerk

Arnold M. Alvarez-Glasman, City Attorney

STATE OF CALIFORNIA)
) §
COUNTY OF LOS ANGELES)

I, Cynthia Ayala, 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 _____, with the following vote:

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

Cynthia Ayala, CMC, City Clerk



To: Planning Commission

From: Community & Economic Development Director

Meeting Date: February 24, 2025

Subject: RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF PICO RIVERA FINDING CONFORMANCE WITH THE GENERAL PLAN FOR THE VACATION AND DISPOSITION OF A PUBLIC ALLEYWAY LOCATED IN THE VICINITY OF DURFEE AVENUE AND WALNUT AVENUE

RECOMMENDATION:

Adopt the attached resolution finding General Plan conformance for the proposed vacation of a public alleyway and disposition to the adjacent property owner.

BACKGROUND:

The Alameda Corridor-East (ACE) Construction Authority was established in 1998 by the San Gabriel Valley Council of Governments (SGVCOG) as a single-purpose construction authority dedicated to grade separations, where the road goes over or under railroads. The grade separation projects were intended to mitigate vehicle delays and collisions at rail-roadway crossings resulting from growing freight rail traffic.

The Durfee Avenue Grade Separation Project separates the roadway and the railroad tracks on Durfee Avenue in the City of Pico Rivera. A roadway underpass was constructed on Durfee Avenue between Beverly Road and Whittier Boulevard under the Union Pacific railroad tracks with retaining walls and a new railroad bridge. Major construction activities began in February 2020 with the closure of Durfee Avenue for underpass and bridge construction. The Project was completed in May 2022.

It is estimated that the project will reduce an estimated 15.3 vehicle-hours of delay each day at the crossing, which is traversed by 49 trains per day, projected to increase to 91 trains by 2025. Durfee Avenue carries 13,600 vehicles per day, which is projected to increase to 14,300 vehicles by 2025. The project will eliminate delays for emergency responders and crossing collisions. Safety for pedestrians and bicyclists will be improved, with 563 pedestrians and 214 bicyclists counted over a 14-hour period in January 2013. Emissions from idling vehicles will be reduced and locomotive horn noise eliminated.

California Government Code Section 65402 requires that the Planning Commission review and approve certain actions related to City property. Prior to actions involving the acquisition, use, or disposition of City-owned property, the Planning Commission is required to make findings that the action involving the subject alleyway is in conformance with the General Plan.



DISCUSSION:

The Durfee Avenue Grade Separation Project included retaining walls to preserve the foundation of the commercial business located at 4754 Durfee Avenue (Fiesta Hall). The retaining walls also provide support for the Union Pacific railroad bridge, allowing trains to travel freely over Durfee Avenue. As a result of the Grade Separation Project, the portion of public alleyway shown in the image above (before grade separation), is no longer accessible from Durfee Avenue. The area outlined in red is the section of alley subject to vacating.

The vacation of the alley is consistent with the General Plan as it meets the following General Plan policies and goals:

Policy 5.1-2 Serve All Users. Provide a safe, efficient, and accessible transportation network that meets the needs of all users in the community, including seniors, youth, and the disabled, and contributes to the community's quality of life by: Balancing the needs of all users of the public rights-of-way by providing safe and convenient travel and access for bicyclists, transit riders, freight and motor vehicle drivers, and people of all ages and abilities.

Policy 5.1-3 Complete Streets. Accommodate other modes of travel such as bicycling and walking when implementing roadway improvements, where feasible.

Policy 5.3-2 Rail. Work with railroad operators to facilitate the transport of goods by rail through the city when compatible with city traffic flows and other community priorities.

CALIFORNIA ENVIRONMENTAL QUALITY ACT:

The adoption of this Resolution is not subject to the provisions of CEQA pursuant to CEQA Guidelines Section 15060(c)(2), 15060(c)(3) and 15061(b)(3). An activity is not subject to CEQA if: The activity will not result in a direct or reasonably foreseeable indirect physical change in the environment. The activity is not a project as defined in Section 15378. The activity is covered by the commonsense exemption that CEQA applies only to projects which have the potential for causing a significant effect on the environment. Here it can be seen with certainty that there is no possibility that the proposed Alleyway vacation and disposition may have a significant effect on the environment, therefore the proposed ordinance is not subject to CEQA.

CONCLUSION:

Staff recommends that the Planning Commission adopt the attached resolution, indicating General Plan conformance with the proposed vacation of a former alleyway and disposition of 4754 Durfee Avenue.

Alvie Betancourt

AB:HH:ca

Exhibits:

1. Resolution No. 1322
2. Vicinity Map

RESOLUTION NO. 1322

RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF PICO RIVERA FINDING CONFORMANCE WITH THE GENERAL PLAN FOR THE VACATION AND DISPOSITION OF A PUBLIC ALLEYWAY LOCATED IN THE VICINITY OF DURFEE AVENUE AND WALNUT AVENUE

WHEREAS, the California Government Code Section 65402(a), provides that no real property shall be disposed of or street vacated until the location, purpose, and extent of such disposition or vacation has been reported upon by the local planning agency as to the conformity with the adopted general plan; and

WHEREAS, Section 65402(a) of the Government Code authorizes the Planning Commission to determine whether the location, purpose, and extent of the proposed disposition of real property is consistent with the General Plan; and

WHEREAS, the City has identified a portion of alleyway that has been rendered unusable to public traffic due to the Grade Separation Project on Durfee Avenue that was completed in 2022; and

WHEREAS, a title report was provided and reviewed by staff, which vests fee title of the Alleyway to the City; and

WHEREAS, the City desires to vacate the Alleyway in accordance with the California Streets and Highway Code and thereafter dispose of the vacated Alleyway to the adjacent property owner(s).

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

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

SECTION 2. That the Planning Commission finds that the proposed vacation AND disposition of the Alleyway is consistent with the General Plan as it meets the following General Plan policies and goals:

- a) Policy 5.1-2 Serve All Users. Provide a safe, efficient, and accessible transportation network that meets the needs of all users in the community, including seniors, youth, and the disabled, and contributes to the community's quality of life by: Balancing the needs of all users of the public rights-of-way by providing safe and convenient travel and access for bicyclists, transit riders, freight and motor vehicle drivers, and people of all ages and abilities.
- b) Policy 5.1-3 Complete Streets. Accommodate other modes of travel such as

bicycling and walking when implementing roadway improvements, where feasible.

- c) Policy 5.3-2 Rail. Work with railroad operators to facilitate the transport of goods by rail through the city when compatible with city traffic flows and other community priorities.

SECTION 3. The adoption of this Resolution is not subject to the provisions of CEQA pursuant to CEQA Guidelines Section 15060(c)(2), 15060(c)(3) and 15061(b)(3). An activity is not subject to CEQA if: The activity will not result in a direct or reasonably foreseeable indirect physical change in the environment. The activity is not a project as defined in Section 15378. The activity is covered by the commonsense exemption that CEQA applies only to projects which have the potential for causing a significant effect on the environment. Here it can be seen with certainty that there is no possibility that the proposed Alleyway vacation and disposition may have a significant effect on the environment, therefore the proposed ordinance is not subject to CEQA.

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.

