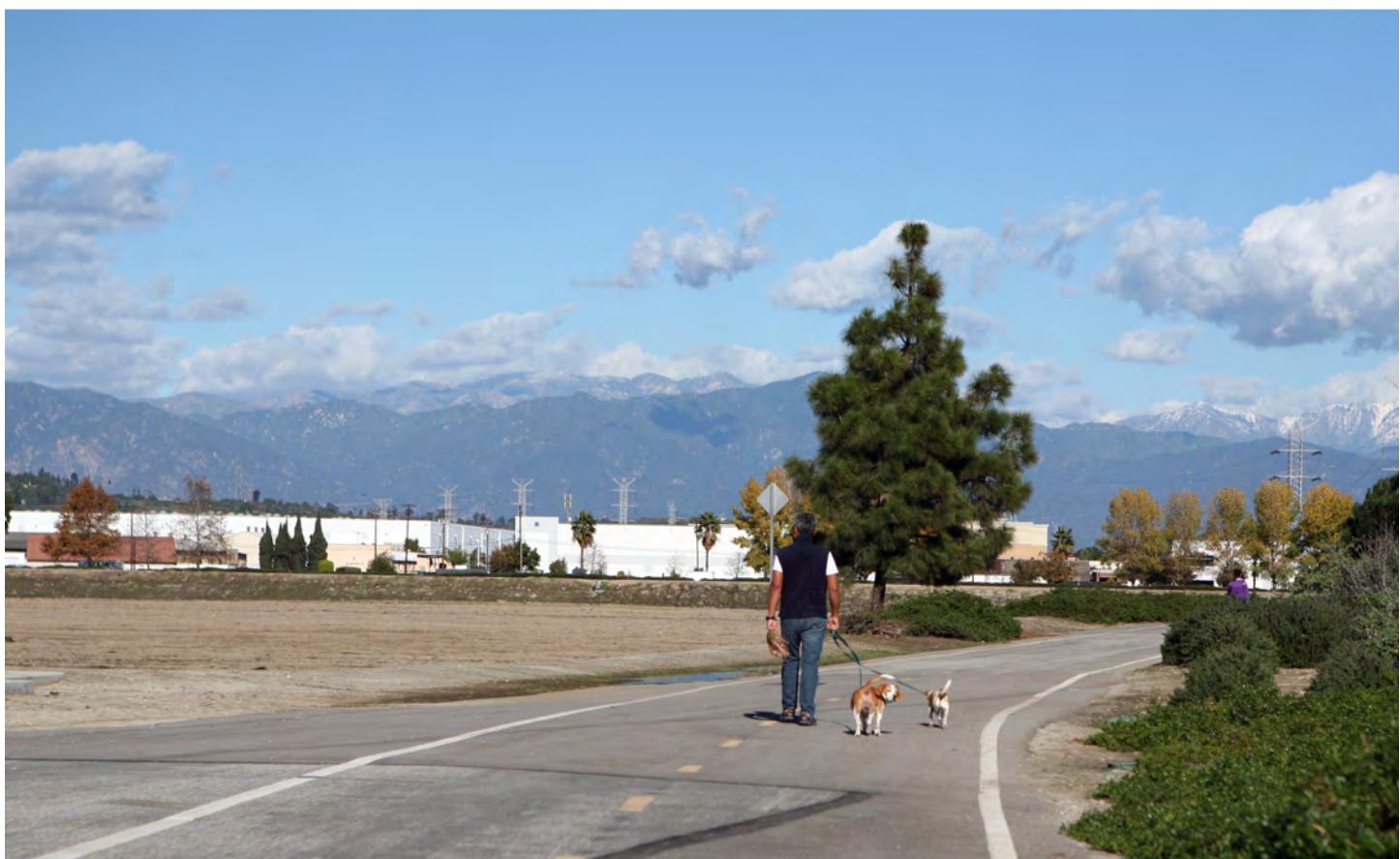


City of Pico Rivera



General Plan

October 2014



Pico Rivera General Plan



Prepared for:

The City of Pico Rivera
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Prepared by:



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- B – Pico Rivera Development Potential Methodology
- C – Housing Element – Land Resources Sites Inventory
- D – Emergency Shelter Overlay Zone
- E – Housing Element Outreach
- F – Economic Prosperity Report
- G – Noise Tables

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CHAPTER 1

Introduction

What the Pico Rivera General Plan is Designed to Do

The General Plan articulates our City's commitment to managing our future. Through the General Plan, the citizens of Pico Rivera describe our community's goals, policies, and standards, communicating our expectations for the public and private sectors and their responsibility to assist in meeting community objectives.

Overall, the General Plan:

- Provides a statement of community values and shared vision;
- Serves as a strategic, proactive planning tool for achieving that vision;
- Guides land use and development, environmental management, infrastructure, and municipal services decisions; and
- Meets the requirements of state law.

Provide a Statement of Community Values and Shared Vision

The Pico Rivera General Plan is a statement of community values and priorities. It describes the type of community we are and want to be, and sets forth goals, objectives, policies and implementing actions across a wide range of issues to help us achieve our goals. It also describes priorities for putting the General Plan into action. Overall, the Pico Rivera General Plan articulates our vision of the future and how we intend to achieve it.

Serve as a Proactive Strategic Planning Tool

The Pico Rivera General Plan is a strategic tool for guiding the City's physical development, and, in turn, its economic and social development. It is based on a comprehensive understanding of:

- The issues we have overcome, the issues we face today, and those we may face in the future;
- The expectation of local residents, property owners, and businesses for their community; and
- A clear sense of what we hope to accomplish.



Community Pride Event



Paseo Del Rio



KABOOM build event at Pio Pico Playground

Guide Land Use, Development, Environmental Management, and Other Decisions

The General Plan is designed to guide the City's immediate and long-term land use, development, and environmental management decisions. City decision-makers will use the plan as a blueprint for:

- Choices about the use of land, including the desired location, character, and quality of future development, as well as the process by which development should proceed;
- Meeting the housing needs of all economic segments of the community;
- Maintaining mobility for the movement of people and goods;
- Providing needed infrastructure and public and human services;
- Enhancing the community's economic prosperity;
- Protecting environmental resources;
- Protecting people and property from natural and man-made disasters;
- Promoting the health of our community's residents; and
- Maintaining a quiet and peaceful community.

As the City faces challenges and creates its future, the General Plan will serve as a guide to help ensure that each decision made by the City meets short term needs and is also in the best interest of our community's long-term future.

Meet the Requirements of State Law

All cities and counties in California are required to have an up-to-date General Plan. According to State guidelines for the preparation of general plans, the role of the General Plan is to establish a document that will "...act as a 'constitution' for development, the foundation upon which all land use decisions are to be based. It expresses community development goals and embodies public policy relative to the distribution of future land use, both public and private."

As further mandated by the State, the General Plan must serve to:

- Identify land use, circulation, environmental, economic, and social goals and policies for the City and its surrounding planning area as they relate to land use and development;
- Provide a framework within which the City's Planning Commission and City Council can make land use decisions;
- Provide citizens the opportunity to participate in the planning and decision-making process affecting the City and its surrounding planning area; and
- Inform citizens, developers, decision-makers, and other agencies, as appropriate, of the City's basic rules that will guide both environmental protection and land development decisions within the City and surrounding planning area.



State law requires that the General Plan include seven mandatory elements, but allows flexibility in how each local jurisdiction structures these elements, and also allows the adoption of additional elements addressing subjects not specifically required by state law. The required elements of the General Plan include:

- The **LAND USE ELEMENT** designates the general distribution of uses of the land for housing, business, industry, open space, education, public buildings and grounds, waste disposal facilities, and other categories of public and private uses. The Land Use Element also sets forth standards for population density and building intensity.
- The **CIRCULATION ELEMENT** is correlated with the land use element, and identifies the general location and extent of existing and proposed major thoroughfares, transportation routes, terminals, and other local public utilities and facilities. Overall, the objective of the Circulation Element is to promote the movement of people and goods.
- The **HOUSING ELEMENT** embodies policy to meet the current and projected housing needs for all economic segments of the community, and includes a five-year action program.
- The **CONSERVATION ELEMENT** addresses the conservation, management, and use of natural resources, including water, soils, biological habitats, and mineral deposits.
- The **OPEN-SPACE ELEMENT** details programs for preserving open space within the community.
- The **NOISE ELEMENT** evaluates present and projected noise levels within the community as a guide for establishing a pattern of land uses that minimizes the exposure of community residents to excessive noise.
- The **SAFETY ELEMENT** protects the community from risk associated with seismic, geologic, flood, and fire hazards, including identification of hazards, establishment of safety standards, and delineation of evacuation routes.

