



To: Planning Commission

From: Community & Economic Development Director

Meeting Date: March 24, 2025

Subject: PUBLIC HEARING – GENERAL PLAN AMENDMENT NO. 64 TO AMEND THE GENERAL PLAN LAND USE DESIGNATION OF THIRTY (30) PARCELS AND ZONE RECLASSIFICATION NO. 329 TO AMEND THE ZONING MAP DESIGNATION OF THIRTY-TWO (32) PARCELS 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 Initiated

Project Planner: Estefany Franco, Planner

Introduction and Background:

This report presents several actions including a proposed general plan amendment, zone change and the addition of an overlay zone for several parcels located throughout the City. The purpose is to address incompatibility between land use designations, accommodate residential growth and promote mixed-use development where appropriate.

Attachment “A” identifies thirty-eight parcels that would benefit from either a general plan land use designation amendment, zone change, and/or the addition of an overlay zone to ensure compatibility with surrounding properties and allow for expanded development opportunities.

Attachment “B” contains six (6) maps that depict the areas where the parcels are located; a description of each area is provided below.

Analysis:

Area 1 – General Plan and Overlay Change

There are twenty-one (21) parcels located along both sides of Rosemead Boulevard between Terradell Street and Telegraph Road. The proposed general plan amendment would change the land use designation from Commercial to Mixed Use. The proposed

addition of an overlay zone would add a Mixed-Use Overlay designation to all subject parcels.

This area is comprised of single-tenant businesses with surface parking, and all are adjoined by a public alley. The proposed general plan land use designation change would allow for expanded development opportunities including residential, commercial and mixed-use. The addition of a Mixed-Use Overlay zone is designed to promote mixed-use development projects that prioritize infill development in older commercial areas.

Area 2 – General Plan and Zone Change

There is one (1) parcel located at 8451 Beverly Road. The proposed general plan amendment would change the land use designation from Commercial to Low Density Residential. The proposed zone change would change the zoning from Neighborhood Commercial to Single Family Residential.

The subject parcel is improved with a neighborhood market with surface parking. In 1967, building permits were issued for the construction of a 1,600 square foot market; subsequent permits include the issuance of an Alcohol Beverage Control Type 20 Off-Sale Beer and Wine license (Authorizes the sale of beer and wine for consumption off the premises where sold.). The proposed general plan amendment and zone change would allow for single-family residential development in keeping with the existing low-density residential neighborhood. The Pico Rivera Zoning Ordinance Chapter 18.54 Nonconforming Uses will govern the market as a legal nonconforming use if the proposed zone change is approved.

Area 3 General Plan and Zone Change

This is one (1) parcel located at 9314 Beverly Road. The proposed general plan amendment would change the land use designation from Commercial to Low Density Residential. The proposed zone change would change the zoning from Community Commercial to Single Family Residential.

The subject parcel is improved with a shuttered restaurant with surface parking. Los Angeles County Assessor records indicate original construction of an 817 square foot building took place in 1929. City records include a Certificate of Occupancy identifying the sale of beer on site in 1981. Alcohol Beverage Control records show a Type 40 On-Sale Beer license originally issued in 1985. City records indicate that the last known restaurant operator, the Wagon Wheel, closed for business in 2019.

In 2023, the subject property was sold and the new property owner thereafter submitted tenant improvement plans with the intent of reopening the restaurant. Plans are in plan check and staff is working with the applicant to address corrections. The proposed general plan amendment and zone change will allow for residential uses by right. The Pico Rivera Zoning Ordinance Chapter 18.54 Nonconforming Uses will govern the restaurant as a legal nonconforming use if the proposed zone change is approved.

Area 4 Zone Change

There are eight (8) parcels located on the northeast corner of Durfee Avenue and Union Pacific Railroad. The proposed zone change would change the zoning from Limited Industrial to Multiple Family Residential.

The area is comprised of a trucking warehouse with surface parking and a portion of a small mobile home park. The adjoining uses to the subject area include single-family residential to the north, south, and east. And a combination of multifamily and mobile home residential to the west. The proposed zone change would allow for residential development consistent with the existing low-density residential neighborhood.

Area 5 General Plan and Zone Change

There is one (1) parcel located at 5055 Passons Boulevard. The proposed general plan amendment would change the land use designation from High Density Residential to Park/Open Space. The proposed zone change would change the zoning from Multiple Family Residential (R-M) to Open Space (O-S) zone.

In 2023 the City applied for, and was awarded, a \$1 million grant from the Los Angeles County Regional Park and Open Space District for the acquisition of the property located at 5055 Passons Boulevard. The City identified the Property as an opportunity site for a public park that utilizes community-driven design concepts that improve equitable access to outdoor recreation opportunities for healthy living.

The site is 20,470 sq. ft. and was the former Montebello Bus Lines and Metro terminal owned by the City of Montebello. The City of Pico Rivera acquired the property in 2024 and is now initiating a General Plan Amendment and Zone Reclassification to allow for the future use of the property as a neighborhood public park.

Area 6 General Plan Change

There are six (6) parcels located on Millux Avenue between Haney Street and Marjorie Street. The proposed general plan amendment would change the land use designation from Public Facilities to Low Density Residential.

The area is comprised of single-family homes built in the early 1950s. The adjoining uses to the subject area include single-family residential to the north, east and south and to the west school district property. The existing zoning of the parcels is Single Family Residential and would remain the same. The proposed general plan amendment would correct the land use designation to Low Density Residential to reflect the existing zoning and use of the parcels.

Conclusion:

The proposed general plan amendments and zone changes are supported by the following objectives, specific goals and policies of the General Plan:

- Discourage further industrial development within this area and assist in relocating present incompatible industrial uses to other areas of the City.
- Promote the conversion of industrial sites to higher-density residential uses or mixed-use commercial and residential.
- **Policy 3.7-2 Neighborhood Revitalization.** Promote revitalization of neighborhoods in need by maintaining public improvements, encouraging infill development compatible with the scale and character of existing development, and supporting public and private efforts to upgrade and maintain neighborhood appearance and the existing housing stock.
- **Policy 3.7-5 Innovative Housing.** Encourage development of innovative forms of housing that increase the diversity of affordable housing options in the city and provide additional quality housing options for residents of all income levels.
- **Policy 3.8-3 Revitalization of Obsolete and Underused Properties.** Encourage the consolidation of small parcels, joint public-private partnerships and land clearance and resale, to facilitate revitalization of underused and obsolete commercial properties.
- **Policy 3.8-4 New Commercial and Mixed-Use Development.** Promote high quality commercial, office and mixed-use development and redevelopment that is compatible with surrounding uses, and enhance adjacent streetscapes.
- **Policy 3.10-2 Location.** Locate new parks, community centers, schools and other public facilities to be easily accessible by local residents, facilitate opportunities for joint use and enhance neighborhood interaction and identity.
- **Policy 3.10-4 Parks and Open Space.** Seek to expand the city's parklands, greenways and open spaces as land and funding become available, encouraging the redevelopment of vacant sites and coordinate with the appropriate regional agencies for future planning related to the river corridors, the Bicentennial Park Campground and the Sports Arena area.

Environmental review:

The proposed general plan amendment(s) and zone change(s) are not subject to the provisions of the California Environmental Quality Act ("CEQA") pursuant to CEQA Guidelines Sections 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 action may have a significant effect on the environment, therefore it is not subject to CEQA. No development is proposed in conjunction with this request and future development will require additional review and approval.

Public Notice:

Notice of the public hearing was mailed to property owners and occupants within a 300-foot radius and published in the Cerritos Community Newspaper no less than ten days prior to the date set for the public hearing. The agenda was posted at City Hall, US Post Office and Rivera, Pico and Smith Park 72 hours prior to the Planning Commission meeting.

Recommendation:

That the Planning Commission adopt a Resolution:

1. Recommending approval to the City Council of General Plan Amendment No. 64 and find the proposed General Plan Amendment 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. Recommending approval to the City Council of Zone Reclassification No. 329 and find the proposed Zone Reclassification not subject to the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15060(c)(2), 15060(c)(3) and 15061(b)(3)).