SECTION 4. Based on the foregoing, the Planning Commission hereby finds that the Alleyway vacation and disposition is in conformity with the City's General Plan.

SECTION 5. This decision of the Planning Commission shall become effective and final 15 days after the date of the action unless an appeal is filed in accordance with Chapter 18.64.060 of the Zoning Ordinance.

SECTION 6. The Secretary of the Planning Commission shall certify to the adoption of this Resolution.

(SIGNATURES ON NEXT PAGE)

APPROVED and **ADOPTED** this 24th day of February 2025, by members of the Planning Commission of the City of Pico Rivera, voting as follows:

Aric Martinez, Chairperson

ATTEST:

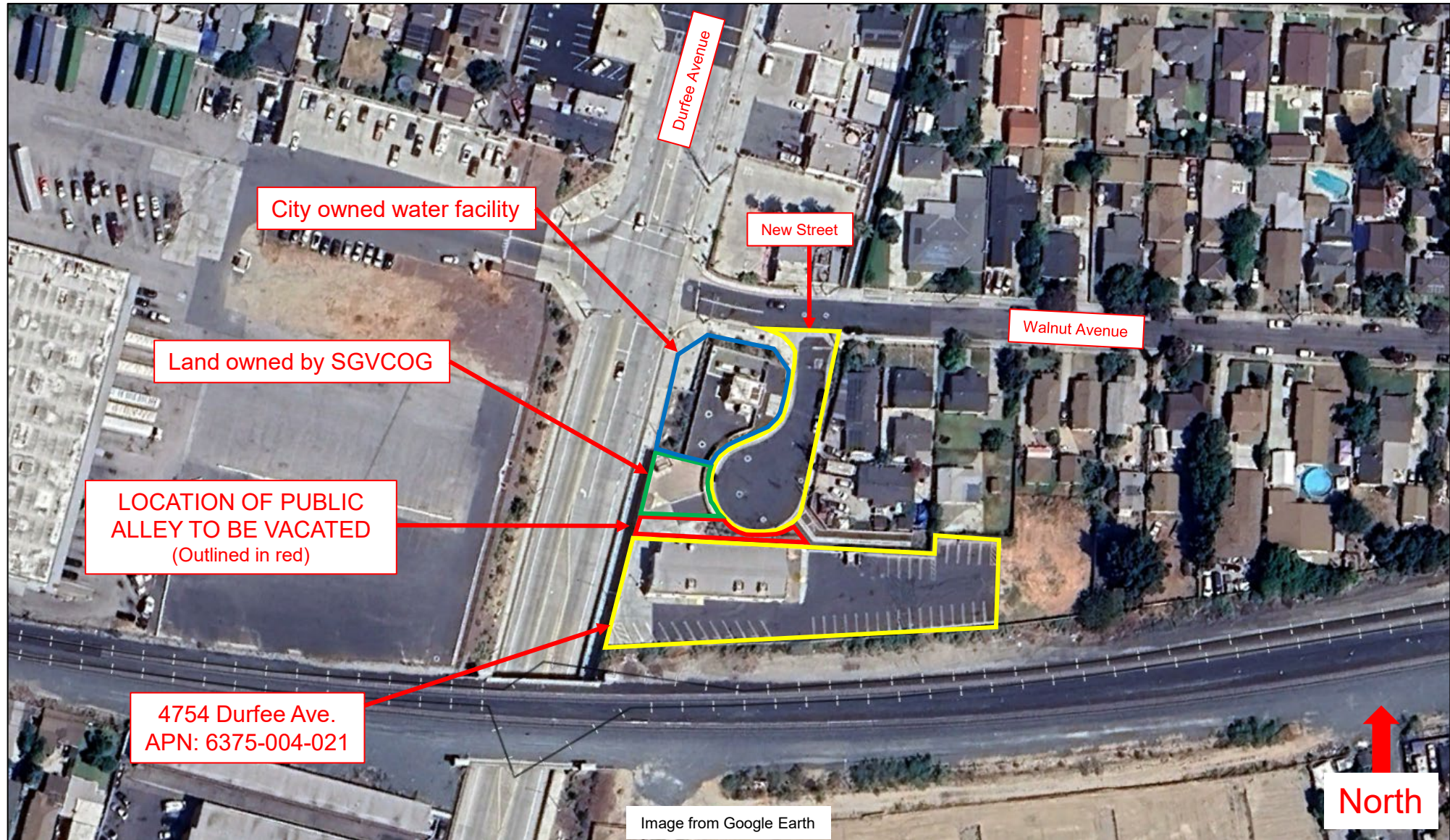
APPROVED AS TO FORM:

Alvaro Betancourt, Director
Community and Economic Development

Austin A. Ching, Deputy City Attorney

AYES:
NOES:
ABSENT:
ABSTAIN:

Exhibit "B" Vicinity Map



WALNUT

DURFEE AVE

4730 Durfee Ave
(SGVCOG water pump)

New Street

4754 Durfee Ave.
Fiesta Hall

Alley to be vacated 15'x108' +/-
1,500 square feet



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COUNTY OF LOS ANGELES
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Planning Commission Meeting

FEBRUARY 24, 2025

General Plan Conformance



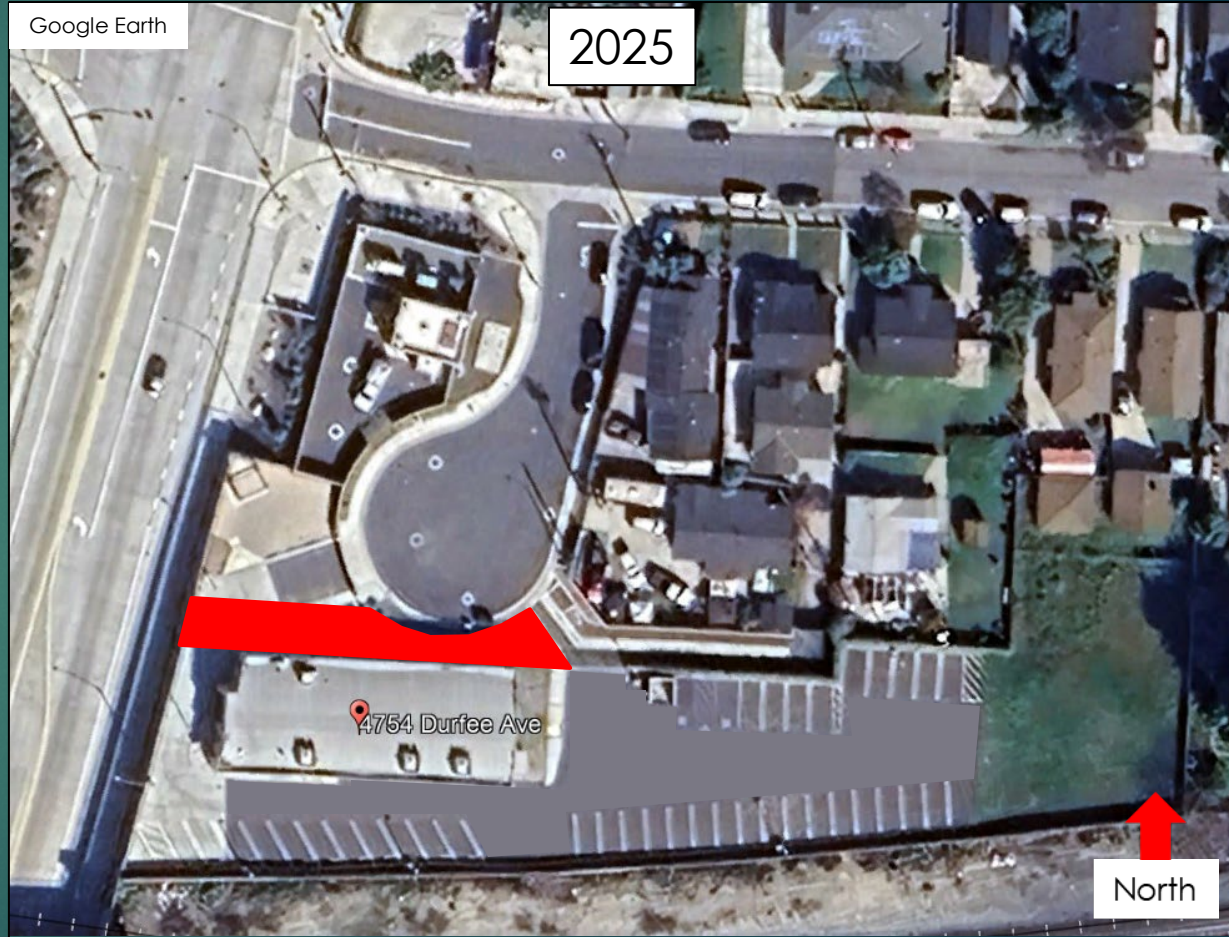
RESOLUTION – RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF PICO RIVERA FINDING CONFORMANCE WITH THE GENERAL PLAN FOR THE VACATION AND DISPOSITION OF A PUBLIC ALLEYWAY LOCATED IN THE VICINITY OF DURFEE AVENUE AND WALNUT AVENUE

