



Monday, November 4<sup>th</sup>, 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.

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Yarisma Rocha, 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 4<sup>th</sup>, 2024 and approved by the Planning Commission on February 24, 2025.

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Alvie Betancourt, Director of Community & Economic Development