AB:EF:

- Enclosures:
- 1) Attachment “A” List of Parcels
 - 2) Attachment “B” Maps of Areas 1-6
 - 3) Resolution No. 1324 – General Plan Amendment No. 64
 - 4) Resolution No. 1325 – Zone Reclassification No. 329
 - 5) Draft Ordinance- Zone Reclassification No. 329

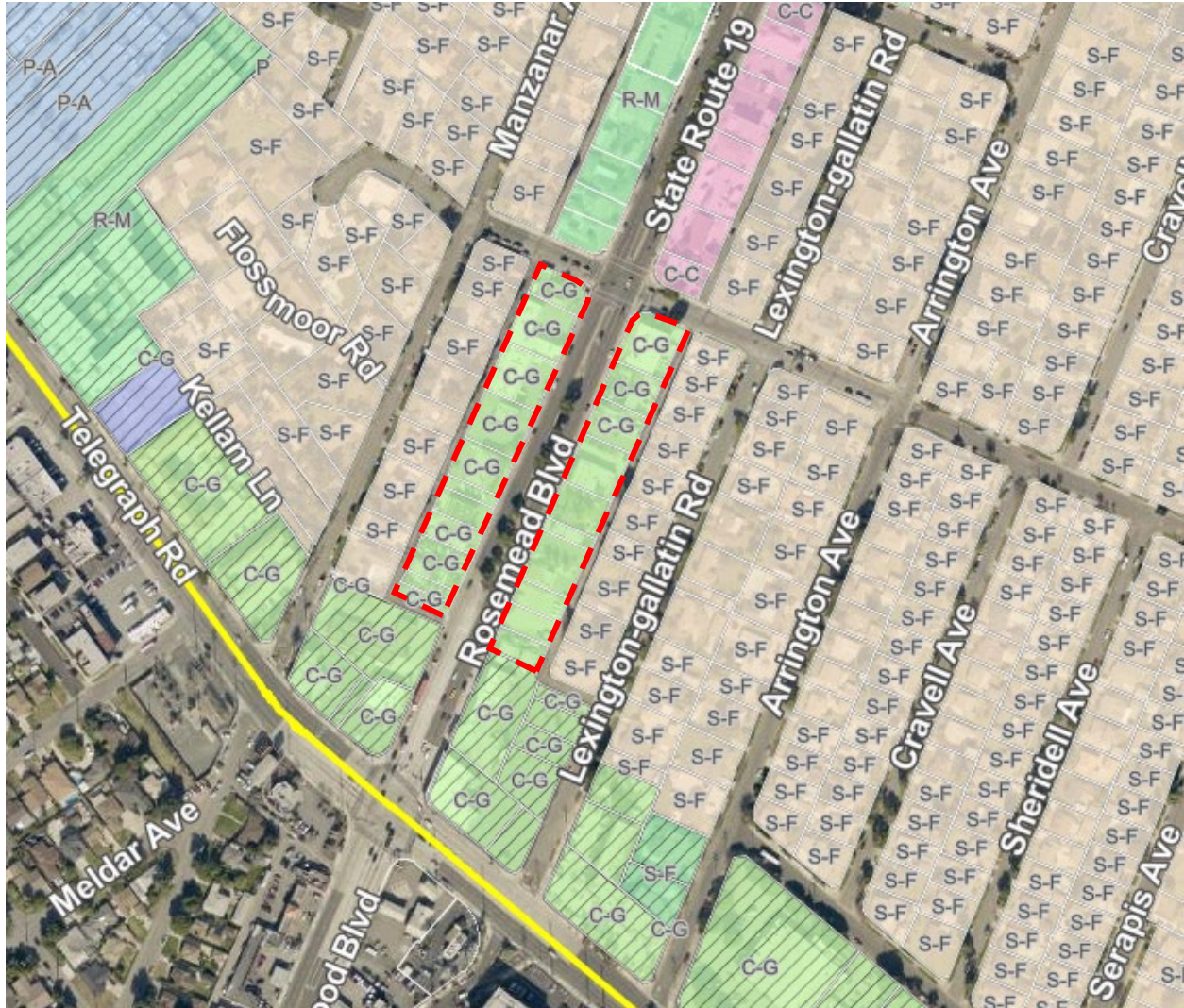
Attachment "A"

	APN	Address	Existing General Plan Designation	Existing Base Zoning	Proposed General Plan	Mixed Use Overlay Zone (Existing and Proposed)	Proposed Base Zoning
1.	6374-006-016	4717 Citrus Dr.	Mixed Use (MU)	Limited Industrial (I-L)	No change	No change	Multiple-Family Residential (R-M)
2.	6374-006-017	4721 Citrus Dr.	Mixed Use (MU)	Limited Industrial (I-L)	No change	No change	Multiple-Family Residential (R-M)
3.	6374-006-003	4731 Citrus Dr.	Mixed Use (MU)	Limited Industrial (I-L)	No change	No change	Multiple-Family Residential (R-M)
4.	6374-006-002	4747 Citrus Dr.	Mixed Use (MU)	Limited Industrial (I-L)	No change	No change	Multiple-Family Residential (R-M)
5.	6374-006-019	4739 Durfee Ave.	Mixed Use (MU)	Limited Industrial (I-L)	No change	No change	Multiple-Family Residential (R-M)
6.	6374-006-020	4725 Durfee Ave.	Mixed Use (MU)	Limited Industrial (I-L)	No change	No change	Multiple-Family Residential (R-M)
7.	6374-006-018	4747 Durfee Ave.	Mixed Use (MU)	Limited Industrial (I-L)	No change	No change	Multiple-Family Residential (R-M)
8.	6374-006-900	4759 Durfee Ave.	Mixed Use (MU)	Limited Industrial (I-L)	No change	No change	Multiple-Family Residential (R-M)
9.	5272-031-014	8451 Beverly Road	Commercial (C)	Neighborhood Commercial (C-N)	Low Density Residential (LDR)	N/A	Single-Family Residential (S-F)
10.	6375-001-004	9314 Beverly Road	Commercial (C)	Community Commercial (C-C)	Low Density Residential (LDR)	N/A	Single-Family Residential (S-F)
11.	6387-025-012	8518 Rosemead Blvd	Commercial (C)	General Commercial (C-G)	Mixed Use (MU)	Propose M-U Overlay	No change
12.	6387-025-011	No Address	Commercial (C)	General Commercial (C-G)	Mixed Use (MU)	Propose M-U Overlay	No change
13.	6387-025-010	No Address	Commercial (C)	General Commercial (C-G)	Mixed Use (MU)	Propose M-U Overlay	No change
14.	6387-025-009	8500 Rosemead Blvd	Commercial (C)	General Commercial (C-G)	Mixed Use (MU)	Propose M-U Overlay	No change
15.	6387-025-008	8442 Rosemead Blvd	Commercial (C)	General Commercial (C-G)	Mixed Use (MU)	Propose M-U Overlay	No change
16.	6387-025-007	8438 Rosemead Blvd	Commercial (C)	General Commercial (C-G)	Mixed Use (MU)	Propose M-U Overlay	No change
17.	6387-025-032	8434 Rosemead Blvd	Commercial (C)	General Commercial (C-G)	Mixed Use (MU)	Propose M-U Overlay	No change
18.	6387-025-045	8420 Rosemead Blvd	Commercial (C)	General Commercial (C-G)	Mixed Use (MU)	Propose M-U Overlay	No change
19.	6387-025-002	8412 Rosemead Blvd	Commercial (C)	General Commercial (C-G)	Mixed Use (MU)	Propose M-U Overlay	No change
20.	6387-025-001	8408 Rosemead Blvd	Commercial (C)	General Commercial (C-G)	Mixed Use (MU)	Propose M-U Overlay	No change
21.	6368-026-034	8401 Rosemead Blvd	Commercial (C)	General Commercial (C-G)	Mixed Use (MU)	Propose M-U Overlay	No change
22.	6368-026-038	8403 Rosemead Blvd	Commercial (C)	General Commercial (C-G)	Mixed Use (MU)	Propose M-U Overlay	No change