Aerial View

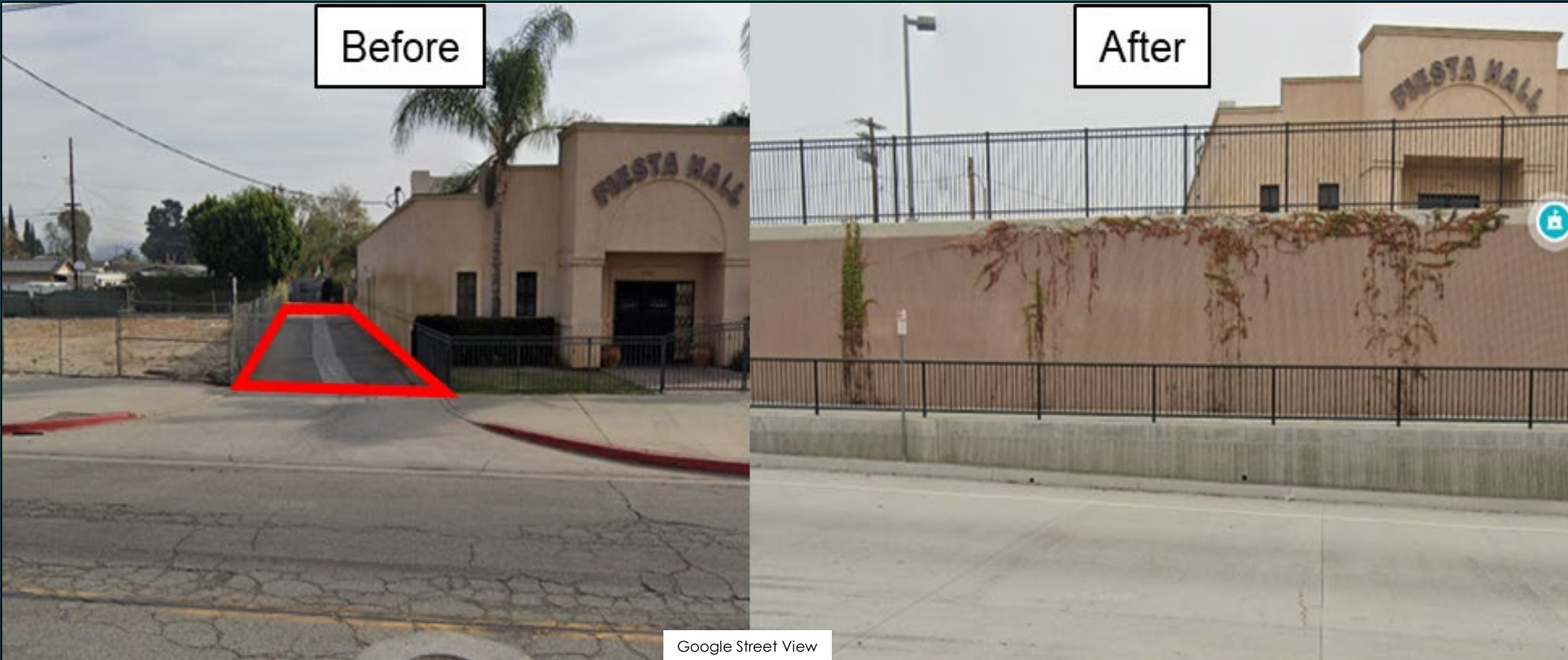
- Southeast corner of Durfee Ave. & Walnut Ave.
- Area of vacation \approx 1,500 square feet (15'x108' +/-)
- Grade Separation Project (2020-2022)
- Reduction of 15.3 HRS/DAY in vehicle delay
- Reduction in idling emissions
- Improves pedestrian and bicyclist safety



Site Map



Street View



Government Code Section 65402



No street or alley shall be vacated until conformity with the General Plan has been reported upon by the Planning Commission.

Policy 5.1-2 Provide a safe, efficient, and accessible transportation network

Policy 5.1-3 Accommodate bicycling and walking when implementing roadway improvements

Policy 5.3-2 Work with railroad operators to facilitate the transport of goods by rail through the city

Summary Vacation Process

Streets & Highway Code

1. P.C. adopts resolution finding conformance with the General Plan
2. Notify utility companies
3. Publish Notice of Intent to Vacate
4. Resolution to Vacate to City Council
5. Record Resolution to Vacate

Environmental Review



The adoption of this Resolution is not subject to the provisions of CEQA pursuant to CEQA Guidelines Section 15060(c)(2), 15060(c)(3) and 15061(b)(3). The activity is covered by the commonsense exemption that CEQA applies only to projects which have the potential for causing a significant effect on the environment.

Recommendation:

Planning Commission adopt a Resolution to:

1. Adopt the attached resolution finding General Plan conformance for the proposed vacation of a public alleyway and disposition to the adjacent property owner;
2. Find the Project categorically exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15060 (c)(3) and 15061 (b)(3) (Common Sense).

Thank you. Any Questions?



Monday, February 5, 2024

A Regular Meeting of the Planning Commission was held in the Council Chambers, 6615 Passons Boulevard, Pico Rivera, California.

CALL TO ORDER

Chairperson Aric Martinez called the meeting to order at 6:00 p.m.