The previous Pico Rivera General Plan was adopted in 1993, and has been periodically amended since then. The 2014 update brings the General Plan into conformance with changes in State law and other legal requirements; reflects changes in the local population and economy that have occurred since 1993; incorporates the most recent projections and assumptions regarding future growth; and responds to the issues, challenges, and opportunities the community now faces. The General Plan Update addresses all lands within the city limits as well as unincorporated Los Angeles County properties located along the eastern edge of the city within its designated Sphere of Influence (see **Figure 1-1**). In this General Plan, the combined city area and sphere of influence are termed the “planning area”. While properties within the sphere of influence are under the jurisdiction of Los Angeles County, these properties bear a critical relationship to Pico Rivera’s planning activities, including planning for the extension of services and facilities, and integrated infrastructure.

1. Introduction

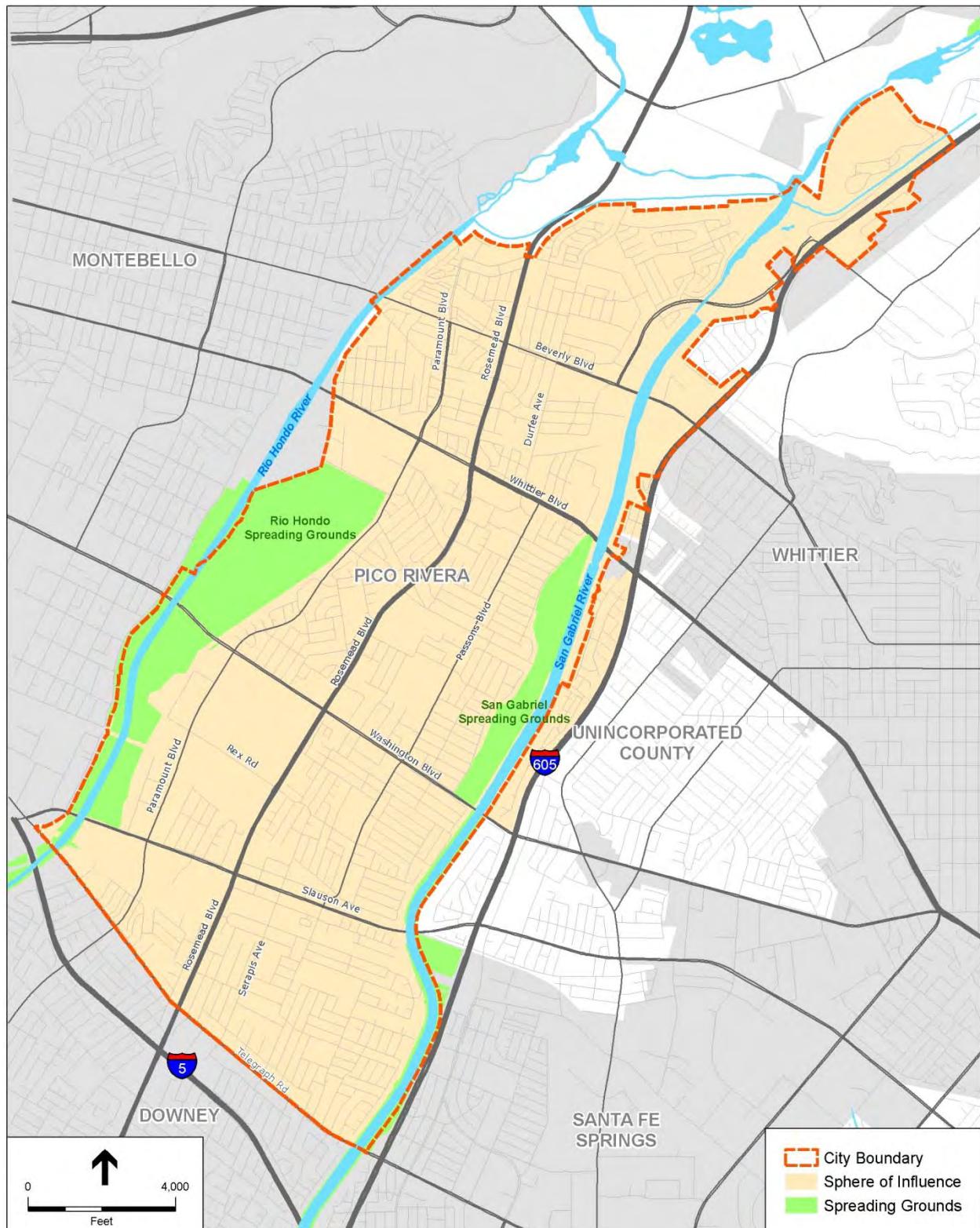


Figure 1-1: Planning Area

To continue to function as the "constitution" for managing the community's future, the General Plan needs to reflect current conditions and community values and priorities. The city recognizes that the General Plan will need to be periodically reviewed and then adjusted in response to changing conditions, availability of more recent information, changing technologies, and shifting community values.

As a result, State law provides for amending and updating the General Plan. By law, each element of the General Plan may be amended a maximum of four times a year (several changes may be grouped into each amendment, and there is no limit on the number of individual changes any single amendment may consider.). State law also requires that the City's Housing Element be updated every eight (8) years.

The City may initiate, or any citizen may apply to amend general plan text, exhibits, or maps. In order to ensure a compatible and internally consistent general plan document, any proposed change to the plan must be consistent with the criteria and conditions of the balance of the General Plan text, as well as with general plan maps and exhibits.

How the General Plan was Updated

Existing Conditions

The first step in the General Plan update process was to inventory and assess the existing conditions in the City of Pico Rivera. The information gathered drew upon background research, field work, stakeholder interviews, and information from City staff and other agencies to document the community's baseline conditions.

The technical studies completed as part of the data base compilation are included in the Environmental Impact Report Appendices. These technical studies addressed:

- Air Quality and Greenhouse Gas Emissions
- Traffic and Circulation
- Noise
- Water Supply

This assessment also identified the issues to be addressed in the General Plan update, and described alternative means available to the City to resolve those issues. This included information, issues, and alternatives in relation to:

- Community Development
- Population and Housing
- Economic Development

- Transportation and Circulation
- Municipal Facilities and Services
- Environmental Management

This information is included in the Environmental Setting section of the Draft Program EIR.

Workshops

A workshop was held with the City Council at the outset of the update program to provide the Council and community with background on the update program, General Plan requirements, and what would be addressed during the update. Additional workshops were held to discuss Proposed Land Use Changes, General Plan Policy Alternatives, Opportunity Areas, and to review the proposed updated General Plan and zoning ordinance.

Three community workshops were held to discuss (1) land use, transportation, economic development and environmental issues; (2) proposed land use changes, opportunity areas and policy alternatives and (3) housing element rezonings.



Community Workshop

General Plan Advisory Committee

The General Plan Advisory Committee for the General Plan Update is comprised of two City Council members, two Planning Commissioners, two sister City Commissioners and two Parks Commissioners. The General Plan Advisory Committee's role was to provide input on recommendations for updating the General Plan and zoning ordinance.

Environmental Review

In accordance with the requirements of the California Environmental Quality Act (CEQA), an Environmental Impact Report (EIR) was prepared for the 2014 General Plan Update. The Draft General Plan Update and the Draft Program EIR were circulated for public review and comment. Public comments on the Draft Program EIR were reviewed and responded to, and revisions to the Draft Program EIR were made in response to public comments received where appropriate. Following completion of the Final Program EIR, public hearing drafts of the proposed 2014 General Plan Update were prepared for review and consideration by both the Planning Commission and the City Council.