	APN	Address	Existing General Plan Designation	Existing Base Zoning	Proposed General Plan	Mixed Use Overlay Zone (Existing and Proposed)	Proposed Base Zoning
23.	6368-026-035	8417 Rosemead Blvd	Commercial (C)	General Commercial (C-G)	Mixed Use (MU)	Propose M-U Overlay	No change
24.	6368-026-037	8427 Rosemead Blvd	Commercial (C)	General Commercial (C-G)	Mixed Use (MU)	Propose M-U Overlay	No change
25.	6368-026-024	8439 Rosemead Blvd	Commercial (C)	General Commercial (C-G)	Mixed Use (MU)	Propose M-U Overlay	No change
26.	6368-026-023	No Address	Commercial (C)	General Commercial (C-G)	Mixed Use (MU)	Propose M-U Overlay	No change
27.	6368-026-022	8447 Rosemead Blvd	Commercial (C)	General Commercial (C-G)	Mixed Use (MU)	Propose M-U Overlay	No change
28.	6368-026-021	8501 Rosemead Blvd	Commercial (C)	General Commercial (C-G)	Mixed Use (MU)	Propose M-U Overlay	No change
29.	6368-026-036	8509 Rosemead Blvd	Commercial (C)	General Commercial (C-G)	Mixed Use (MU)	Propose M-U Overlay	No change
30.	6368-026-018	No Address	Commercial (C)	General Commercial (C-G)	Mixed Use (MU)	Propose M-U Overlay	No change
31.	6368-026-017	No Address	Commercial (C)	General Commercial (C-G)	Mixed Use (MU)	Propose M-U Overlay	No change
32.	6377-007-903	5055 Passons Blvd.	High Density Residential (HDR)	Multiple-Family Residential (R-M)	Park/Open Space (P-OS)	N/A	Open Space (O-S)
33.	6379-020-017	6421 Millux Ave	Public Facilities (PF)	Single-Family Residential (S-F)	Low Density Residential (LDR)	N/A	No change
34.	6379-020-016	6427 Millux Ave	Public Facilities (PF)	Single-Family Residential (S-F)	Low Density Residential (LDR)	N/A	No change
35.	6379-020-015	6503 Millux Ave	Public Facilities (PF)	Single-Family Residential (S-F)	Low Density Residential (LDR)	N/A	No change
36.	6379-020-012	6509 Millux Ave	Public Facilities (PF)	Single-Family Residential (S-F)	Low Density Residential (LDR)	N/A	No change
37.	6379-020-013	6513 Millux Ave	Public Facilities (PF)	Single-Family Residential (S-F)	Low Density Residential (LDR)	N/A	No change
38.	6379-020-014	6519 Millux Ave	Public Facilities (PF)	Single-Family Residential (S-F)	Low Density Residential (LDR)	N/A	No change

Attachment "B"

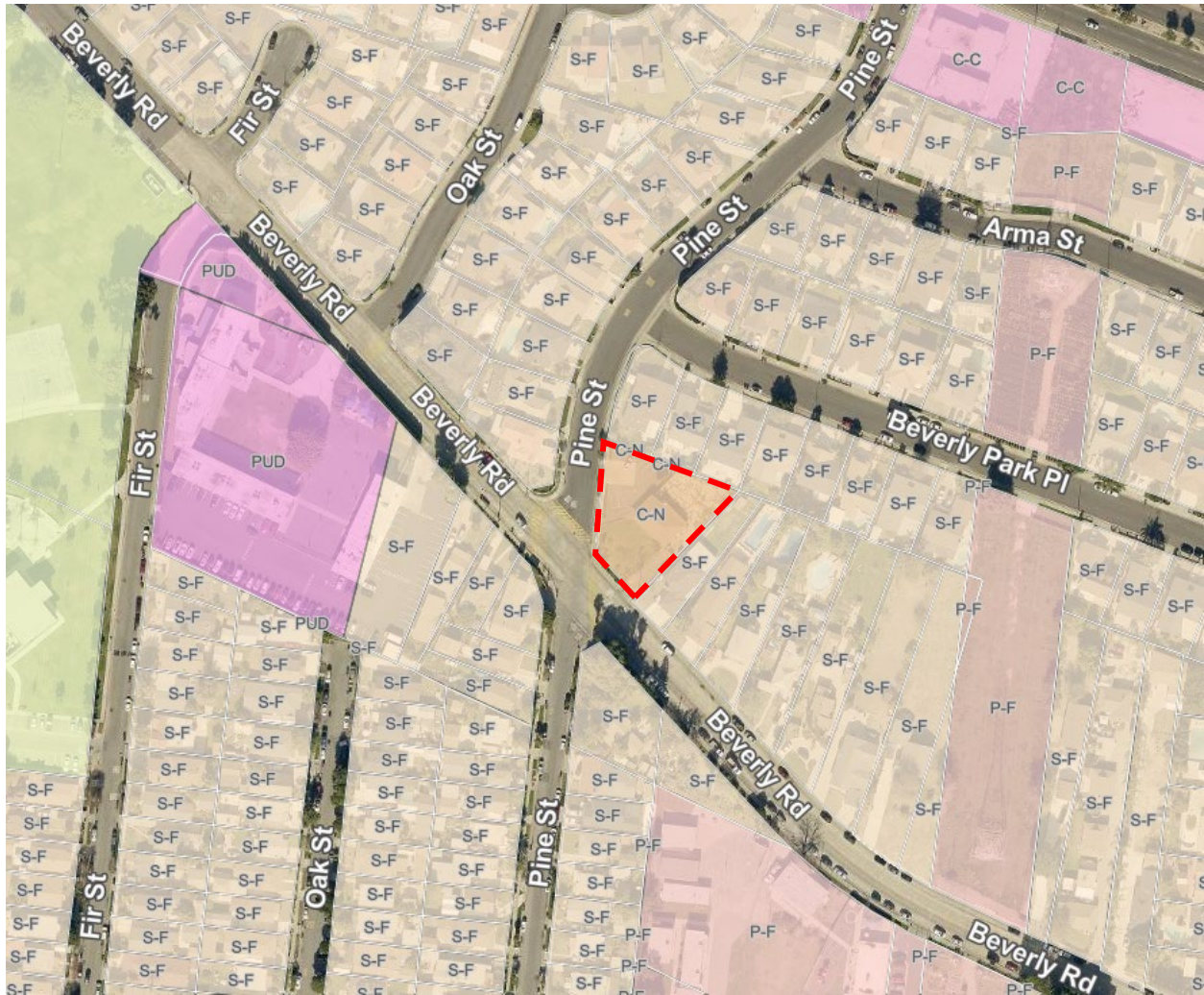
Area 1 (21 parcels General Plan and Overlay Change)



	APN	Address	Existing General Plan Designation	Existing Base Zoning	Proposed General Plan	Mixed Use Overlay Zone (Existing and Proposed)	Proposed Base Zoning
1.	6387-025-012	8518 Rosemead Blvd	Commercial (C)	General Commercial (C-G)	Mixed Use (MU)	Propose M-U Overlay	No change
2.	6387-025-011	No Address	Commercial (C)	General Commercial (C-G)	Mixed Use (MU)	Propose M-U Overlay	No change
3.	6387-025-010	No Address	Commercial (C)	General Commercial (C-G)	Mixed Use (MU)	Propose M-U Overlay	No change