PRESENT: Celiz, Rocha, A. Martinez, R. Martinez

ABSENT: Elisaldez (excused)

STAFF PRESENT: Alvaro Betancourt, Director of Community & Economic Development
 Julia Gonzalez, Deputy Director of Community & Economic Development
 Estefany Franco, Planner
 Jordan Perez, Analyst

PLEDGE OF ALLEGIANCE:

The pledge of allegiance was led by Chairperson Martinez.

PLANNING COMMISSION REORGANIZATION:

Director Betancourt asked if there were any nominations.

Commissioner Celiz nominated Commissioner Aric Martinez for another term as Chair, seconded by Commissioner Robert Martinez. Motion passes by unanimous vote.

Director Betancourt asked if there are any nominations for Vice Chairperson.

Chairperson Martinez nominated Commissioner Robert Martinez, seconded by Commissioner Rocha. Motion passes by unanimous vote.

PUBLIC HEARING(S):

1. GENERAL PLAN AMENDMENT NO. 62 – UPDATES TO THE CITY COUNCIL ADOPTED 2021-2029 HOUSING ELEMENT AS REQUIRED BY THE STATE DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT AND FINDING THE PROJECT CATEGORICALLY EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT PURSUANT TO CEQA GUIDELINES SECTION 15162 (B) AND 15061 (B)(3).

Analyst Jordan Perez provided the report presentation, explaining that the Housing Element is a component of the City's General Plan. It establishes goals, objectives, policies, and programs to address housing conditions and needs. By State law, the Housing Element must be updated every eight (8) years and certified by the State Department of Housing & Community Development (HCD). Cities may face penalties if their Housing Element is not certified.

Chairperson Martinez closed the public hearing as there were no public comments.

Chairperson Martinez motioned to approve the item; Vice Chairperson Martinez seconded the motion. Motion passes by the following roll call vote:

AYES: Celiz, Rocha, A. Martinez, R. Martinez
NOES: None
ABSENT: Elisaldez

2. ZONE CODE AMENDMENT NO. 194 - AN UPDATE TO THE ZONING ORDINANCE REFLECTING REQUIRED AMENDMENTS BY THE STATE DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT AFTER FINAL REVIEW OF THE 6TH CYCLE 2021-2029 HOUSING ELEMENT AND FINDING THE PROJECT CATEGORICALLY EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) PURSUANT TO CEQA GUIDELINES SECTIONS 15162(B) AND 15061(B)(3).

Analyst Jordan Perez presented the report on an item related to the Housing Element amendment for the R-40 Overlay Zone. The R-40 Overlay Zone was introduced with the adoption of the Housing Element in August 2023. The City Council adopted Zone Reclassification No. 328, establishing the R-40 Overlay Zone, which applies exclusively to sites identified in the Housing Element. The city is using the R-40 Overlay Zone to meet the Housing and Community Development Department's (HCD) Regional Housing Needs Assessment (RHNA) requirements.

Chairperson Martinez closed the public hearing as there were no public comments.

Chairperson Martinez motioned to approve the item; Vice Chairperson Martinez seconded the motion. Motion passes by the following roll call vote:

AYES: Celiz, Rocha, A. Martinez, R. Martinez
NOES: None
ABSENT: Elisaldez

NON-AGENDA ITEMS PUBLIC COMMENTS:

CONSENT CALENDAR:

1. **Comprehensive Zoning Code Update Study Session 3 of 4**

Dudek Consultant Catherine Tang Saez introduced herself as a planner and urban designer with Dudek. She was joined by Janet Rodriguez, project manager. Ms. Tang Saez and Ms. Rodriguez provided a comprehensive progress update on the zoning code updates and an overview of the related standards and guidelines.

Vice Chairperson Martinez noted that the updates focus on requirements for onsite development and not in the public right-of-way, such as bike racks, sidewalk materials, and streetlights. He asked whether these elements would be included.

Planner Franco clarified that sidewalk and street improvements fall under Title 12 of the municipal code. The current zoning code update focuses solely on Title 18 of the municipal code, and the consultant is not addressing standards outside of Title 18.

Ms. Tang Saez explained that zoning codes and regulations pertain exclusively to private property. However, the zoning code includes provisions for street improvements, dedications, and easements for projects meeting certain thresholds. These provisions, however, are not within the scope of Title 18.

Vice Chairperson Martinez inquired how the city handles complaints against shopping center owners whose properties do not meet current standards.

Director Betancourt responded that the municipal code outlines development standards for private property, public right-of-way, and existing uses. Property owners have legal non-conforming rights if their structures or improvements predate the code or requirements.

Vice Chairperson Martinez asked if the consultant would provide developers with a handout detailing architectural standards and guidelines as part of their scope of work.

Ms. Tang Saez confirmed that the Dudek team has been tasked with updating the zoning code, design guidelines, and creating a user guide.

Commissioner Celiz asked whether certain areas might allow for an 8-foot wall instead of a 6-foot block wall.

Ms. Tang Saez agreed that the current standards are not comprehensive enough, as they address only front, side, and rear conditions. She suggested revisiting these standards to account for different circumstances.

Deputy Director Gonzalez noted that the current ordinance allows for walls taller than 6 feet with a special entitlement, such as a precise plan of design.

Vice Chairperson Martinez asked whether school improvements to El Rancho High School would be subject to these standards.

Ms. Tang Saez stated she would investigate but did not believe so, as such projects are state regulated.

Director Betancourt added that while state-regulated projects are exempt, any work done in the public right-of-way must comply with applicable public standards.

Vice Chairperson Martinez inquired whether the empty tree wells along the frontage road of El Rancho could be subject to conditions requiring trees.

Director Betancourt explained that such requirements might apply if the project involves larger-scale improvements, such as filling tree wells or ensuring ADA-compliant sidewalks and intersections. Otherwise, these tasks would fall under capital improvement projects.

PLANNING COMMISSION REPORTS:

Director Betancourt reported that Urgency Ordinance No. 1172 was approved on January 23, 2024, to develop development standards and use restrictions for commercial zones.

NEW BUSINESS: None

OLD BUSINESS:

Deputy Director Gonzalez provided an update to Vice Chairperson Martinez regarding the horse trails. She reported that the trails had been cleaned up as requested. The second part of the request, concerning signage along the horse trail, is being addressed by the Director of Innovation and Communication Javier Hernandez, who is working on a citywide signage program. The master signage plan is expected to be completed by September, and comments about the special signage to delineate horse trails have been forwarded to the consultant.

Vice Chairperson Martinez noted seeing a group of horses crossing the bridge onto Whittier Boulevard and requested that signage include the proper vehicle code provisions for horses.

Director Betancourt assured Vice Chairperson Martinez that updates on the signage plan would be provided and that his concerns would be addressed.

Commissioner Rocha inquired whether horses are allowed on Whittier Boulevard.

Director Betancourt confirmed that horses are allowed on the street.

Vice Chairperson Martinez added that horses are permitted if they comply with the vehicle code.

Commissioner Rocha shared that the city recently conducted a homeless count at City Hall, which she attended. Approximately 35 people participated, including Councilmember Dr. Monica Sanchez and Congresswoman Linda Sanchez. She asked Deputy Director Gonzalez if the final count was available.