Public Hearings were held by the Planning Commission and City Council on September 15, 2014, October 6, 2014, and October 28, 2014 to review/consider the Final Program EIR, public testimony, and the public hearing draft of the 2014 General Plan Update.

At the conclusion of the Public Hearing process, the City Council approved the 2014 General Plan Update. This action was taken after the City Council certified

that Final Program EIR was in compliance with the provisions of CEQA. Mitigation measures included in the EIR were incorporated into goals, policies, and/or implementation actions, as appropriate.

Organization of the Pico Rivera General Plan

Core Values and Guiding Principles

Following this Introduction, Chapter 2 describes the type of community we want Pico Rivera to be. It describes our community's core values, the strategic direction we will take to capitalize on our strengths and address key planning issues, and the guiding principles we will follow to achieve the outcomes we desire through the planning process. Chapter 2 describes the major themes -- the "big ideas" -- on which the General Plan is based providing the foundation for the goals, policies and implementation actions included in the various elements of the General Plan.

General Plan Elements

The General Plan is organized into the following elements:

- Land Use
- Housing
- Circulation
- Community Facilities
- Economic Prosperity
- Environmental Resources
- Safety
- Healthy Community
- Noise

Table 1-1 identifies the relationship between the elements of the Pico Rivera General Plan and the required content of the State mandated elements.



Monument located at
Smith Park



Smith Park Groundbreaking

Table 1-1:
State Mandated General Plan Elements

Pico Rivera General Plan Elements	Land Use	Circulation	Housing	Conservation	Open Space	Noise	Safety	Additional Elements
Land Use	x							
Housing			x					
Circulation		x						
Community Facilities	x							x
Economic Prosperity								x
Environmental Resources				x	x			
Safety							x	
Healthy Community		x						x
Noise						x		

Each element begins with a discussion of relevant issues, and presents goals, policies, and implementing actions addressing those issues:

- **Goals** are general statements of values or aspirations held by the community describing what it is we want to achieve. These are the outcomes toward which the City will direct its efforts.
- **Policies** describe what we will do and how we will make decisions in relation to a particular issue in order to achieve our goals. Policies are presented in the form of guidelines, standards, objectives, maps or diagrams, or a combination of these components:
 - **Guidelines** provide instructions regarding how some aspect of land use regulation will be conducted.
 - **Standards** provide specific, quantified measure of performance.
 - **Objectives** define the specific results outcomes or products to be delivered.
 - **Maps and diagrams** are graphic expressions of community policy.
- **Implementation Actions** put the goals and policies into practice, and include ongoing programs sponsored by the City or discrete, time-specific actions to be taken and completed.

How the General Plan will be Used

The Pico Rivera General Plan is intended for use by all members of the community.

- **If you are a Pico Rivera resident,** the General Plan indicates the general types of uses that are permitted around your home, the long-range plans and changes that may affect your neighborhood, and the policies the City will use to evaluate development applications that might affect you and your neighbors. The General Plan identifies the actions that the City will take to ensure that your neighborhood remains a great place to live.
- **If you are a Pico Rivera business owner,** the General Plan outlines the measures the City will take to protect your investment and encourage your future success. Expectations for the City's business districts are spelled out, and policies to ensure that business operations will be compatible with other businesses and nearby residential areas are identified.
- **If you are interested in moving your family or business to Pico Rivera** or developing land within the City, the General Plan will introduce you to our community. The General Plan and its supporting documents contain extensive background information about Pico Rivera, including long-range population and economic forecasts. The General Plan Land Use map (Figure 3-1) provides a useful starting point to understanding the types of uses permitted in the City along with their planned locations. However, it is important to review maps and policies throughout this document and the Pico Rivera Zoning Code to get a complete perspective on how and where development may take place.

The General Plan is also a tool to help City staff, City Boards and Commissions, and the City Council make land use and public investment decisions. It provides the framework for the City's Zoning Code. It identifies the transportation improvements, community service and facility needs, and environmental programs needed to sustain and improve the quality of life in the City. Future development decisions must be consistent with the Plan. Finally, the Plan is intended to help other public agencies, from Caltrans to our local school districts, as they contemplate future actions in Pico Rivera.

How the General Plan Will Be Implemented

Implementation Tools and Programs

The ultimate measure of Pico Rivera's General Plan is how effectively application of its policies achieves the community's core values and guiding principles. The General Plan will be implemented through a combination of:

- **Standard Implementation Tools**, routine actions, regulations, and operations carried out and applied by the City that will implement a majority of the General Plan's policies.
- **Specific Implementation Programs**, focused actions tied to the implementation of individual policies or a series of related policies where added direction is required or desired.

Specific Implementation Programs are interspersed within each General Plan element as appropriate. The Standard Implementation Tools are summarized below:

- **Zoning Code & Other Regulations.** The City's Zoning Code is one of the primary tools for implementing the General Plan. The Zoning Code specifies permitted uses, development standards, and other regulations that direct development and support implementation of General Plan policies. In addition to the Zoning Code, there are other regulations in place, such as the City's Subdivision Ordinance, Building Codes, and the California Environmental Quality Act, to ensure that development and related improvements occur in a manner that furthers the direction of the General Plan.
- **Development Review.** Many General Plan policies will be implemented through the review of both private and public projects. The City's Zoning Code, Subdivision Ordinance and other regulations establish development review processes that provide for City consideration of individual project proposals, and authorize the City to approve, deny, or condition projects based on their consistency with the General Plan and other considerations. The development review process also offers opportunities for the engagement and input of the public, outside agencies, and other interests.
- **Master Plans & Programs.** Pico Rivera has adopted various plans and programs that direct City services and facilities. Key among these is the City's Capital Improvement Program (CIP), which is the primary mechanism to schedule and fund infrastructure and facilities of citywide benefit. The City's plans and programs are directly linked to and comprise a key tool in implementing General Plan policies, standards, and priorities.
- **City Operations & Budget.** The City operates, manages and maintains a broad range of services and facilities to meet community needs. The type, quantity and quality of services and facilities provided by the City are directly linked to General Plan standards and priorities, and make a significant difference in how effectively the General Plan is implemented. The City's projected revenues and recommended spending are accounted for in its annual budget.

- **Intergovernmental Coordination.** For a number of policies, implementation of the General Plan will depend upon or be enhanced through coordination with and potential actions by other agencies. Decisions made by the City affect the region, and activities outside of Pico Rivera have varying impacts on the City. The City coordinates with numerous local, County, regional, state, and federal agencies that provide services, facilities, funding and/or administer regulations that directly or indirectly affect General Plan implementation.
- **Joint Partnerships.** Partnering with non-governmental public and private organizations that have expertise in specific areas provides opportunities for the City to implement the General Plan in a collaborative and efficient manner. The City coordinates and partners with a variety of non-governmental agencies and organizations including utility companies, transit providers, educational institutions, healthcare providers, railroad operators, the Chamber of Commerce, development interests, and businesses.
- **Public Information.** Pico Rivera uses a variety of communication media to keep residents and businesses informed of City services, activities and issues, many of which directly or indirectly relate to implementation of the General Plan. In addition to the City's website, public hearings, notices in the Whittier Daily News, community meetings, email blasts, Facebook, Twitter and public access television (CTV3), the Public Information Office produces a monthly newsletter (The Profile), special publications, information booklets, brochures, promotional information, and press releases.

Sections of the City's Zoning Code were updated concurrent with the General Plan to address rezoning consistent with the Adopted 2014-2021 Housing Element. Subsequent to adoption of the General Plan, the City will need to review and update its remaining regulations and codes, master plans and programs, fees, and other revenue generating mechanisms, as appropriate, to be consistent with and further implement the General Plan.

Monitoring

The City will annually review the General Plan to evaluate the progress in implementing its goals and policies. Since issues the General Plan addresses will continue to evolve over time, a regular review and reporting of implementation will help ensure the City is moving forward in achieving the General Plan's vision. This review will report on the status of each implementation program, and consider any new planning tools, policy approaches, funding sources, and feedback from monitoring activities. The findings of the review will be sent to the Governor's Office of Planning and Research, as required by Government Code Section 65400.