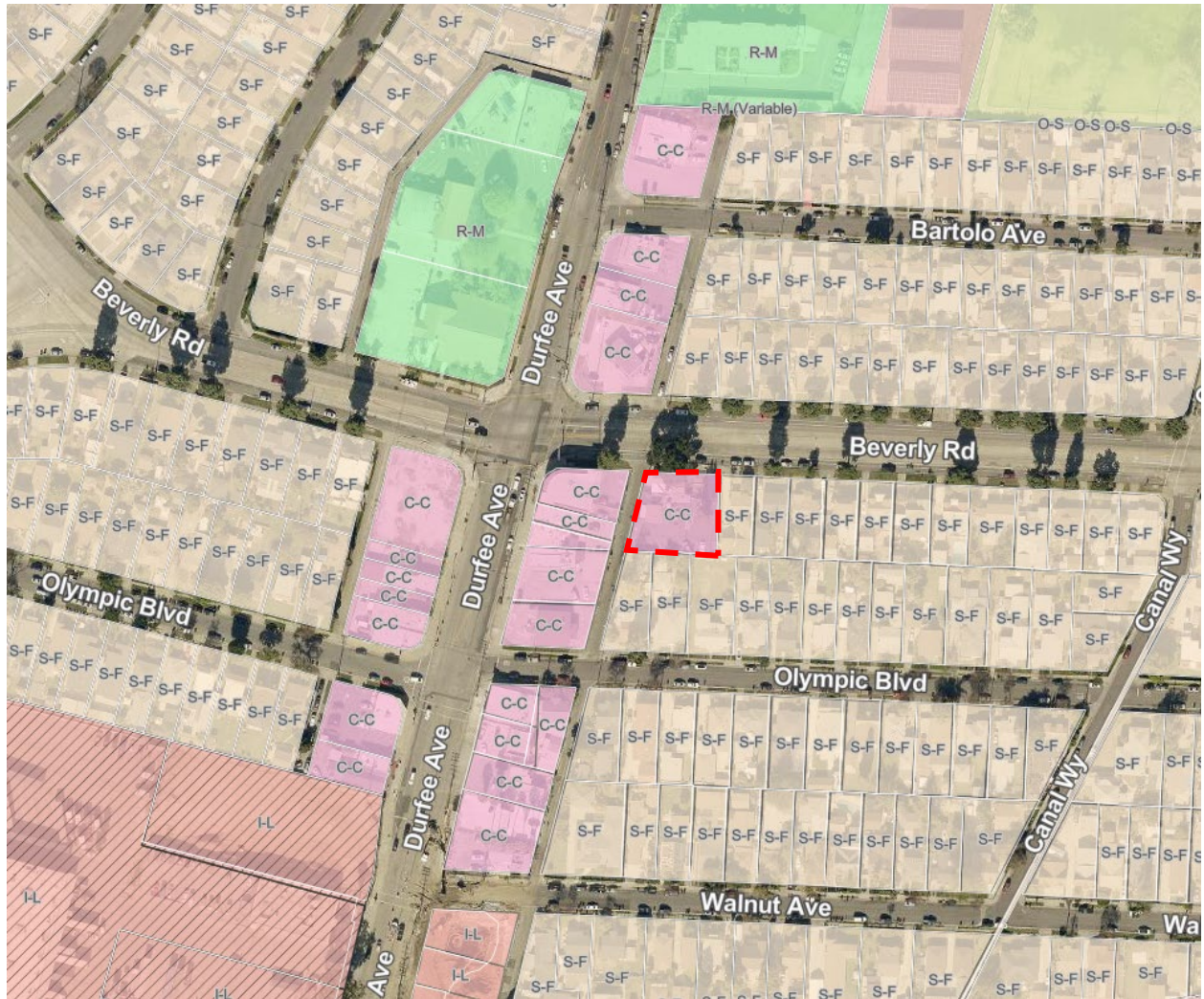
4.	6387-025-009	8500 Rosemead Blvd	Commercial (C)	General Commercial (C-G)	Mixed Use (MU)	Propose M-U Overlay	No change
5.	6387-025-008	8442 Rosemead Blvd	Commercial (C)	General Commercial (C-G)	Mixed Use (MU)	Propose M-U Overlay	No change
6.	6387-025-007	8438 Rosemead Blvd	Commercial (C)	General Commercial (C-G)	Mixed Use (MU)	Propose M-U Overlay	No change
7.	6387-025-032	8434 Rosemead Blvd	Commercial (C)	General Commercial (C-G)	Mixed Use (MU)	Propose M-U Overlay	No change
8.	6387-025-045	8420 Rosemead Blvd	Commercial (C)	General Commercial (C-G)	Mixed Use (MU)	Propose M-U Overlay	No change
9.	6387-025-002	8412 Rosemead Blvd	Commercial (C)	General Commercial (C-G)	Mixed Use (MU)	Propose M-U Overlay	No change
10.	6387-025-001	8408 Rosemead Blvd	Commercial (C)	General Commercial (C-G)	Mixed Use (MU)	Propose M-U Overlay	No change
11.	6368-026-034	8401 Rosemead Blvd	Commercial (C)	General Commercial (C-G)	Mixed Use (MU)	Propose M-U Overlay	No change
12.	6368-026-038	8403 Rosemead Blvd	Commercial (C)	General Commercial (C-G)	Mixed Use (MU)	Propose M-U Overlay	No change
13.	6368-026-035	8417 Rosemead Blvd	Commercial (C)	General Commercial (C-G)	Mixed Use (MU)	Propose M-U Overlay	No change
14.	6368-026-037	8427 Rosemead Blvd	Commercial (C)	General Commercial (C-G)	Mixed Use (MU)	Propose M-U Overlay	No change
15.	6368-026-024	8439 Rosemead Blvd	Commercial (C)	General Commercial (C-G)	Mixed Use (MU)	Propose M-U Overlay	No change
16.	6368-026-023	No Address	Commercial (C)	General Commercial (C-G)	Mixed Use (MU)	Propose M-U Overlay	No change
17.	6368-026-022	8447 Rosemead Blvd	Commercial (C)	General Commercial (C-G)	Mixed Use (MU)	Propose M-U Overlay	No change
18.	6368-026-021	8501 Rosemead Blvd	Commercial (C)	General Commercial (C-G)	Mixed Use (MU)	Propose M-U Overlay	No change
19.	6368-026-036	8509 Rosemead Blvd	Commercial (C)	General Commercial (C-G)	Mixed Use (MU)	Propose M-U Overlay	No change
20.	6368-026-018	No Address	Commercial (C)	General Commercial (C-G)	Mixed Use (MU)	Propose M-U Overlay	No change
21.	6368-026-017	No Address	Commercial (C)	General Commercial (C-G)	Mixed Use (MU)	Propose M-U Overlay	No change

Area 2 (1 parcel General Plan and Zone Change)



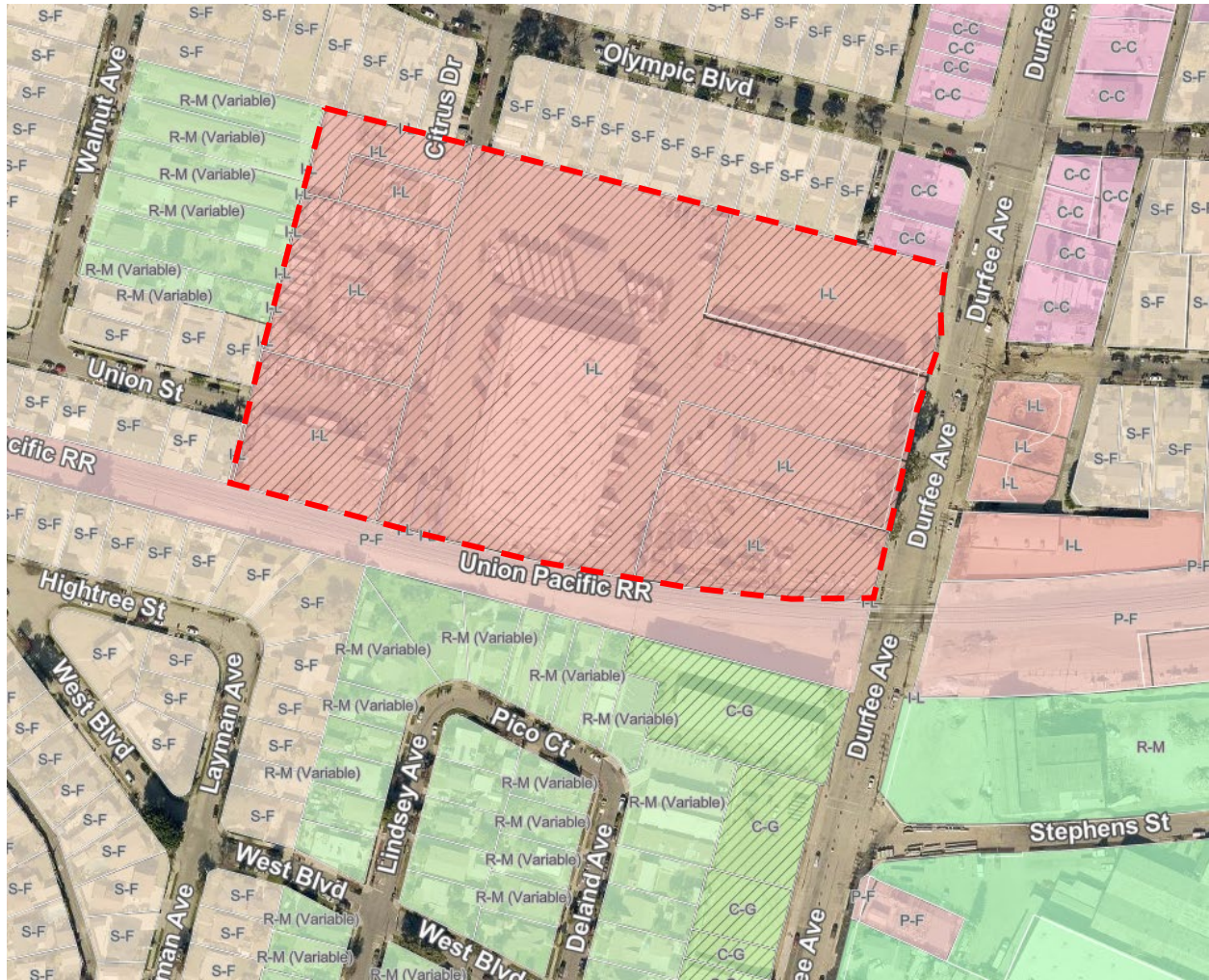
	APN	Address	Existing General Plan Designation	Existing Base Zoning	Proposed General Plan	Mixed Use Overlay Zone (Existing and Proposed)	Proposed Base Zoning
1.	5272-031-014	8451 Beverly Road	Commercial (C)	Neighborhood Commercial (C-N)	Low Density Residential (LDR)	N/A	Single-Family Residential (S-F)