Deputy Director Gonzalez responded that she did not have the final count, as it typically becomes available later in the year and is not always made public. She noted that the count was limited to areas deemed safe for volunteers.

Vice Chairperson Martinez asked about the purpose of conducting the homeless count.

Commissioner Rocha explained that the objective is to determine the number of homeless individuals in the city and allocate resources accordingly.

With no further business, Chairperson Aric Martinez adjourned the Planning Commission meeting at 7:08 p.m. There being no objections, it was so ordered.

Aric Martinez, Chairperson

ATTEST:

I hereby certify that the foregoing is a true and correct report of the proceedings of the Planning Commission Regular Meeting on February 5, 2024, and approved by the Planning Commission on February 24, 2025.

Alvaro Betancourt, Director
Community & Economic Development Department



Monday, April 15, 2024

A Regular Meeting of the Planning Commission was held in the Council Chambers, 6615 Passons Boulevard, Pico Rivera, California.

CALL TO ORDER

Chairperson Martinez called the meeting to order at 6:00 p.m.

PRESENT: Celiz, Elisaldez, Rocha, R. Martinez, A. Martinez
ABSENT : None

STAFF PRESENT: Alvaro Betancourt, Director of Community & Economic Development
Julia Gonzalez, Deputy Director of Community & Economic Development
Estefany Franco, Planner
Aneli Gonzalez, Assistant Planner

PLEDGE OF ALLEGIANCE:

The pledge of allegiance was led by Vice Chairperson Martinez.

PUBLIC HEARING(S):

- 1. CONDITIONAL USE PERMIT NO. 758 AND VTTM NO. 84271 – A REQUEST TO DEVELOP A 95-TOWNHOME DEVELOPMENT AND FIND THE PROJECT CATEGORICALLY EXEMPT PER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) CLASS 32, IN-FILL DEVELOPMENT PROJECT, IN ACCORDANCE WITH THE REQUIREMENTS OF SECTION 15332

Assistant Planner Gonzalez provided the staff report presentation. The applicant representatives for Brandywine are requesting approval to construct a 95-unit townhome development at 6540 Rosemead Boulevard. The subject property is in the General Commercial Zone and is designated as Mixed Use under the Land Use Element of the General Plan. Surrounding land uses include commercial and residential properties. The parcel measures approximately 4.04 acres and has been the site of the Knights Inn Hotel since 1962, according to city records.

Assistant Planner Gonzalez concluded the report, noting that the project applicant Chris Courtney, CEQA consultant Mark Blodgett, a traffic consultant from LSA, and the City’s traffic engineer were present to answer questions.

NON-AGENDA ITEMS PUBLIC COMMENTS:

Erika Alatraste, Joe Carbajal and Antonio and Grecia Carbajal submitted written comments in favor of the project.

The following speakers addressed the Planning Commission regarding the project:

Fred Conde:

- He addressed the Planning Commission to express concerns about the streetlight calibration, the narrowness of the streets, the high number of units proposed for the lot size, and the location of the driveway on Rosemead Boulevard. He also raised issues regarding dust, dirt, debris, and potential rodent infestations. Additionally, he inquired about the possibility of hiring residents from Pico Rivera and asked whether any incentives would be available for Pico Rivera residents to purchase the new townhomes.

John Lozano:

- He addressed the Planning Commission to express concerns about homelessness, drug activity, and traffic signals that fail to turn green. He also stated that the area is overly congested and crowded.

Bobby Romo:

- He addressed the Planning Commission, stating that the project is a beautiful addition to the community and will help address issues of criminal activity in the area. However, he expressed concerns about gridlock and the traffic signal at the intersection of Coffman Pico and Rosemead Boulevard.

Antonio Carbal:

- He addressed the Planning Commission, stating that the project is a great addition to Rosemead Boulevard. However, he also expressed concerns about traffic and density in the area.

Miguel Vasquez:

- He addressed the Planning Commission, expressing concern that Pico Rivera lacks the necessary infrastructure to support the project. He stated that he does not believe it is a good idea for the project to proceed.

Chris (last name not decipherable):

- He addressed the Planning Commission, expressing concerns about waste, sludge, and odors emanating from the drains. He inquired whether the project will include a separate drainage system.

Name - Not Given:

- He addressed the Planning Commission, expressing his admiration for the City's residents and their thoughtful comments.

Chairperson Martinez closed the Public Hearing as there were no additional public comments.

Chris Courtney, Project Manager for Brandywine Homes, addressed the Planning Commission and introduced Alex Hernandez, Division President and Steven Edwards, Director of Land Acquisition. He also introduced representatives including Civil Engineer Dane McDougall from C&V and Ambarish Mukherjee from LSA, who participated virtually.

Mr. Courtney accepted the conditions outlined in the resolutions presented to the Planning Commission. He noted for the record that Brandywine would only be able to underground three of the four electric poles, with City staff agreeing to allow one pole to remain above ground.

Mr. Courtney stated that the site would include a self-contained drainage system to reduce runoff from the property.

Vice Chairperson Martinez introduced Councilmember Eric Lutz and Pico Water District Board Member David Angelo. He noted discrepancies in the Department of Public Works conditions of approval, including:

1. A reference incorrectly identifying the water purveyor as the Pico Rivera Water Authority instead of the Pico Water District.
2. Whether the applicant had considered an entrance through the frontage road or relocating the entrance to the side.

Deputy Director Gonzalez clarified that the reference to City Water had been addressed in the presentation.

Mr. Courtney explained that a traffic study was conducted for the project, evaluating the frontage road and the intersection at Carron and Coffman Pico Road. The study assessed road, intersection, and traffic signal conditions.

Commissioner Elisaldez inquired about the cost of the townhomes and whether any units would be affordable housing.

Mr. Courtney responded that sales prices were estimated between \$500,000 and \$600,000, with sales anticipated approximately 1 to 1.5 years after project completion.

Commissioner Elisaldez expressed concerns about the project's density and referenced the Trip Generation Manual, 11th Edition, used in the traffic study. He asked when it was last updated.

Farhad Iranitalab, the City's traffic engineer, confirmed that the 11th Edition was the most recent version. Ambarish Mukherjee, the traffic engineer for Brandywine, added that it was released the previous year.

Commissioner Elisaldez noted that traffic counts from the site dated back to August 1993 when it operated as a hotel, which generated less traffic compared to the proposed townhomes. He questioned the study's conclusion of a net increase of only 179 vehicle trips, citing concerns about traffic and the high density of the development.

Commissioner Rocha asked whether any incentives were available for residents and which contractors would be hired for construction.

Mr. Courtney stated there were no incentive programs in place. He explained that labor contracts are bid out to various trades, selecting the best combination of location, schedule, and cost.

Mr. Courtney also noted that the site is part of the R-40 Zoning Overlay, which allows up to 40 units per acre, while the Brandywine project proposes only 23 units per acre.

Vice Chairperson Martinez inquired whether Condition of Approval No. 20 had been eliminated.

Mr. Courtney confirmed that it was removed because an existing traffic signal did not require modification, improvement, or upgrades per the traffic study.

Vice Chairperson Martinez asked if the site had adequate infrastructure for storm drains, sewers, and debris capture mechanisms.

