



**To:** Planning Commission

**From:** Community & Economic Development Director

**Meeting Date:** June 30, 2025

**Subject:** PUBLIC HEARING – GENERAL PLAN CONSISTENCY DETERMINATION FOR CITY ACQUISITION OF REAL PROPERTY FROM THE SAN GABRIEL VALLEY COUNCIL OF GOVERNMENTS (SGVCOG) AND RECOMMENDING THAT THE CITY COUNCIL APPROVE THE PURCHASE AND SALE AGREEMENT

Project Location: 4845 Durfee Avenue (APN: 6374-015-902) and a vacant lot with APN: 6375-016-906

Applicant: City of Pico Rivera

Project Planner: Alvie Betancourt, Director  
Community and Economic Development

## **Introduction:**

The subject properties, currently owned by SGVCOG, were declared surplus and made available to public agencies in accordance with the Surplus Land Act (Government Code §§ 54220–54234). The City of Pico Rivera initiated negotiations to acquire both sites for public parking to support the local businesses along the Durfee Avenue corridor.

Before a public agency can acquire real property, California Government Code § 65402(a) requires the Planning Commission to determine whether the proposed acquisition conforms with the jurisdiction's General Plan.

## **Discussion**

The first parcel at 4845 Durfee Avenue (APN: 6374-015-902) measures 4,600 square feet and is improved with an asphalt parking lot for ten automobiles. The lot is accessed from an ingress/egress driveway on Durfee Avenue. There are two planters on the eastern and western edge respectively. The entire site is secured by a four-foot-tall wrought iron fence with a rolling gate at the point of entry. The Zoning is C-G (General Commercial) with a Mixed-Use Overlay and the General Plan designation is Mixed Use.

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The second parcel has no assigned address (APN: 6375-016-906) measures approximately 9,010 square feet and is a vacant lot with no improvements. It is accessed from an ingress/egress driveway on Durfee Avenue. There is a six-foot block wall on the northern property line parcel that adjoins the Los Angeles County Fire Department Fire Station 40. There is a decorative five-foot tall wrought iron fence with intermittent pilasters on the southern property line that adjoins the City of Pico Rivera Veterans & Ladies Auxiliary Park. The Zoning is Multiple-Family Residential (R-M) and the General Plan designation is High Density Residential (HDR).



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General Plan Consistency

The City's 2014 General Plan designates Parcel 1 as Mixed Use and Parcel 2 as High Density Residential which allows for public parking, storage of public vehicles or other equipment. The proposed acquisition supports several key General Plan policies, including:

- **LU-1.2:** Promote land use decisions that support the City's vision for sustainable growth and high-quality community facilities.
- **LU-4.1:** Encourage the acquisition and reuse of underutilized land for community-beneficial uses.
- **CF-1.3:** Ensure that land is available to support future infrastructure, parking, and civic facility needs.

Purchase and Sale Agreement

The City has negotiated a draft PSA with SGVCOG that includes standard terms for municipal land acquisition. Key provisions include:

- Purchase price: \$591,420.00
- Escrow: Opening of escrow will take place within two business days following the date of the approval of the purchase and sale agreement. The close of escrow will occur within one calendar year from the opening date of escrow.
- Title review period: City shall review the title report, and any survey obtained within sixty (60) days of the opening date of escrow.
- Due diligence terms: City has waived any due diligence in the form of any studies, inspections, or investigations of the Property to evaluate the physical, environmental condition, or any other condition.

**Environmental Review:**

The determination of General Plan consistency is not subject to the provisions of the California Environmental Quality Act ("CEQA") pursuant to CEQA Guidelines Section 15378(b)(5) as this review is not considered a "project" subject to CEQA but an administrative action that does not approve a specific development project or result in a physical change to the environment.

**Public Notice:**

Notice of the public hearing was published in the Cerritos Community Newspaper no less than twenty (10) days prior to the date set for the public hearing. The agenda was posted

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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. Finding that the proposed acquisition of real property located at 4845 Durfee Avenue APN: 6374-015-902 AND APN: 6375-016-906 by the City from the San Gabriel Valley Council of Governments is consistent with the General Plan, pursuant to California Government Code Section 65402(a); and
2. Forward a recommendation to the City Council to authorize the City Manager to execute the Purchase and Sale Agreement (PSA) with SGVCOG for the acquisition of said property.

AB:ca

Enclosures: 1) Resolution No. 1328  
2) Draft Purchase and Sale Agreement  
3) Notice of Exemption