General Plan Consistency

Section 65300.5 of the California Government Code requires the General Plan and its Elements to be “an integrated, internally consistent and compatible statement of policies....” The need for internal consistency revolves around the following issues.

- All elements of the General Plan have equal legal status. Because no element can legally overrule another, the General Plan must resolve potential conflicts between or among the elements through clear language and policy consistency.
- All General Plan elements must be consistent with each other. Provisions of the General Plan must not require the City to take an action prohibited by another General Plan provision. In addition, the assumptions and vision used to create individual portions of the General Plan need to be uniform and consistent.
- Because General Plan text and diagrams are both integral parts of the General Plan they must be consistent with each other.

CHAPTER 2

Core Values and Guiding Principles

This chapter of the General Plan documents the aspirations the community's residents, businesses, and leaders have for the City's next fifteen to twenty years and identifies the basic values and principles upon which the General Plan is based.

Where We Have Been and Where We Are Going

Forces Shaping Today's Community

Pico Rivera's existing community character is a result of its natural setting, a compact community flanked by two rivers, and the history of the area, which began as and later evolved into two small separate residential communities situated between the rivers – the towns of Pico and Rivera—that were ultimately incorporated into the City of Pico Rivera.

Following the end of WWII, the demand for housing in southern California attracted land developers to the towns of Pico and Rivera and the lands between the Rio Hondo and San Gabriel Rivers. In the 1950s, large parcels of land were purchased and cleared for residential development. New homes, schools and churches were built, and commercial enterprises were established. As subdivisions sprang up, young families quickly filled the area and drew the older neighborhoods of Pico and Rivera closer together, leading to incorporation of the City of Pico Rivera on January 7, 1958.

Pico Rivera has a long history as a major employment location, given its proximity to downtown Los Angeles, the ports of Los Angeles and Long Beach, and excellent rail and freeway access, and a large local work force. The Ford Motor Company purchased a large tract of land in Pico Rivera in 1957, and established the Pico Rivera assembly plant, making Pico Rivera a major regional employment center. The Ford plant was one of southern California's major manufacturing facilities, turning out 1.4 million automobiles before its closure in 1980.

The economic engine created by the Ford plant was revived several years after the plant's closure when Northrup purchased the facility and established a 2.0 million-square-foot manufacturing facility, which became home to the B-2 bomber program. In 1993, Northrup announced that the plant would be closed in



Rio Hondo River



Industrial business in
Pico Rivera



Pico Rivera Towne Center

1997, resulting in the lay-off of approximately 7,600 workers. Ultimately, the Ford/Northrup plant became the site of the Pico Rivera Towne Center, which includes a large-scale commercial center and several million square feet of modern industrial facilities.

The economic activity created by the Ford assembly plant gave rise to a thriving industrial economy in the city, including additional industrial development along Telegraph Road and Paramount Boulevard, as well as industrial development along the San Gabriel River and in the northeastern portion of the city, north of Whittier Boulevard.

Commercial development within Pico Rivera largely grew up along the major east-west routes that cross the Rio Hondo and San Gabriel rivers – Beverly Boulevard, Whittier Boulevard, Washington Boulevard, Slauson Avenue, and Telegraph Road. Smaller commercial areas grew along Rosemead Boulevard and Durfee Avenue extending from those east-west streets. Pico Rivera's older commercial areas largely consisted of free-standing commercial buildings housing independently owned businesses aligned along major road corridors in "strip commercial" arrangements, with a small number of larger centers that were generally anchored by a supermarket or other neighborhood oriented retail use.

More recently, larger community-serving commercial centers have been developed, clustered along Whittier and Washington boulevards.

Key community features and landmarks are identified in **Table 2-1** and **Figure 2-1**.