Mr. Courtney responded that the site has the necessary infrastructure and will-serve letters from the Pico Water District and L.A. County Sanitation District. The storm drain system was designed to reduce outflows, improving storm drain conditions.

Commissioner Rocha reiterated residents' concerns about the traffic light at the intersection and asked whether this could be further investigated. She also inquired if the Planning Commission could require affordable housing units.

Deputy Director Gonzalez stated that staff had investigated the traffic signalization. She noted that the project does not include affordable housing but advised that the Commission could require it, though it might increase costs for the developers.

Vice Chairperson Martinez asked whether developers are obligated to improve roads, sidewalks, medians, curbs, and gutters.

Mr. Courtney explained that their improvements are limited to the service road in the immediate vicinity and do not include medians.

Vice Chairperson Martinez also asked whether the Public Works Department had investigated the traffic signal to determine if upgrades were necessary or if mitigation measures for noise and sediment were included.

Mr. Courtney confirmed that the resolution included conditions to address noise and dust. He concluded by stating that demolition is anticipated to begin in January or February 2025. The staging area will be on-site, with security provided through cameras or personnel, and the site will be enclosed with perimeter fencing.

Motion by Chairperson Martinez, seconded by Vice Chairperson Martinez. Motion passes by the following roll call vote:

AYES: Celiz, Elisaldez, Rocha, R. Martinez, A. Martinez
NOES: None
ABSENT: None

PUBLIC COMMENTS: None

CONSENT CALENDAR:

1. **Comprehensive Zoning Code Update Study Session 4 of 4**

Dudek Consultant Janet Rodriguez introduced herself as an urban planner and project manager working with the city and introduced Catherine Tang Saez, urban designer with Dudek. Ms. Rodriguez advised that the presentation is the last of the four rounds of study sessions and proceeded to provide an overview of the progress the team has made on the work for the comprehensive zoning code update and objective design standards.

Commissioner Rocha commented that the city allows holiday sales but does not want to allow street vending on sidewalks.

Planner Franco responded that there are separate regulations for holiday sales and street vending based on state regulations.

Commissioner Celiz stated that the city agreed to allow street vendors on certain streets.

Planner Franco responded that she was referring to holiday and special event sales on private property. Street vending is separate, and there are specific state regulations that need to be followed.

Commissioner Celiz asked if the city would allow street vendors on Passons and Washington Boulevard, noting this was not previously approved.

Planner Franco responded that street vending requires a different application process that follows state law and must get approval by different departments. Planner Franco stated that staff receives applications to sell flowers during Valentine's Day or Mother's Day on private commercial property, not the public sidewalk. The question posed to the Commission was whether they would like to continue allowing special event sales on private property through the Temporary Use Permit application process.

Commissioner Rocha stated her concern was regarding street vending.

Planner Franco responded that currently, the city does not have any approved street vendors. Code Enforcement addresses street vending during holiday events.

Director Betancourt stated that the Department has an active Code Enforcement Division with weekend and evening coverage.

Vice Chairperson Martinez asked Planner Franco how many feet away from a school is the limit for street vendors.

Planner Franco responded that the distance requirement for street vending is 500 feet away from a school.

Vice Chairperson Martinez asked if the city is making any efforts to collaborate with the school district to enforce street vending.

Director Betancourt responded that the Department has four full-time Code Enforcement Officers with shifts that run seven days a week, including evening hours.

Commissioner Rocha stated that she was in favor of yard sales but not street vending.

Commissioner Elisaldez asked for clarification regarding the commercial 10' setback, relocating parking, and requiring open space for commercial developments over 75,000 square feet equal to 5%. He also asked if outdoor dining would impact parking.

Catherine Tang Saez responded that staff is proposing to change the regulations for parking. The parking minimums currently in the code are being updated to match best practices and the recommendations from a parking study commissioned by the city.

Planner Franco stated that the city had a parking study completed by Walker Consultants a few years ago, and staff is adopting the recommendations as part of the code update. Staff is also asking Dudek to conduct further research to see what neighboring cities' best practices are regarding certain uses.

Commissioner Elisaldez asked if the citywide parking requirements will be reduced, mentioning that the Whittier Specific Plan includes parking reductions.

Director Betancourt responded that parking is a priority for that area, and there is no effort to minimize standards, but there is an effort to modernize them.

Commissioner Elisaldez stated that high-density housing was proposed in the Whittier Boulevard corridor. He noted concerns about parking for each unit averaging “one point something,” which indicates a reduction. He acknowledged the idea of being more efficient in shopping centers but mentioned discussions about eliminating street parking under the Whittier Boulevard Project.

Director Betancourt responded that he could not speak directly to the Whittier Boulevard Specific Plan but clarified that it is not the case for Zoning Code update.

Commissioner Elisaldez stated there is a push toward eliminating parking and referenced high-density projects. He asked if the issue of large vehicles on private property in residential areas, including temporary storage pods in driveways and streets, was being addressed.

Catherine Tang Saez responded that in the parking and loading chapter, there is language about prohibiting certain commercial-type vehicles on private residential properties, whether in the driveway itself or on the street.

Commissioner Elisaldez asked if temporary storage pods are included and noted that pods are now on the street.

Catherine Tang Saez responded that she did not know if the language specifically addressed pods or storage containers but would investigate it.

Director Betancourt stated that currently, the code allows for an RV to be parked in the front yard setback. However, the same code does not allow a detached camper to be parked in the front yard setback. He invited the Commission to provide feedback on these issues to ensure they are addressed in the final recommendations.

Vice Chairperson Martinez asked if a developer would have to adhere to the new regulations or if they are working under a different set of rules. He inquired whether architectural plans or renderings submitted now would need to comply with these updates.

Planner Franco responded that the updates have not yet been adopted. The process will proceed as follows:

- A City Council study session in June
- Release of an administrative draft to the public in August
- Public comments collected before a Planning Commission hearing for recommendation to the City Council.

She clarified that projects submitted currently would adhere to the existing codes as adopted.

Chairperson Martinez concluded by stating he had no further questions. He praised the new standards discussed, particularly those regarding public open space in large

commercial developments. He expressed enthusiasm for seeing the final draft, noting that the standards will improve both aesthetics and functionality within the city.

PLANNING COMMISSION REPORTS:

Director Betancourt reported there was nothing at the last City Council meeting that affected the Department.

NEW BUSINESS: None.

OLD BUSINESS:

Director Betancourt reported on the signage for horse trails along the bridge on Whittier Boulevard. He stated that he spoke with Noe Negrete, the Director of Public Works, who confirmed that the horse trails will be included in the city's wayfinding study. Once completed, appropriate signage will be deployed, and the study's advisory body will provide recommendations on where the signage should be placed to be most helpful. This item was added to the list at the request of Vice Chairperson Martinez.

Director Betancourt also reported on the Burke project, which is an 18-unit single-family residential development that has already been entitled. The project has encountered challenges with the Water District.

Assistant Planner Gonzalez stated that the Burke project developers have experienced challenges with submitting their plans for review and require clearance from the State Board. They have not resubmitted their plans, and the project is not currently in process. Staff is drafting a letter to inform the developers of the missing items and inquire whether they can move forward.