Area 3 (1 Parcel General Plan and Zone Change)



	APN	Address	Existing General Plan Designation	Existing Base Zoning	Proposed General Plan	Mixed Use Overlay Zone (Existing and Proposed)	Proposed Base Zoning
1.	6375-001-004	9314 Beverly Road	Commercial (C)	Community Commercial (C-C)	Low Density Residential (LDR)	N/A	Single-Family Residential (S-F)

Area 4 (8 parcels Zone Change)



	APN	Address	Existing General Plan Designation	Existing Base Zoning	Proposed General Plan	Mixed Use Overlay Zone (Existing and Proposed)	Proposed Base Zoning
1.	6374-006-016	4717 Citrus Dr.	Mixed Use (MU)	Limited Industrial (I-L)	No change	No change	Multiple-Family Residential (R-M)
2.	6374-006-017	4721 Citrus Dr.	Mixed Use (MU)	Limited Industrial (I-L)	No change	No change	Multiple-Family Residential (R-M)
3.	6374-006-003	4731 Citrus Dr.	Mixed Use (MU)	Limited Industrial (I-L)	No change	No change	Multiple-Family Residential (R-M)
4.	6374-006-002	4747 Citrus Dr.	Mixed Use (MU)	Limited Industrial (I-L)	No change	No change	Multiple-Family Residential (R-M)

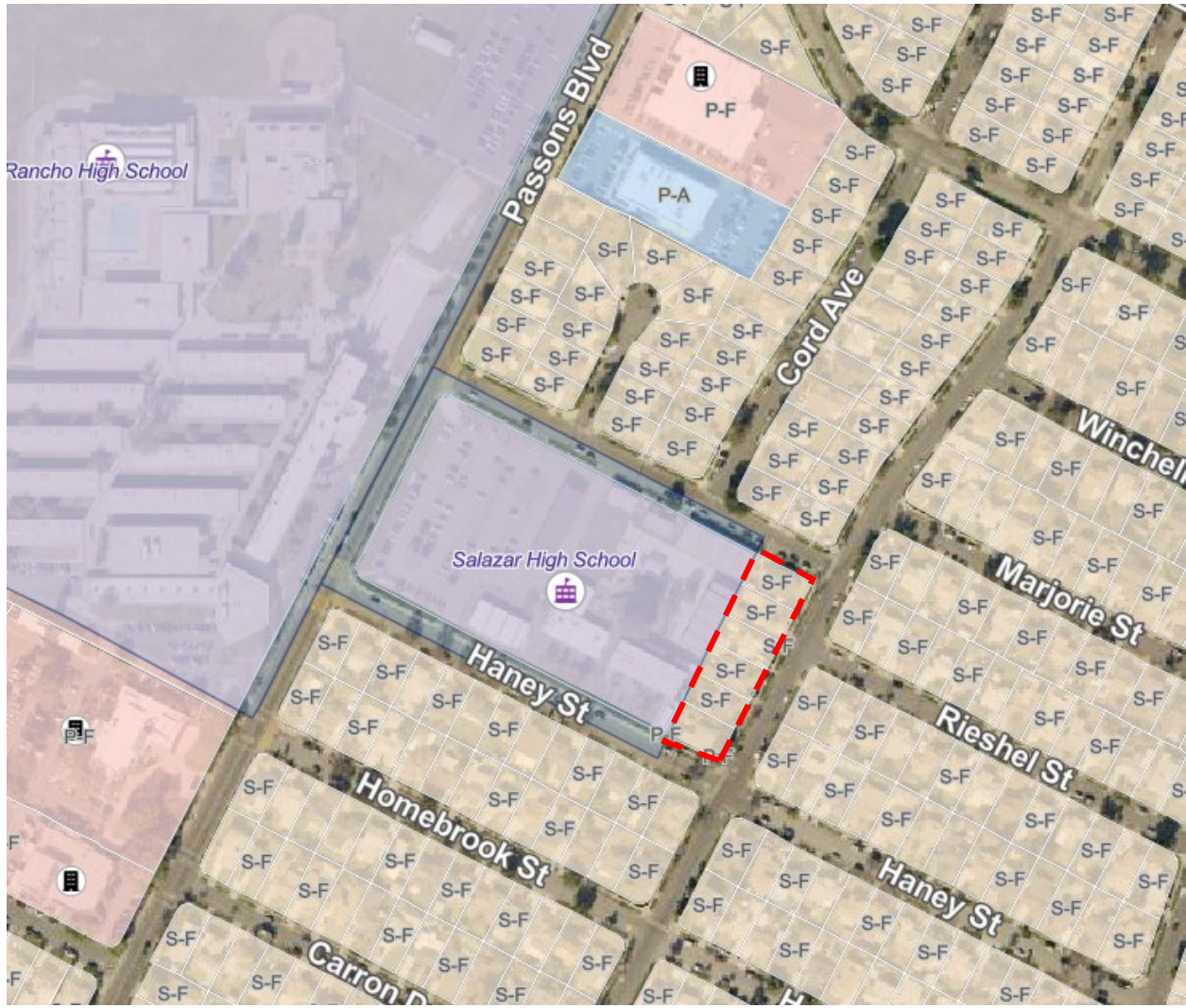
5.	6374-006-019	4739 Durfee Ave.	Mixed Use (MU)	Limited Industrial (I-L)	No change	No change	Multiple-Family Residential (R-M)
6.	6374-006-020	4725 Durfee Ave.	Mixed Use (MU)	Limited Industrial (I-L)	No change	No change	Multiple-Family Residential (R-M)
7.	6374-006-018	4747 Durfee Ave.	Mixed Use (MU)	Limited Industrial (I-L)	No change	No change	Multiple-Family Residential (R-M)
8.	6374-006-900	4759 Durfee Ave.	Mixed Use (MU)	Limited Industrial (I-L)	No change	No change	Multiple-Family Residential (R-M)

Area 5 (1 parcel General Plan and Zone Change)



	APN	Address	Existing General Plan Designation	Existing Base Zoning	Proposed General Plan	Mixed Use Overlay Zone (Existing and Proposed)	Proposed Base Zoning
1.	6377-007-903	5055 Passons Blvd.	High Density Residential (HDR)	Multiple-Family Residential (R-M)	Park/Open Space (P-OS)	N/A	Open Space (O-S)

Area 6 (6 parcels General Plan Change)



	APN	Address	Existing General Plan Designation	Existing Base Zoning	Proposed General Plan	Mixed Use Overlay Zone (Existing and Proposed)	Proposed Base Zoning
1.	6379-020-017	6421 Millux Ave	Public Facilities (PF)	Single-Family Residential (S-F)	Low Density Residential (LDR)	N/A	No change
2.	6379-020-016	6427 Millux Ave	Public Facilities (PF)	Single-Family Residential (S-F)	Low Density Residential (LDR)	N/A	No change
3.	6379-020-015	6503 Millux Ave	Public Facilities (PF)	Single-Family Residential (S-F)	Low Density Residential (LDR)	N/A	No change

	APN	Address	Existing General Plan Designation	Existing Base Zoning	Proposed General Plan	Mixed Use Overlay Zone (Existing and Proposed)	Proposed Base Zoning
4.	6379-020-012	6509 Millux Ave	Public Facilities (PF)	Single-Family Residential (S-F)	Low Density Residential (LDR)	N/A	No change
5.	6379-020-013	6513 Millux Ave	Public Facilities (PF)	Single-Family Residential (S-F)	Low Density Residential (LDR)	N/A	No change
6.	6379-020-014	6519 Millux Ave	Public Facilities (PF)	Single-Family Residential (S-F)	Low Density Residential (LDR)	N/A	No change