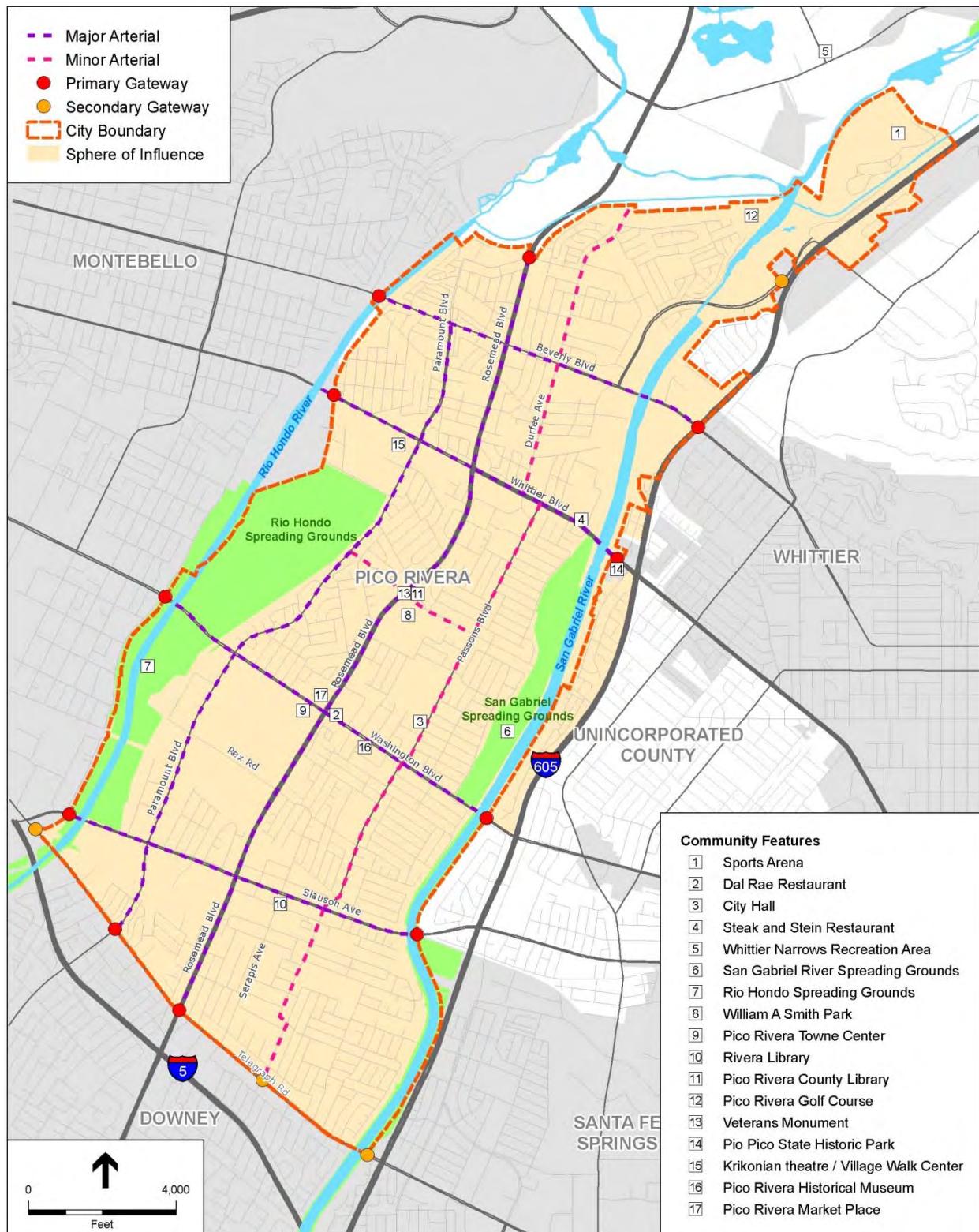


Figure 2-1: Community Features

Table 2-1:
Community Features and Landmarks

Map No.	Feature Name	Description
1	Sports Arena	The Sports Arena is adjacent to the Bicentennial Park in Pico Rivera. This community landmark has 6,000 seats, is famous for its Mexican rodeos (chareadas) and Latin entertainment, and is known as a popular recreation place for the Hispanic population in the Los Angeles area. The Pico Rivera Sports Arena was built in 1979 and is reputed to be the largest Mexican rodeo ring in the country.
2	Dal Rae Restaurant	The Dal Rae Restaurant is a historic landmark in Pico Rivera located on Washington Boulevard, just east of Rosemead Boulevard. The Dal Rae was opened in 1951, moved to its current location in Pico Rivera in 1958, and is now long known as an LA institution. It is a popular meeting place for business lunches.
3	Civic Center Complex	Although not formally designed as such, three adjacent public uses form the civic center. <ul style="list-style-type: none"> <i>City Hall:</i> The Pico Rivera City Hall is the center of local government in the city. The City Hall is located 6615 Passons Boulevard, north of Washington Boulevard, between the Pico Rivera Sheriff's Station and the El Rancho High School. <i>Los Angeles County Sheriff's Station:</i> Los Angeles County's Pico Rivera Sheriff Station is situated immediately south of City Hall, providing the community the sense of being serviced by its own police department while benefiting from other services offered by the sheriff. The City of Pico Rivera has contracted with the Sheriff's Department for law enforcement services since the City's incorporation in 1958. The Sheriff's station and City Hall share entry access from Passons Avenue. <i>El Rancho High School:</i> Immediately north of City Hall is El Rancho High School, located at 6501 S. Passons Boulevard. This historic landmark first opened in September of 1952.
4	Steak and Stein Restaurant	The Steak and Stein Restaurant is located off of the 605 Freeway in Pico Rivera on East Whittier Boulevard. Steak and Stein was built in the 1940s.
5	Whittier Narrows Recreation Area	This feature, which lies immediately north of the city limits, separates the urban structure of the community from natural features in the Whittier Narrows Recreation Area. The Whittier Narrows Dam and associated flood control facilities that surround the city function both as a defensive buffer against flood hazards but also insulates the city from adjacent outside development, giving city residents a sense of uniqueness and sense of place. The natural, park land and recreation areas adjacent to the Dam also add opportunities for a variety of recreation options not found within the city.
6, 7	Rio Hondo and San Gabriel River Channels	Pico Rivera is unique in that it is bordered on both the east and west by open areas used for flood control and ground water recharge. The Rio Hondo and San Gabriel River Channels provide defined and distinct edges to the community. Since almost the entire city is located below the level of the channel levees, visitors who travel through the area retain a sense of entry, arrival and exit not found in surrounding communities.
8	William A. Smith Park	Smith Park is centrally located in Pico Rivera, bounded on the West by Rosemead Boulevard, and on the North by Mines Avenue. This community park, which contains a community center, art center, and olympic-size pool complex, is adjacent to the library and close to the Pico Rivera Town Center. Its size, location, and range of activities provides Pico Rivera with a distinctive central gathering place.
9	Pico Rivera Towne Center	The Pico Rivera Towne Center, located on the southwest corner of Washington and Rosemead Boulevards, is a 630,000 square foot, open-air shopping center. This center is known as Pico Rivera's premiere destination for shopping, and dining.
10	Rivera Library	Pico Rivera operates two community libraries with the Los Angeles County Library system. Rivera Library located at 7828 South Serapis Avenue was founded in 1913 and has been at its present location since 1970. At 6,724 square feet, Rivera Library is the smaller of the two libraries.
11	Pico Rivera Library	Pico Rivera Library at 9001 East Mines Avenue re-opened in 2013 after it was torn down and rebuilt to almost double its original size. The 16,000 square foot state-of-the-art facility is Leadership in Energy and Environmental Design (LEED) certified and includes a literacy center, teen space, meeting room with seating for 80 people, two group study rooms, plus 29 computers for the public. The library replaced the former 7,000 square foot library built in the 1960's.



Table 2-1 (cont.):
Community Features and Landmarks

Map No.	Feature Name	Description
12	Pico Rivera Municipal Golf Course	The Pico Rivera Municipal Golf Course is located at 3260 Fairway Drive and was built in 1965 and features an executive nine hole course designed by famed golf course architect William Bell Jr., credited with building approximately 50 golf courses in Southern California.
13	Veterans Monument/Eternal Flame	The Eternal Flame monument located on Mines Avenue across the street from Smith Park is dedicated to all veterans past and present.
14	Pio Pico State Historic Park	Pio Pico State Historic Park is located at 6003 Pioneer Boulevard in the City of Whittier and features one of southern California's remaining 19th century structures made out of adobe. The 5 acre park encompasses historic gardens and the beautiful restored home of Pio Pico. It is registered as California Historic Landmark NO. 127. A bell marks the original El Camino Real, which passed directly in front of the park during Pio Pico's time.
15	Krikorian Theater Village Walk	The Krikorian Theatre Village Walk is located on the southwest corner of Whittier and Paramount Boulevards. The 12 -acre commercial center is anchored by Krikorian Theatres and includes several national retailers.
16	Pico Rivera Historical Museum	The museum is located at 9122 Washington Boulevard and utilizes a historic 1887 train depot as its main structure. The museum is operated by the Pico Rivera History and Heritage Society.
17	Pico Rivera Marketplace	The Pico Rivera Marketplace is located on the northwest corner of Washington and Rosemead Boulevards. This is one of the City's newer shopping centers with major retailers such as LA Fitness, Fresh and Easy and Chase Bank.

Key Forces of Change for Pico Rivera's Future

While much has been accomplished, the future will present a new set of challenges and opportunities. Key drivers of change for Pico Rivera include:

- **Shifting demographics.** Over the next 15 to 20 years, the community will experience an aging population of baby boomers (born between 1946 and 1964) and an increasing population of Gen Y's (born between 1982 and 2001). By 2030, 19 percent of the city's population will be 65 years or older. The result will be an increasing need for housing and social services for seniors.
- **Increasing educational attainment.** The proportion of households of local residents having a college degree is steadily rising, and the city has committed to further increasing educational attainment with the goal that every Pico Rivera household has a college graduate. The increases in education attainment that have occurred to date are reflected in increasing local incomes, expansion of the community's retail shopping opportunities, and changes in the local labor base in the form of increasing numbers of professionals and white collar workers. These trends will continue in the future, resulting in further expansion of the city's commercial base and opportunities for development of professional office space.
- **Greater emphasis on local communities' role in health care delivery and community health.** Recognizing that an increasing number of Americans suffer from chronic diseases such as obesity, diabetes, heart disease, asthma, and depression, there has been and will continue to be an increasing need to design communities to assist in improving the long term health of residents. This will mean increasing opportunities for people of all ages and abilities to engage in routine and safe physical activity, to access health care, and to promote self-improvement and intellectual development for personal and economic growth. Communities that have access to safe and convenient transportation options, arts and cultural facilities, extensive social interaction, varied parks and recreation facilities and programs, healthy foods, medical and mental health care services, and quality educational facilities will become increasingly desirable and experience better health outcomes, improved quality of life, and economic prosperity.

Core Values: People, Places, Environment, and the Economy

The General Plan defines four important areas vital to achieving our desired future – Core Values – that provide the road map for the City's next twenty years. Overall, these core values define a future that simultaneously promotes **social well-being, excellence in place-making, respect for the natural environment, and economic vitality** for current and future generations.

Social Well-Being

Pico Rivera's future is a community that...

- Recognizes it is part of a larger region and strives to fulfill its responsibilities to that region.
- Fosters a range of social interactions and maintains a strong sense of belonging to the community.
- Is dedicated to educational excellence and achievement.
- Provides access to cultural amenities and effective and affordable health care and other services.
- Provides all residents access to quality and affordable health and social services.
- Recognizes the importance of children and seniors by providing exceptional cultural, recreational, educational, and social support programs.
- Protects the safety and security of its residents, businesses, employees and visitors.
- Values its history and culture.
- Strives to provide access to a wide range of healthy food options.
- Encourages civic involvement, open informed discussion to address common issues, and provides its citizens with a voice in managing the future of their community.



Public Meeting to discuss rehabilitation of the former Bicentennial Park Campgrounds

Excellence in Place-Making

Pico Rivera's future is a community that...