Director Betancourt provided an update on the KB Homes project, a 45-unit townhome development currently under plan check. Once the plan check process is completed, the developers can proceed with demolition and construction.

Deputy Director Gonzalez stated that the developers plan to begin grading in early May 2024. The construction timeline is estimated to be about two years from that point.

Director Betancourt reported on the Mercury Project, noting that the developer has an entitlement but has chosen not to act on it at this time. The primary reason is financial, as they have not been able to secure financial partners.

Director Betancourt stated there are no new developments currently in the pipeline.

Commissioner Celiz asked how long the Burke project has been active, whether the developer owns the property, and who is responsible for maintenance.

Deputy Director Gonzalez responded that the developer has owned the property for about six years and that staff will follow up to ensure the site is maintained.

Commissioner Celiz stated that the Mercury Project site also needs to be kept clean and maintained. She recalled an ordinance requiring owners of unused land to keep it clean and presentable for the community.

Deputy Director Gonzalez confirmed that this is correct and stated that staff will follow up accordingly.

Commissioner Celiz mentioned reading on social media that Sky Zone might be locating to Pico Rivera. She asked if the Commission would be informed when new developments like that are planned.

Director Betancourt responded that the Commission would be informed if he had definitive information. A franchisee expressed strong interest and has approached the city to have preliminary discussions about opening a Sky Zone in Pico Rivera.

Vice Chairperson Martinez stated that he attended the last City Council meeting and had nothing new to report. He also mentioned that in March, he and some colleagues attended the Planning Commission Academy, which was very informative. He recommended others consider attending in the future.

ADJOURNMENT:

There being no further business, Chairperson Aric Martinez adjourned the Planning Commission meeting at 8:00 p.m. There being no objection, it was so ordered.

Aric Martinez, Chairperson

ATTEST:

I hereby certify that the foregoing is a true and correct report of the proceedings of the Planning Commission Regular Meeting on April 15, 2024, and approved by the Planning Commission on February 24, 2025.

Alvaro Betancourt, Director
Community & Economic Development Department



Monday, September 16, 2024

A regular meeting of the Planning Commission was held at 6:00 p.m. in the City Hall Council Chamber, 6615 Passons Boulevard, Pico Rivera, CA.

CALL TO ORDER

Chairperson Aric Martinez called the meeting to order at 6:00 p.m. on behalf of the Planning Commission.

PRESENT: Celiz, Elisaldez, Rocha, A. Martinez

ABSENT: R. Martinez (Excused)

STAFF PRESENT:

Alvaro Betancourt, Director of Community & Economic Development

Julia Gonzalez, Deputy Director of Community & Economic Development

Aneli Gonzalez, Planner

Javier Hernandez, Director of Innovation and Communications

Carla Anaya, Commission Secretary

PLEDGE OF ALLEGIANCE: Led by Commissioner Rocha

Chairperson Martinez introduced the Special Presentation item.

SPECIAL PRESENTATION:

Director of Innovation and Communications Javier Hernandez provided a special presentation. The presentation consisted of several projects throughout the City. The Whittier Narrows Dam Safety Project consists of the reinforcement of the Dam that will start construction in 2025. As a result, the golf course, Sports Arena, Streamland and Bicentennial Park will be affected. Avenida Vicente Fernandez will also be permanently closed. The Historic Whittier Boulevard Plan envisions increased densities, branding, parklets, landscaping, paseos, and transportation improvements throughout the Whittier Boulevard and Durfee Avenue corridor. The improvements are anticipated to be completed over several years. The vision plan is available on the City website for the public to review, and input and concerns are welcomed.

Chairperson Martinez opened the item for discussion.

Commissioner Elisaldez asked if the analysis of parking and traffic is included in the vision plan because he is concerned with the impacts.

Director Hernandez responded that the buildings have parking structures integrated as part of the development. Also, the vision plan includes broad parking solutions from shared parking arrangements with developers, publicly owned parking lots, and on-the-

street parking.

Commissioner Elisaldez asked if the Amtrak is still being considered stationed on Durfee Avenue and Whittier Boulevard.

Director Hernandez responded that the track he is referring to is on the southside of the city and closer to Slauson Avenue.

Commissioner Rocha asked if the public and the City Council agreed to the number of new buildings proposed on Whittier Boulevard.

Director Hernandez responded that not all the buildings shown on the slide would be developed. There would be a balance between what is feasible in the real estate market.

Commissioner Rocha asked if the beautification project of the existing buildings would utilize City or private funds.

Director Hernandez responded that improvements in the public right-of-way would utilize public and grant funds. The city has prioritized 305 million dollars for public infrastructure projects within major corridors. Staff is aware that they cannot accommodate this type of growth and development unless they address the subsurface infrastructure and enhance capacity in the water and sewage lines.

Commissioner Rocha asked if Mario's Tacos restaurant would be improved by the city.

Director Hernandez responded that the City is developing a grant program that would support local businesses to participate in the re-development of their property, but the City is not paying for the full re-development.

Commissioner Rocha asked who made the decision of closing the golf course and Sports Arena and if there were any alternatives provided.

Director Hernandez stated that the land is federally owned by the U.S. Army Corps of Engineers. The land is leased to the City and the City uses it to provide parks and open space. The decision was made solely by the U.S. Army Corps of Engineers.

Commissioner Elisaldez asked if this vision is a ten (10) year process.

Director Hernandez responded that the vision takes decades, but progress would be made yearly. This past year, the improvements of the center medians were completed.

Commissioner Elisaldez asked if there was a fixed year when the proposed

improvements would be completed.

Director Hernandez responded that the improvements would progress yearly, and some improvements were underway.

The Commission had no further comments and Chairperson Martinez closed the discussion.

PUBLIC HEARING(S):

1. PUBLIC HEARING – CONDITIONAL USE PERMIT NO. 760 A REQUEST TO OPERATE A SKY ZONE TRAMPOLINE PARK AND FIND THE PROJECT CATEGORICALLY EXEMPT PERSUANT TO CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) GUIDELINES SECTION 15301, CLASS 1, EXISTING FACILITIES

Assistant Planner Gonzalez provided a staff report presentation on Conditional Use Permit No. 760, a request to operate a Sky Zone Trampoline Park at 6101 Rosemead Boulevard. The subject property is in the Commercial General (C-G). Land uses surrounding the proposed project are commercial, residential, and open space. The project includes proposed interior tenant improvements and consolidating multiple inline units into one larger tenant space. Amenities would include the trampoline field, dunk basketball hoops, ninja course, toddler area, sport courts, arcades and a concession stand. Two (2) calls were received in favor of the project as well as one (1) in-person letter from a concerned resident. The resident expressed concern about an opening on the southern perimeter wall where Redbird Drive ends. As a result, a condition was added to the resolution requiring the developer to close the gap. Exterior improvements to the shopping center included re-painting of the existing block wall, slurry sealing the parking lot, repairing damaged landscape, and light poles to be upgraded to LED standard.

Chairperson Martinez opened the item for discussion and called the construction manager Amber Matas to speak on behalf of the project.

Ms. Matas provided a summary of the project and said that it is intended to create a destination to drive-to and not drive-through. It is for families and to promote business in general.

