



PLANNING COMMISSION

AGENDA

Monday, August 18, 2025

Regular Meeting - 6:00 p.m.
Parks & Recreation Community Room
6767 Passons Boulevard
Next Resolution Nos.: 1329, 1330,
1331, 1332, 1333

CALL TO ORDER:

ROLL CALL:

Chairperson:

Yarisma Rocha

Vice Chairperson

Tommy Elisaldez

Commissioners:

Esther Celiz

Aric Martinez

Justin Schmidt

PLEDGE OF ALLEGIANCE:

PUBLIC HEARING(S):

- 1. PUBLIC HEARING – REPEAL AND REPLACE TITLE 18, ZONING OF THE PICO RIVERA MUNICIPAL CODE, CODE AMENDMENT TO UPDATE SEVERAL TITLES OF THE MUNICIPAL CODE, ZONE RECLASSIFICATION NO. 330 TO AMEND CERTAIN ZONE CLASSIFICATIONS, AND GENERAL PLAN AMENDMENT NO. 63 TO AMEND CHAPTER 3, LAND USE ELEMENT AND APPENDIX A, ZONING COMPATIBILITY MATRIX OF THE GENERAL PLAN.**

- a. Open public hearing
- b. Memo from Community & Economic Development Director
- c. Written Communications
- d. Oral Communications
- e. Close public hearing

f. Recommendation:

1. Recommending approval to the City Council to repeal and replace Title 18 "Zoning" of the Pico Rivera Municipal code and adoption of an Addendum to the 2014 General Plan Environmental Impact Report finding that in accordance with Section 15164 of the California Environmental Quality Act (CEQA). The Comprehensive Zoning Code Update Project (proposed Project or Project) would not result in any new significant environmental impacts and would not substantially increase the severity of any previously identified impacts under the 2014 General Plan EIR.

2. Recommending approval to the City Council of Code Amendments to Title 5, *Business License and Regulations*, Title 8, *Health and Safety*, Title 9, *Public Peace, Morals and Welfare*, Title 12 *Streets, Sidewalks and Public Places*, Title 15 *Buildings and Construction* and Title 17, *Subdivisions* of the Pico Rivera Municipal Code.
3. Recommending approval to the City Council of Zone Reclassification No. 330 to amend the zone classification names of four zones and delete one zone classification.
4. Recommending approval to the City Council of General Plan Amendment No. 63 amending Chapter 3, *Land Use Element* and Appendix A, *Zoning Compatibility Matrix*.
- g. Commission Secretary to take roll call for commission to vote

2. PUBLIC HEARING – GENERAL PLAN CONSISTENCY DETERMINATION FOR CITY ACQUISITION OF REAL PROPERTY FROM ELVIS AND GENESIS HIDALGO AND RECOMMENDING THAT THE CITY COUNCIL APPROVE THE PURCHASE AND SALE AGREEMENT

- a. Open public hearing
- b. Memo from Community & Economic Development Director
- c. Written Communications
- d. Oral Communications
- e. Close public hearing
- f. **Recommendation:**
 1. Finding that the proposed acquisition of real property located at 8613 Whittier Boulevard APN: 6373-018-012 by Elvis and Genesis Hidalgo 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 with Mr. and Mrs. Hidalgo for the acquisition of said property.
- g. Commission Secretary to take roll call for commission to vote

PUBLIC COMMENTS:

IF YOU WOULD LIKE TO COMMENT ON ANY LISTED AGENDA ITEMS OR NON-AGENDA ITEMS, PLEASE LOG-IN ON THE PUBLIC COMMENT REQUEST FORM IN THE BACK TABLE BEFORE THE MEETING STARTS.

When you are called to speak, please come forward and state your name and city of residency for the record, and ensure you have signed-in. You have three (3) minutes to make your remarks. In accordance with Government Code Section 54954.2, members of

the Planning Commission may only: 1) respond briefly to statements made or questions posed by the public; 2) ask a question for clarification; 3) provide a reference to staff or other resources for factual information; 4) request staff to report to the City Council at a subsequent meeting concerning any matter raised by the public; and 5) direct staff to place a matter of business on a future agenda. Planning Commissioners cannot comment on items that are not listed on a posted agenda.

CONSENT CALENDAR ITEMS:

All items listed on the Consent Calendar may be acted on by a single motion without separate discussion. Any motion relating to a Resolution or Ordinance shall also waive the reading of the titles in full and include its adoption as appropriate. If discussion or separate vote on any item is desired by a Planning Commissioner or staff, that item may be pulled from the Consent Calendar for separate consideration.

CONSENT CALENDAR:

NONE.

CONSENT ITEMS PULLED FOR FURTHER DISCUSSION

NONE.

REGULAR AGENDA:

NONE.

DIRECTOR OF COMMUNITY & ECONOMIC DEVELOPMENT REPORT:

1. City Council Meeting Reports

GOOD OF THE ORDER: (INTERGOVERNMENTAL AGENCY MEETINGS, AB 1234 REPORTS, NEW BUSINESS, OLD BUSINESS)

ADJOURNMENT:

AFFIDAVIT OF POSTING

I, Carla Anaya, Planning Commission Secretary, for the City of Pico Rivera Planning Commission, DO HEREBY CERTIFY, under penalty of perjury under the laws of the State of California, that the foregoing notice was posted at the Pico Rivera City Hall bulletin board, Pico Rivera website www.pico-rivera.org, Pico Rivera Post Office and Pico Park, Smith Park, and Rivera Park, which are available for the public to view on this 5th day of August 2025.

Dated this 5th day of August 2025.

Carla Anaya

Carla Anaya, Planning Commission Secretary
Community & Economic Development Department

SB343 NOTICE

In compliance with and pursuant to the provisions of SB343 any public writing distributed by the Planning Commission Secretary to at least a majority of the Planning Commission members regarding any item on this regular agenda will be available on the City's website.