- Is well planned and provides an efficient arrangement of:
 - diverse and affordable housing opportunities;
 - quality retail and service businesses;
 - a broad range of employment-generating uses,
 - extensive recreational and educational facilities, and
 - places for community and civic activities.
- Protects citizens and businesses from the adverse impacts of other nearby uses.
- Maintains a safe and efficient multi-modal mobility network that provides efficient local and regional connectivity for the movement of people and goods, promotes choice, facilitates personal freedom, and supports the needs of local businesses.
- Provides the full range of efficient and affordable public facilities and utilities.
- Cherishes its residential neighborhoods, and protects their character.
- Is well designed, visually pleasing, and reflective of the character and culture of Pico Rivera.



Pico Rivera Towne Center



Pico Rivera Bicycle Festival

Respect for the Natural Environment

Pico Rivera's future is a community that...

- Protects and restores remaining features of the area's natural riparian habitats.
- Minimizes the impacts of urban activities on natural environmental systems and functions within the minimum feasible carbon footprint.
- Minimizes the net consumption of water, energy, and other resources.
- Provides an adequate, assured supply of clean water.
- Relies to the maximum extent feasible on clean energy supplies.
- Protects the cleanliness of air, water, and soil resources.
- Reduces to the maximum extent feasible the creation of solid wastes requiring placement in landfills.

Economic Vitality

Pico Rivera's future is a community that...

- Fosters cooperation between the private and public sectors.
- Provides a positive atmosphere for the establishment, success, and growth of private businesses.
- Provides a broad range of desirable employment and entrepreneurial opportunities.
- Generates sufficient revenue to pay for the range of services and facilities desired by local citizens and businesses.
- Ensures that new development pays for itself.



NORMS Restaurant
groundbreaking

CHAPTER 3

Land Use Element

Introduction

The Land Use Element focuses on the organization of the community's physical environment into logical, functional, and visually pleasing patterns, consistent with local values and priorities. Of primary concern are the *type*, *intensity*, *location*, and *character* of land uses desired for the future. The Land Use Element provides appropriate land for each of the variety of activities associated with a successful community, and guides the manner in which this land will be developed and used.

A key consideration in defining the type, intensity, location, and mix of future land uses is achieving a close relationship between local employment and housing. Reducing the number of miles residents must travel between home and work and providing opportunities for "transit-oriented" development consisting of high density, mixed use development adjacent to transit nodes will ease traffic congestion, reduce fuel and energy consumption, improve regional air quality, and reduce greenhouse gas emissions.

The arrangement and pattern of land uses set forth in this Element takes into consideration existing development, transportation routes, infrastructure capacity, natural and man-made barriers, and a variety of interrelated aspects that shape the community.

As required by State planning law, this Land Use Element designates the general distribution, location, and extent of land uses for housing, business, industry, open space, institutions, city facilities, and other categories of public and private uses of land within the city and its Sphere of Influence (SOI).

A description of the general layout desired for each land use type is provided in this Land Use Element. Another purpose of this Element is to identify opportunities to enhance the planning area's existing built form and make suggestions regarding appropriate options for design improvements.

Through the provisions of this Element and its implementation, the City seeks to:

- Establish and maintain an orderly pattern of development;
- Identify acceptable land uses and their general location, along with standards for residential density and non-residential intensity for development;
- Establish a land use classification system that implements land use policies;



Multiple family housing



Krikorian Theatre

- Provide a pleasant, functional, and organized built environment that helps residents, workers, and visitors have a sense of well-being while in the community;
- Encourage residents, workers, and visitors to use businesses *within* the city by making commercial areas more attractive and functional;
- Provide good “wayfinding” to assist residents, workers, and visitors in finding facilities and services within the community;
- Attract future development of a high quality by giving developers and new businesses the confidence that their investment in the community will be protected; and
- Visually reflect the quality and heritage of the community.

Land Use Issues

Community Image and Character

Underlying the livability and economic vitality of a community is its perceived image. Quality in the design of the built environment is an investment that pays dividends in residents' perceptions of their quality of life and the perceptions that prospective employers and retailers will have regarding the desirability of Pico Rivera as a location for their businesses.

Pico Rivera's existing community character is a result of its natural setting, a compact community flanked by two rivers, and the history of the area, which began as Spanish and Mexican ranchos and later evolved into two small separate residential communities situated between the rivers – the towns of Pico and Rivera—that were ultimately incorporated into the City of Pico Rivera.

The city has enjoyed a marked improvement in the quality of its built environment over the past 20 years. New investments have been made in large-scale commercial development along Whittier and Washington Boulevards, and a modern industrial park has replaced the former Northrup manufacturing plant. In addition, significant investment has been made in upgrading streetscapes, as evidenced by recent improvements along Beverly, Rosemead, Washington, and Paramount Boulevards including the Passons Boulevard Underpass project.

Yet, much work remains to be accomplished, including streetscape improvements along some major roadways, improved design of community entries and gateways, and upgrading of some older commercial corridors and aging industrial areas.

Organization of Land Uses

Throughout much of the planning area, the overall land use pattern is well established, and is not intended to change over time. Future development will primarily consist of infill projects, expansion of existing uses, and improvements to existing buildings. Within the northern portion of the city, some older, existing



Single-family housing

general industrial development is planned to transition to higher employment-generating lighter industrial uses. Higher density housing will be introduced in strategic locations, including mixed-use development.

Recognizing that the planning area's land use pattern is well established and the need to protect existing residential neighborhoods, there are two overarching themes for future land use within the community. The first is to "Preserve and Protect" those neighborhoods, open space and commercial/industrial areas that are functioning well. The second is to focus on "Opportunity Areas" which represent the portions of the city where investment in design improvements or land use changes would improve economic prosperity and the visual quality of the community, while also meeting its future housing needs.

The General Plan provides a blueprint for community development by designating lands for different types of uses. In designating land uses, the General Plan takes into account:

- *Existing Land Use:* What is the current pattern of developed land by type of land use – residential, commercial, service, manufacturing, and others?
- *Demand:* How much demand exists for existing and new land uses of various types (housing, retail, industry, etc.)?
- *Desired Future Land Use:* What locations within the community are best suited for uses that are different than those that exist today? What different uses do we need in the future? Is there sufficient land in appropriate locations to satisfy future needs?
- *Infrastructure Availability:* Are urban services – water supply, wastewater collection and treatment, transportation facilities, and others – adequate to serve existing and future development?

Taking these considerations into account, the General Plan indicates where various kinds of land uses are best located, and how much of each use should be provided. The General Plan provides opportunities, but does not cause development to happen. The General Plan recognizes that, ultimately, development depends on the initiative of individual developers and businesses, for whom the provisions of the General Plan establish a context for evaluating the economic feasibility of their specific projects.

Land Use Transitions and Buffers

Although Pico Rivera's overall land use pattern is well established, and are not intended to change over time, there exist within the community locations where incompatible land uses sit side-by-side together. For example, within the northern portion of the city, certain residential neighborhoods are located adjacent to industrial uses, including along Kruse Road and in the area north of Whittier Boulevard east of Durfee Avenue. The General Plan proposes land use changes

and includes appropriate policies to address land use transitions and to create buffers to address these incompatibilities.

Historic Resources

While the City's history has played a role in defining Pico Rivera's current land use pattern, certain pieces of history have also endured and become important assets to the community. The City in consultation with the Pico Rivera History and Heritage Society has gathered a great deal of local historical information and identified a total of 13 buildings and sites with the potential for historical significance (see **Table 3-1**). Only one of the sites, the La Mano building located at 9235 Whittier Boulevard is a California registered historical building. It was the former National Bank of Pico Rivera. None of the other sites are currently listed in federal or state registers. However, regardless of whether these sites are eligible for official registration with the federal or state government, the City is committed to acknowledging, protecting and enhancing its historic resources. General Plan goals and policies support this commitment by recommending protection of these sites subject to further study of their historical significance.