RESOLUTION NO. 1324**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF PICO RIVERA RECOMMENDING TO THE CITY COUNCIL APPROVAL OF GENERAL PLAN AMENDMENT NO. 64 AMENDING THE GENERAL PLAN DESIGNATION OF THIRTY PARCELS AS DESCRIBED IN ATTACHMENT "A"**

WHEREAS, pursuant to California Government Code Section 65358, the legislative body of a city may amend all or part of an adopted general plan if it deems it to be in the public interest; and

WHEREAS, pursuant to Pico Rivera Municipal Code ("PRMC") Section 18.62.020, the City may amend the General Plan or any element, part of portion thereof whenever public necessity, convenience and general welfare require such changes or modifications; and

WHEREAS, the proposed General Plan amendments would address incompatibility between land use designations, accommodate residential growth and promote mixed-use development where appropriate; and

WHEREAS, per Section 18.62.050 of the Pico Rivera Municipal Code, Amendments to the general plan may be initiated by motion of the City Council; and

WHEREAS, no development is proposed in conjunction with this request and future development will require additional review and approval; 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 day of March, 2025, conduct a duly noticed public hearing as required by law to consider said application. Notice of the hearing was originally posted and mailed to property owners and properties within a 300- foot radius of the project site and published in the Cerritos Community Newspaper no less than ten days prior to the date set of the public hearing.

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. 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 facts pertaining hereto the Planning Commission of the City of Pico Rivera recommends to the City Council approval of General Plan Amendment No. 64 based on the following reasons and findings:

- 1) The proposed General Plan Amendment is fully consistent with the goals and objectives set forth in the General Plan and will not result in conditions or circumstances contrary to the public health, safety, or welfare. The addition of a Mixed-Use Overlay zone is designed to promote mixed-use development projects that prioritize infill development in older commercial areas.
- 2) The General Plan's Land Use Element stipulates policies that support the proposed General Plan Amendment. Policy 3.8-3 encourages the consolidation of small parcels, joint public-private partnerships and land clearance and resale, to facilitate revitalization of underused and obsolete commercial properties. Policy 3.7-2 promote revitalization of neighborhoods in need by maintaining public improvements, encouraging infill development compatible with the scale and character of existing development, and supporting public and private efforts to upgrade and maintain neighborhood appearance and the existing housing stock.
- 3) That the properties as described in Attachment "A" are not on the City's 6th Cycle Housing Element site inventory and the changing of the General Plan designation of the sites would not reduce the number of housing element inventory sites and does not adversely impact the City's ability to accommodate the City's regional housing needs and therefore the no net loss requirements under Government Code Section 65863 do not apply.

SECTION 3. The proposed general plan amendment(s) and zone change(s) is not subject to the provisions of the California Environmental Quality Act ("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 action may have a significant effect on the environment, therefore it is not subject to CEQA. No development is proposed in conjunction with this request and future development will require additional review and approval.

SECTION 4. Pursuant to Section 18.62.070 of the Pico Rivera Municipal Code, the Planning Commission of the City of Pico Rivera hereby recommends to the City Council of the City of Pico Rivera, the approval of a Resolution to amend the General Plan Designation to properties as described in Attachment "A".

SECTION 5. Further, this Resolution with reports, findings and recommendations herein contained constitute a report of the Planning Commission to the City Council.

SECTION 6. The Planning Commission hereby directs staff to transmit this Resolution No. 1321 to the City Council of the City of Pico Rivera.

SECTION 7. The Planning Commission Secretary shall certify the adoption of this Resolution, and hereafter the same shall be in full force and effect.

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

Yarisma Rocha, Chairperson

ATTEST:

APPROVED AS TO FORM:

Alvaro Betancourt, Director

John W. Lam, Assistant City Attorney

AYES:

NOES:

ABSENT:

ABSTAIN:

RESOLUTION NO. 1325**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF PICO RIVERA, CALIFORNIA, RECOMMENDING CITY COUNCIL ADOPT A ZONE RECLASSIFICATION TO AMEND THE ZONING DESIGNATION OF THIRTY-TWO PARCELS AS DESCRIBED IN ATTACHMENT "A" DESIGNATED HEREIN AS ZONE RECLASSIFICATION NO. 329**

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, Pico Rivera Municipal Code Section 18.62.160 the City may amend the zoning classification for a property by ordinance whenever it is deemed essential, or that public necessity, convenience, and general welfare require such an amendment; and

WHEREAS, the Planning Commission of the City of Pico Rivera conducted a public hearing on the matter of Zone Reclassification No. 329 to change the zone designation of thirty-two parcels as described in Attachment "A" at a legally noticed public hearing held on March 24, 2025; and

WHEREAS, per Section 18.62.190 of the Pico Rivera Municipal Code the Community and Economic Development Director wishes to initiate the zoning reclassification; and

WHEREAS, the proposed zone reclassification will allow uses more suitable for the areas than the present classification; and

WHEREAS, in accordance with California Environmental Quality Act (CEQA), the lead agency finds that the activity is not subject to CEQA pursuant to CEQA Guidelines Section 15060(c)(2), 15060(c)(3) and 15061(b)(3). 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. No development is proposed in conjunction with this request and future development will require additional review and approval. Here it can be seen with certainty that there is no possibility that the proposed General Plan Amendment and Zone Reclassification may have a significant effect on the environment, therefore the proposed General Plan Amendment No. 64 and Zone Reclassification No. 329 is not subject to CEQA; and

WHEREAS, on March 14, 2025, the City published a public notice in the Los Cerritos Newspaper; and

NOW, THEREFORE, be it resolved by the Planning Commission of the City of Pico

Rivera that:

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

SECTION 2. 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 and recommends that the amendment of Title 18, *Zoning*, of the Pico Rivera Municipal Code should be approved for the following reasons and findings:

- 1) That the granting of the Zone Reclassification is consistent with the spirit and integrity of the General Plan and the proposed zone reclassification will allow uses more suitable for the areas than the present classification.
- 2) That the properties as described in Attachment "A" are not on the City's 6th Cycle Housing Element site inventory and the changing of the zone classification of the sites would not reduce the number of housing element inventory sites and does not adversely impact the City's ability to accommodate the City's regional housing needs and therefore the no net loss requirements under Government Code Section 65863 do not apply.
- 3) That the granting of the Zone Reclassification is essential to providing additional housing development opportunities and additional open space resources, and that public necessity, convenience, and general welfare require such changes.

SECTION 3: The Planning Commission finds, and recommends that the City Council find, the activity is not subject to CEQA pursuant to CEQA Guidelines Section 15060(c)(2), 15060(c)(3) and 15061(b)(3). 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. No development is proposed in conjunction with this request and future development will require additional review and approval. Here it can be seen with certainty that there is no possibility that the proposed General Plan Amendment and Zone Reclassification may have a significant effect on the environment, therefore the proposed General Plan Amendment No. 64 and Zone Reclassification No. 329 is not subject to CEQA.

SECTION 4. Pursuant to Chapter 18.62, Article III, *Zoning Reclassifications*, 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 Ordinance No. ____ amending Title 18, *Zoning*, of the Pico Rivera Municipal Code amending the zoning classifications to properties as described in Attachment "A".

SECTION 5. Further, this Resolution with reports, findings and recommendations herein contained and the recommended Ordinance No. ____ attached hereto in this matter

shall constitute a report of the Planning Commission to the City Council.

SECTION 6. The Planning Commission hereby directs staff to transmit this Resolution No.1325 and draft Ordinance No. __ adopting Zoning Reclassification No. 329 to the City Council of the City of Pico Rivera.

SECTION 7. The Planning Commission Secretary shall certify to the passage and adoption of this Resolution and it shall take effect immediately upon its adoption.