Commissioner Celiz asked what the capacity was. Ms. Matas stated that it is specific to each location depending on the size of the space and the number of party rooms which are timed and on a reservation basis.

Commissioner Celiz asked if reservations were required. Ms. Matas stated it is recommended that parties are on a reservation basis but walk-ins during the week is available based on the capacity at the time.

Commissioner Rocha stated that she is excited to have a location for the kids.

Commissioner Elisaldez made a comment that the developer exceeded the parking requirement of 258 spaces as the center contains 300 spaces.

Commissioner Celiz motioned to approve, and Commissioner Elisaldez seconded the motion. Motion was approved unanimously.

AYES: Celiz, Elisaldez, Rocha, Chairperson Martinez,

NOES: None

ABSENT: Vice Chairperson Martinez

NON-AGENDA ITEMS PUBLIC COMMENTS:

There were none.

CONSENT ITEMS:

Approval of Minutes of the Planning Commission meeting of:

- 1) August 15, 2022
- 2) July 3, 2023
- 3) August 21, 2023
- 4) October 2, 2023
- 5) October 16, 2023
- 6) June 3, 2024

Commissioner Elisaldez motioned to approve the minutes, and Commissioner Celiz seconded the motion. Motion was approved unanimously.

AYES: Celiz, Elisaldez, Rocha, Chairperson Martinez

NOES: None

ABSENT: Vice Chairperson Martinez

PLANNING COMMISSION REPORTS:

- **City Council meeting of September 10, 2024** – Director of Community & Economic Development Alvie Betancourt provided a summary.

NEW BUSINESS: None.

OLD BUSINESS: None.

ADJOURNMENT:

There being no further business, Chairperson Martinez adjourned the Planning Commission meeting at 7:02 p.m. There being no objection, it was so ordered.

Aric Martinez, Chairperson

ATTEST:

I hereby certify that the foregoing is a true and correct report of the proceedings of the Planning Commission Regular Meeting on September 16th, 2024 approved by the Planning Commission on February 24, 2025.

Alvie Betancourt, Director of Community & Economic Development

Monday, November 4th, 2024

A regular meeting of the Planning Commission was held at 6:00 p.m. in the City Hall Council Chamber, 6615 Passons Boulevard, Pico Rivera, CA.

CALL TO ORDER

Chairperson Aric Martinez called the meeting to order at 6:00 p.m. on behalf of the Planning Commission.

PRESENT: Celiz, Elisaldez, Rocha, A. Martinez

ABSENT: R. Martinez (Excused)

STAFF PRESENT:

Alvaro Betancourt, Director, Community & Economic Development
 Julia Gonzalez, Deputy Director, Community & Economic Development
 Hector Hernandez, Senior Planner, Community & Economic Development
 Estefany Franco, Planner, Community & Economic Development
 Aneli Gonzalez, Assistant Planner, Community & Economic Development
 Eba Soleimani, Planner, Community & Economic Development
 Carla Anaya, Commission Secretary

PLEDGE OF ALLEGIANCE: Led by Commissioner Celiz.

Chairperson Martinez introduced the first special presentation.

SPECIAL PRESENTATION – PROJECT UPDATES:

Department staff provided updates on major development projects and respective divisions.

Chairperson Martinez opened the discussion.

Commissioner Celiz asked if the Dollar Tree discount store would make improvements such as removing graffiti.

Deputy Director Gonzalez responded that the city is actively working with Dollar Tree to require improvements and will not allow the store to open until they are completed.

Commissioner Rocha asked if there is a different developer for the Mercury Project.

Deputy Director Gonzalez responded that the developer is also the property owner for that project.

Commissioner Rocha asked if the Mercury project is on hold.

Deputy Director Gonzalez responded that financing the project has been difficult. However, city staff has met with the property owners to discuss other options.

Chairperson Martinez closed the discussion and moved to the next special presentation.

SPECIAL PRESENTATION – LOCAL HAZARD MITIGATION PLAN:

Senior Planner Hernandez provided a presentation with an overview of the Local Hazard Mitigation Plan (LHMP), Emergency Operations Plan (EOP), and Safety Element Update. In August 2024, the city contracted Atlas Planning Solutions to assist staff in updating the plans to comply with state guidelines. The LHMP will focus on minimizing losses and damages from natural disasters, such as flooding, and man-made events, such as an active shooter incident, while the EOP will serve as a guideline for staff response. In addition, amendments to the General Plan Safety Element will be made to ensure consistency with all updates to the LHMP. The purpose of updating these plans is not only to prepare for emergencies but also to remain eligible for state emergency grants. The LHMP is expected to be drafted and released for public review by Summer or Fall of 2025.

Chairperson Martinez opened the discussion.

Commissioner Elisaldez commended the Public Works Department's emergency response time and efforts after a small tornado knocked down several trees a few years ago. He also emphasized the importance of including the Public Works Department in the plan updates.

Senior Planner Hernandez confirmed that the Public Works Department will be involved in updating the plans.

Deputy Director Gonzalez added that the City Manager and the Public Works Department led the efforts to clear the fallen trees from the City.

Commissioner Celiz recalled a similar emergency, where a roof was blown off, and praised the City's quick and effective response.

Chairperson Martinez closed the discussion and moved on to the next special presentation.

SPECIAL PRESENTATION – 2025-2029 CONSOLIDATED PLAN OVERVIEW:

Deputy Director Gonzalez presented an overview of the Community Development Block Grant (CDBG) program and the Consolidated Plan. The CDBG program provides grants

to the city to support low- and moderate-income residents. The Consolidated Plan is a five-year strategic plan outlining how state funds will be prioritized and utilized. Each year, approximately \$600,000 is allocated by the U.S. Department of Housing and Urban Development (HUD), and an action plan with an adopted budget is submitted to the City Council. Examples of programs currently funded by the CDBG program include the Housing Rights Program, Senior Lunch Meal Program, Hearts of Compassion, and Capital Improvement Projects. A brief survey requesting input was provided to the Planning Commission.

Chairperson Martinez opened the discussion.

Commissioner Celiz commented that a previous commission had overseen the CDBG program and asked if outreach is conducted primarily through surveys.

Deputy Director Gonzalez responded that outreach is conducted through surveys, community meetings, online meetings, the city website, and flyers posted around city facilities.

Commissioner Celiz noted that she had previously been required to vote on how the CDBG funds were allocated.

Deputy Director Gonzalez explained that the commission overseeing CDBG funds had been eliminated and that CDBG items are now presented exclusively to the City Council.

Chairperson Martinez closed the discussion.

NON-AGENDA ITEMS PUBLIC COMMENTS:

There were none.

CONSENT ITEMS:

There were none.

PLANNING COMMISSION REPORTS:

There were none.

NEW BUSINESS: None.

OLD BUSINESS: None.

ADJOURNMENT:

There being no further business, Chairperson Martinez adjourned the Planning Commission meeting at 6:52 p.m. There being no objection, it was so ordered.

Aric Martinez, Chairperson

ATTEST:

I hereby certify that the foregoing is a true and correct report of the proceedings of the Planning Commission Regular Meeting on November 4th, 2024 and approved by the Planning Commission on February 24, 2025.

Alvie Betancourt, Director of Community & Economic Development