Pico Rivera
Historical Museum



Table 3-1
Potential Historical Buildings and Sites

Number	Name	Address	APN	Historic Significance
1	Bliss House	5537 Rosemead Boulevard	6372028022	Historic home of baseball player Jack Bliss.
2	St. Francis Xavier Church	4245 Acacia Avenue	5272018029	First Catholic church in Pico, c. 1930s
3	Turner House	8523 Dunlap Crossing Road	6372026021	Historic home, c. 1900
4	Barlow-Haag House	8612 Dunlap Crossing Road	6371011033	Historic ranch house, c. 1897
5	El Camino Real Mission Bells	Pico Rivera Plaza (in plaza area between Target and Food For Less, 8800-8600 Whittier Boulevard)		Historic El Camino Real route linking California Missions
6	Santa Fe Railroad Station (Pico Rivera History & Heritage Society)	Relocated, 9122 Washington Boulevard	6381003900	Site of the Santa Fe Depot (1884-1888)
7	Chauncy Clark House	8310 Orange Avenue	6385002045	Historic house, c. 1912
8	Wells House	8321 Passons Boulevard	6387011013	Historic house, c. 1914
9	Rivera First Baptist Church	9125-9141 Burke Street	6382020050	Original site of the First Baptist Church of Rivera (1888-1916)
10	Brown House	9239 Mines Avenue	6377027035	Site of historic home
11	Witherow House	9109 Mines Avenue	6377029022	Historic house, c. 1903
12	La Mano Building	9235 Whittier Boulevard	6374016023	Old Nation Bank, California registered historic building*
13	Eternal Flame Monument	Mines Avenue and Dunlap Crossing Road (behind the Pico Rivera Library)		Veterans memorial, C. 1978

Source: City of Pico Rivera Planning Department, 2014.

*This is the only site that is California registered, all other sites need further study to determine their historic value.

Land Use Plan

This section presents the Land Use Plan and an overview of the standards of density and building intensity, and allowed uses for the various land use designations in the plan, consistent with the requirements of State Planning Law.

Figure 3-1 presents the Land Use Plan for Pico Rivera. **Table 3-2** describes the uses and densities permitted for each land use category.

Intensity standards are expressed as an allowable range of residential densities and nonresidential floor area ratios (FARs) per gross acre. Examples of typical densities and FARs are illustrated on **Figure 3-2**.

California Planning law calls for conformity between the land use map and the zoning map. This consistency provision is important, since the zoning ordinance serves as the primary implementation tool of the Land Use Element. In instances where there is a conflict and an inconsistency arises, the general plan designation prevails. State law indicates that local governments have a “reasonable amount of time” to amend their zoning ordinance to ensure consistency. **Appendix A, Zoning Compatibility Matrix** provides information regarding zoning districts and their consistency with the various land use designations of the General Plan.

In areas where zoning has not been brought into conformity with the General Plan and a discretionary permit is required for development, the City shall allow property owners to either:

1. Develop consistent with the existing zoning provided the City makes a finding that approval of the project would not interfere with the long-term development of the area consistent with the General Plan; or
2. Develop under the General Plan designation, in which case the City and property owners will facilitate a rezoning consistent with the General Plan.

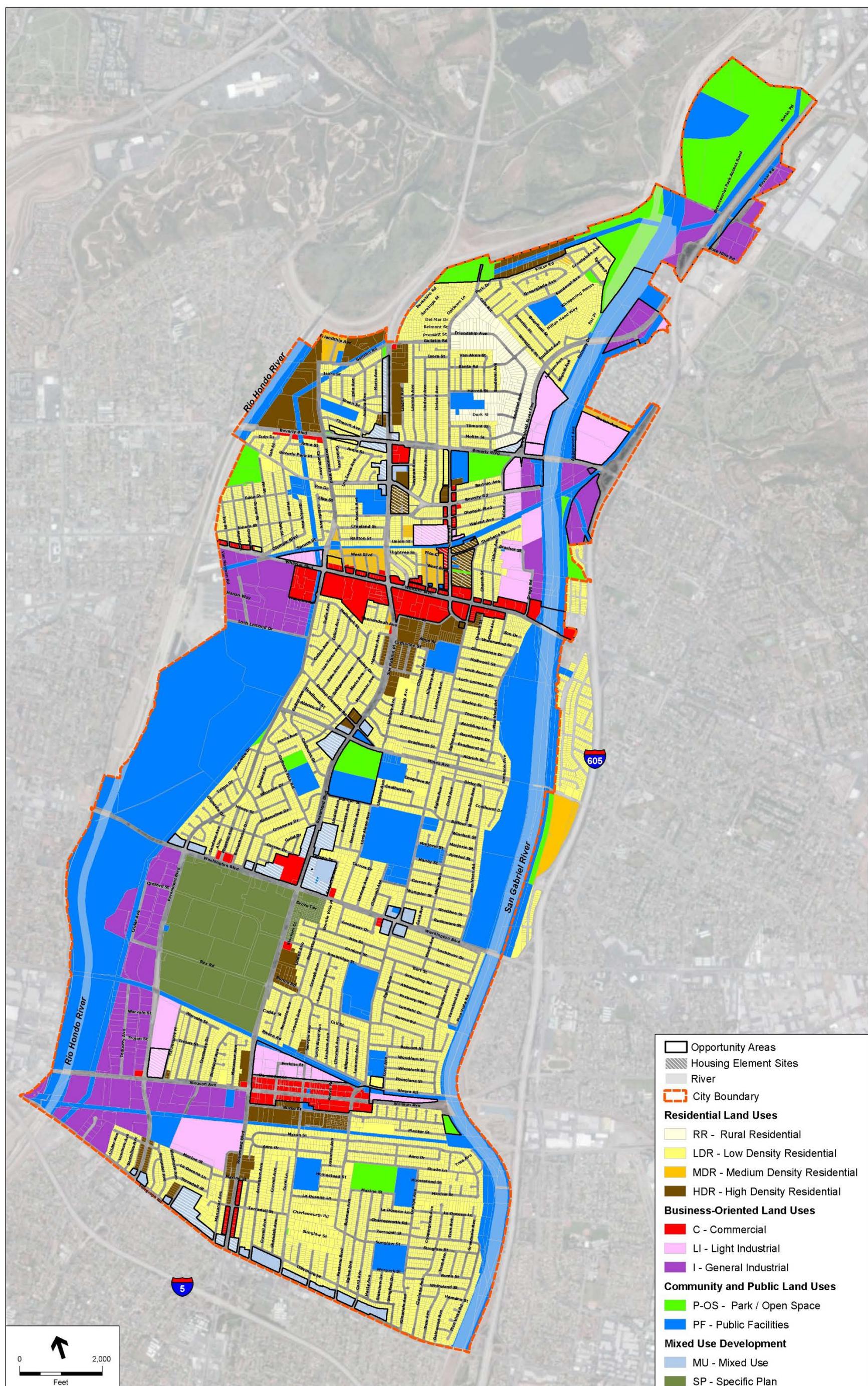


Figure 3-1: Land Use Plan

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Table 3-2:
General Plan Land Use Categories

Map Symbol	Intention	Maximum Density/ Land Use Intensity
Land Use Designations		
Residential Land Uses		
<p>Densities are stated as the maximum permissible number of dwelling units per net acre that exists within the project site <i>prior</i> to any new dedication requirements. Density is assumed to accrue only to lands that are "developable." Developable acres are those that are not encumbered by prior dedications of easements or rights-of-way, and are not flood-prone or subject to other hazards as to be unable to support new development.</p> <p>Second units on a residential lot may be permitted subject to the provisions of the zoning ordinance, provided that second units are developed within the applicable maximum allowable density of lot they are being developed on and per State law.</p> <p>Provision of density bonuses to facilitate the development of housing for lower income residents as allowed by State law and City ordinance may result in development densities in excess of the nominal maximum density for any land use designation.</p>		
RR	The Rural Residential designation preserves large lot rural lifestyles, including the keeping of animals within an urban setting. Housing types range from large ranch estate homes to several detached houses on a single large lot when consistent with the maximum allowable land use intensity and permitted by the zoning ordinance.	<i>Density:</i> Up to 2 dwelling units per net acre
LDR	The Low Density Residential designation makes up the majority of the residential land use within the city. These areas typically consist of traditional suburban subdivisions with one house per lot or in some case, one house on a lot with an attached or detached rental unit. A mixture of housing types may be developed within a single project site consistent with Low Density Residential density limits are not exceeded and a determination by the City that the proposed mix of dwelling units will be compatible with the surrounding neighborhood.	<i>Density:</i> 2-6 dwelling units per net acre.
MDR	Lands designated Medium Density Residential are typified by a wide range of living accommodations, including conventional detached homes, detached dwellings on small lots, mobile homes, duplexes, townhouses, condominiums, and garden apartments. A mixture of detached homes and attached for-sale or for-rent dwelling units could also be permitted within a proposed development consistent with Medium Density Residential density limits and a determination by the City that the proposed dwelling unit mix will be compatible with the surrounding neighborhood.	<i>Density:</i> 6-14 dwelling units per net acre.
HDR	The High Density Residential designation is typified by townhouses, condominiums and apartments. Since the Land Use Map designates density rather than specific housing types, a mixture of houses, condominiums, and apartments could also be permitted within a proposed development if High Density Residential density limits are not exceeded and a determination is made by the City that the proposed development will be compatible with the surrounding neighborhood and General Plan policies. High Density Residential designations are primarily located along major street corridors and near major activity centers.	<i>Density:</i> 14-30 dwelling units per net acre.