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

Yarisma Rocha, Chairperson

ATTEST:

APPROVED AS TO FORM:

Alvaro Betancourt, Director
Community & Economic Development

John Lam, Assistant City Attorney

AYES:

NOES:

ABSENT:

ABSTAIN:

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF PICO RIVERA, CALIFORNIA, APPROVING A ZONE RECLASSIFICATION TO AMEND THE ZONING DESIGNATION OF THIRTY-TWO PARCELS AS DESCRIBED IN ATTACHMENT "A" AND DESIGNATED HEREIN AS ZONE RECLASSIFICATION NO. 329

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, Section 18.62.230 of the Pico Rivera Municipal Code authorizes the City Council of the City of Pico Rivera, upon receipt of resolution from the Planning Commission of the City of Pico Rivera, shall hold a public hearing, and upon hearing all testimony, upon examination and review of the investigative staff reports and upon conclusion of public hearing, to make such determinations and findings of fact as deemed necessary in the best interests of all parties involved and which bear on the disposition of the proposed zone reclassification; and

WHEREAS, on March 24, 2025, the Planning Commission recommended to the City Council the adoption of Zone Reclassification No. 329; and

WHEREAS, on _____, the City Council of the City of Pico Rivera conducted a public hearing to consider Zone Reclassification to amend the zoning designation of thirty-two parcels as described in Attachment "A"; and

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

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 finds the activity is not subject to CEQA pursuant to CEQA Guidelines Section 15060(c)(2), 15060(c)(3) and 15061(b)(3). 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. No development is proposed in conjunction with this request and future development will require additional review and approval. Here it can be seen with certainty that there is no possibility that the proposed General Plan Amendment and Zone Reclassification may have a significant effect on the environment, therefore the proposed General Plan Amendment No. 64 and Zone Reclassification No. 329 is not subject to CEQA.

SECTION 3. In accordance with Section 18.66.040, *Zone classifications additions* of the Pico Rivera Municipal Code, the Zone Classification to amend real properties described in Attachment “A”, are hereby amended and further designated herein as Zone Reclassification No. 329.

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

SECTION 5. In accordance with Section 18.08.060, *Official Zone Map* and 18.62.090, *Statutory and City Council Authority*, the Zoning Ordinance is hereby amended which is comprised of the real properties described on Attachment “A” attached hereto.

SECTION 6. This Zone Reclassification is adopted by Ordinance pursuant to public hearings held before the City Planning Commission and City Council.

SECTION 7. If any part of this Ordinance, or its application to any person or circumstance, is held to be invalid, the remainder of the ordinance, including the application or provision to other persons or circumstances, shall not be affected and shall continue in full force and effect. To this end, the provisions of this ordinance are severable.

SECTION 8. The City Clerk shall certify to the passage and adoption of this Ordinance, causing it to be posted as required by law, and it shall be effective thirty (30) days after its adoption.

APPROVED AND ADOPTED this _____ day of _____, 2025 by members of the City Council of the City of Pico Rivera, voting as follows:

John R. Garcia, Mayor

ATTEST:

APPROVED AS TO FORM:

Cynthia Ayala, CMC, City Clerk

Arnold M. Alvarez-Glasman,
City Attorney

AYES:
NOES:
ABSENT:
ABSTAIN:



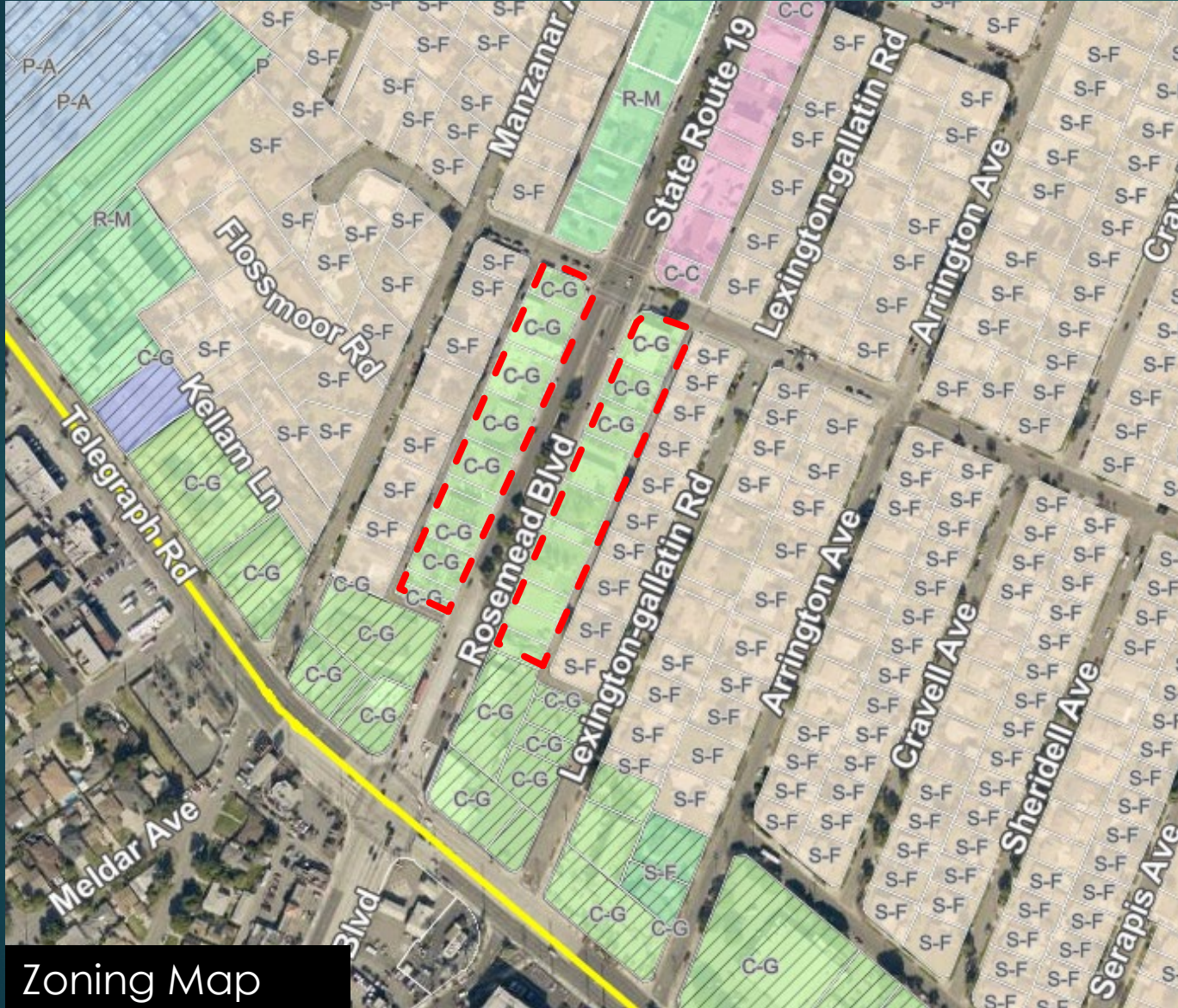
Planning Commission Meeting

MARCH 24, 2025

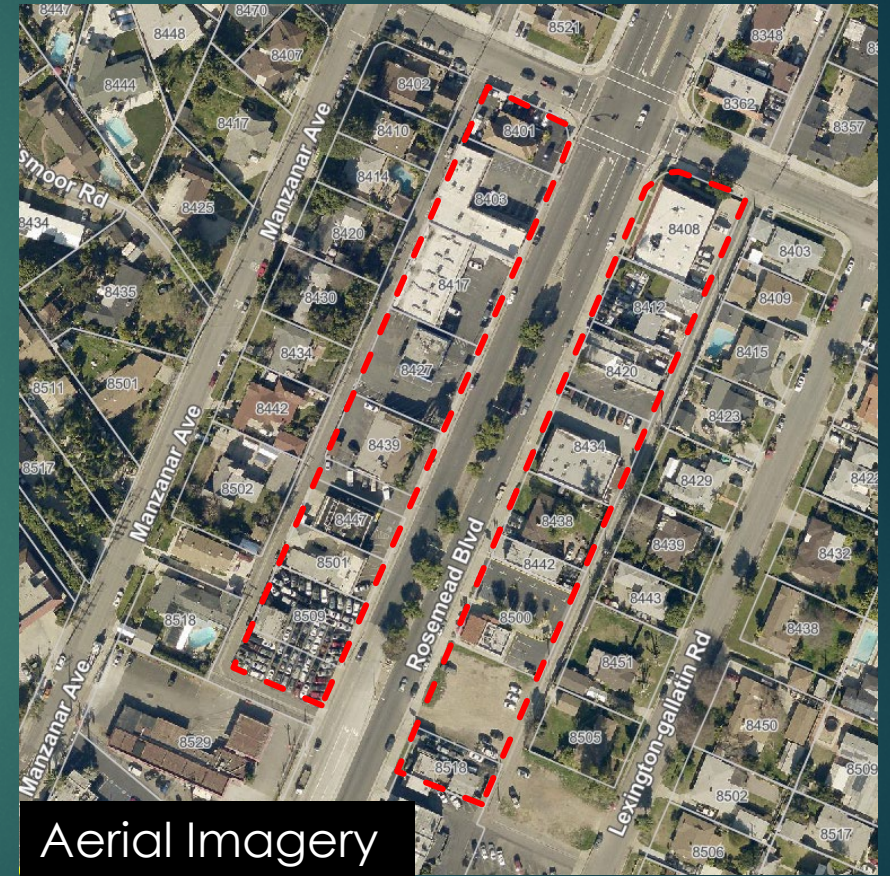
Public Hearing

PUBLIC HEARING – GENERAL PLAN AMENDMENT NO. 64 TO AMEND THE GENERAL PLAN LAND USE DESIGNATION OF THIRTY(30) PARCELS AND ZONE RECLASSIFICATION NO. 329 TO AMEND THE ZONING MAP DESIGNATION OF THIRTY-TWO (32) PARCELS

Area 1 (21 parcels General Plan and Overlay Change)



Zoning Map



Aerial Imagery

Area 2 (1 parcel General Plan and Zone Change)



Zoning Map



Aerial Imagery

Area 3 (1 parcel General Plan and Zone Change)

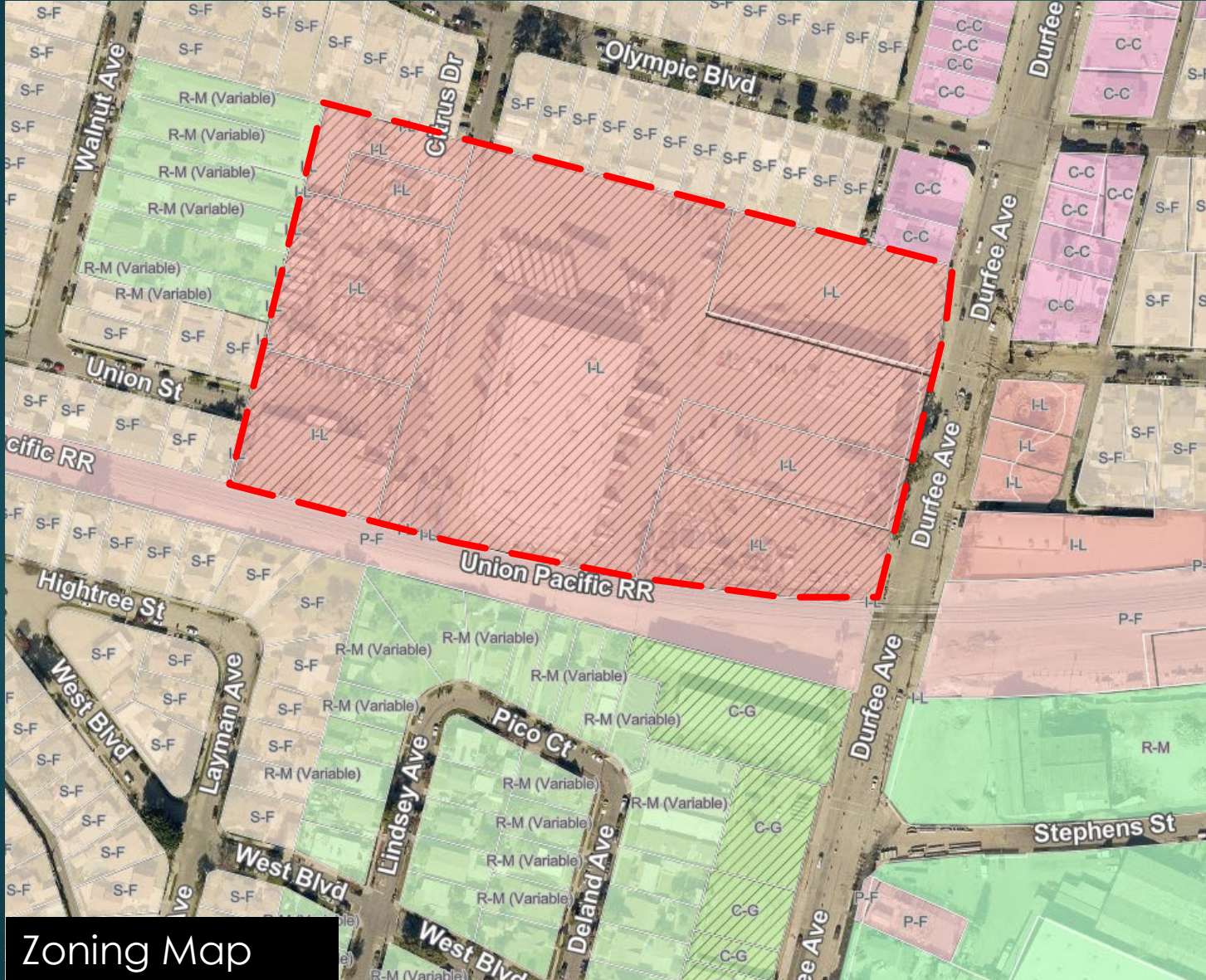


Zoning Map

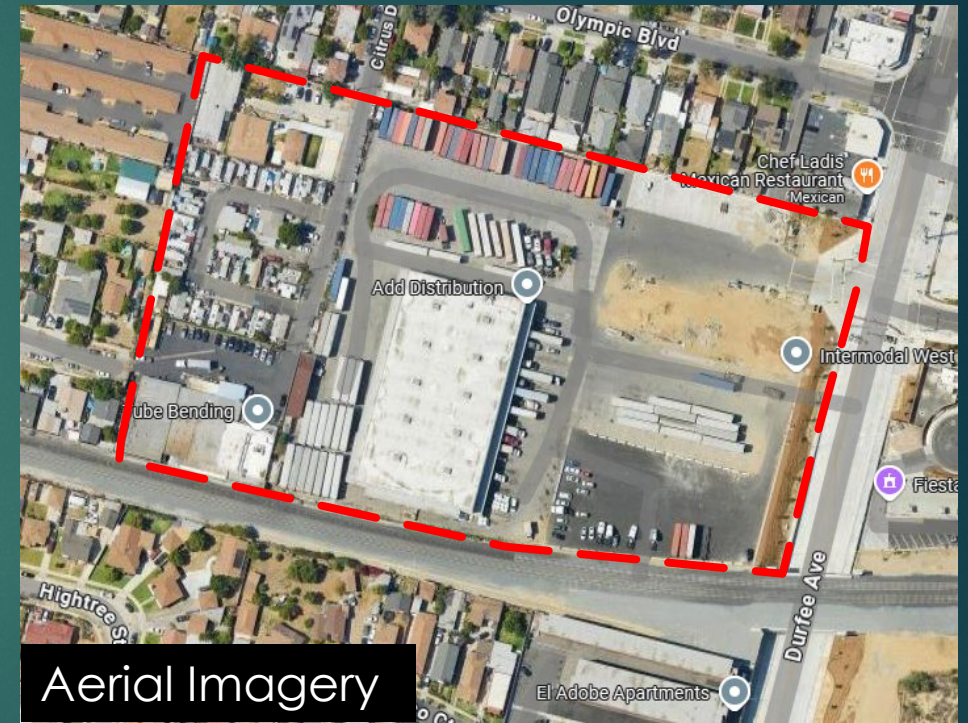


Aerial Imagery

Area 4 (8 parcels Zone Change)



Zoning Map



Aerial Imagery

Area 5 (1 parcel General Plan and Zone Change)



Zoning Map



Aerial Imagery

Area 6 (6 parcels General Plan Change)



Zoning Map



Aerial Imagery

Environmental Review

The proposed general plan amendment(s) and zone change(s) are not subject to the provisions of the California Environmental Quality Act ("CEQA") pursuant to CEQA Guidelines Sections 15060(c)(2), 15060(c)(3) and 15061(b)(3).

Recommendation:

Planning Commission adopt a Resolution:

1. Recommending approval to the City Council of General Plan Amendment No. 64 and find the proposed General Plan Amendment 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. Recommending approval to the City Council of Zone Reclassification No. 329 and find the proposed Zone Reclassification not subject to the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15060(c)(2), 15060(c)(3) and 15061(b)(3)).

Thank you. Any
Questions?