Table 3-2 (continued):
General Plan Land Use Categories

Map Symbol	Intention	Maximum Density/ Land Use Intensity
Business-Oriented Land Uses		
The General Plan identifies business-oriented land use designations to provide a broad range of shopping, commercial service, and employment opportunities for the community. Permitted maximum land use intensities for each designation are stated as maximum floor area ratios (FAR), which are determined by dividing the total proposed building area (square feet) of a development by the square footage of the development site prior to any new dedication requirements. Achievement of this maximum is neither guaranteed nor implied. The final density achieved by any particular development is dependent upon the project's design, any constraints that might be present within the site, traffic and site access considerations, available infrastructure and services, and other factors. Applicable zoning standards may also limit attainment of maximum allowable intensities.		
C	The Commercial land use designation is intended to provide appropriately located areas for the general shopping, commercial services, dining and entertainment, and professional office needs of the community. Examples of the intended nature of development within the Commercial designation include shopping centers, in-line shops, specialty shops, stand-alone commercial uses, and office buildings. Within the Commercial designation, and subject to applicable General Plan policies and Pico Rivera ordinance provisions, appropriate land uses include a broad range of commercial, retail, service, and office uses. Typical uses include general retail, markets, commercial services, restaurants, automotive repair and service, hardware and home improvement, durable goods sales, commercial recreation, professional and business offices, financial institutions, and automotive sales.	<i>Intensity:</i> Maximum FAR of 0.75
LI	The Light Industrial land use designation is characterized by a variety of light industrial uses, including warehousing/distribution, assembly, light manufacturing, research and development, mini-storage, and repair facilities conducted within enclosed structures as well as supporting retail and personal services. Light Industrial areas are intended for industrial uses compatible with a location in closer proximity to residential development than general industrial areas and are intended for businesses that do not generate substantial volumes of heavy truck traffic.	<i>Intensity:</i> Maximum FAR of 0.60
I	General Industrial designations are intended for a range of industrial businesses, including uses, which, because of their truck-intensive nature or for reasons of potential environmental effects, are best segregated from other, more sensitive, land uses, such as residential neighborhoods. These areas provide for a wide range and variety of manufacturing and assembly, large-scale warehousing and distribution uses, contractors storage yards, and wholesale activities. Retail or service uses designed to meet the needs of businesses may be permitted subject to applicable zoning regulations. General Industrial areas are intended to make a positive contribution to the local economy and municipal revenues, and furnish local employment opportunities for area residents.	<i>Intensity:</i> Maximum FAR of 0.60

Table 3-2 (continued):

General Plan Land Use Categories

Map Symbol	Intention	Maximum Density/ Land Use Intensity
Community and Public Land Uses		
The General Plan identifies Community and Public land use designations to provide for public and institutional activities, as well as for the preservation of open space. Pico Rivera recognizes that the City might not have jurisdiction over certain public facilities, and that public entities might not be required to follow the City's development standards. In such cases, the City's land use policies, including maximum development intensity are intended as a guideline for the agency.		
P/OS	The primary purpose of areas designated Park/Open Space is the provision of recreational facilities, preservation of environmental resources, managed production of resources, and protection of the public health and safety. Certain open space areas, such as those that exist to protect public health or sensitive environmental resources or those owned and managed by private entities, might not be open to public use. The most prevalent public open space uses are City parks. It is also the intent of this designation to include uses, such as utility corridors, that serve as interim and permanent open space. Only uses consistent with the open space purposes of lands designated Park/Open Space are appropriate, subject to the applicable General Plan policies and zoning ordinance provisions. This designation recognizes that certain recreational uses such as the municipal golf course and equestrian centers may be of higher intensity use than typical parks and open space areas. In addition, wholesale nurseries and landscape growers may be permitted within public utility easements subject to General Plan policies and zoning ordinance provisions.	<i>Intensity:</i> The maximum land use intensity is governed by the open space/recreation purpose of the land so designated.
PF	The Public Facilities designation is intended to recognize existing publicly owned facilities, and to provide areas for the conduct of public and institutional activities, including but not limited to State and Federal agencies, special districts, public schools and associated administrative offices, and public and private utilities. Uses within this designation include public and private schools, public corporation yards, libraries, fire stations, civic center, and other governmental offices and facilities. Uses also include open space, parks, greenways and trails that are intended for public use.	<i>Intensity:</i> Maximum FAR of 1.0
Mixed Use Development		
Two unique land use designations provide for flexible land use in activity centers and provide for innovation in design. Whereas the other land use designations generally focus on a single type of land use, mixed land use categories produce a successful blend of land uses to create successful districts.		
MU	The primary purpose of areas designated Mixed Use is to provide a different style of development than traditional neighborhoods, commercial, and employment areas that are physically separated from each other. The specific mix of uses and development density are to be appropriate to the site's location, access, size, and adjacent land uses. The intent is to create areas in which a mix of uses can come together to meet the community's housing, shopping, employment, and institutional needs through efficient patterns of land use. The Mixed Use designation provides flexibility to develop standalone residential or	<i>Intensity:</i> Maximum FAR shall be 1.0 for non-residential uses and up to 30 dwelling units per net acre for residential uses The scale, size and mix of land uses vary by area. Further direction regarding land use

Table 3-2 (continued):
General Plan Land Use Categories

Map Symbol	Intention	Maximum Density/Land Use Intensity
	<p>commercial or a combination of both. Within the Mixed Use designation, both “vertical mixed use” (various types of uses integrated within individual buildings, such as commercial on the ground floor with residential uses above) and “horizontal mixed use” (individual buildings housing different types of uses within an integrated site plan) are appropriate.</p>	distributions, densities and intensities within each area is provided by provisions of the Opportunity Area within which the development is located.
SP	<p>The Specific Plan designation is intended to be used in combination with underlying General Plan land use designations to allow for the creation of flexible standards in areas of the city which have unique characteristics, environmental constraints, or would not otherwise achieve General Plan goals and policies using the existing designations.</p> <p>Within the Specific Plan designated areas, all land uses which underlie the Specific Plan designation are considered to be appropriate subject to applicable General Plan policies and Zoning ordinance provisions. Development or redevelopment within the Specific Plan designation will be subject to the requirements of Government Code Section 65450. In addition, Specific Plans must include:</p> <ul style="list-style-type: none"> • A land use plan incorporating high quality design concepts and a consistent design theme; • A circulation plan which shows appropriate access to and from the development as well as how the project roadways will be designed; • A landscape plan providing a consistent planting theme; • A description (which includes illustrative examples) of techniques which will be used to buffer residential and non-residential uses; • An implementation plan which includes a phasing plan for the installation of capital improvements which is consistent with area master plans, how increases in the level of public services such as sheriff, fire, and schools are to be addressed; • An overall development phasing plan for the development; • An assessment of the fiscal and economic impacts of the development; and • When determined necessary by the City, a development agreement which includes the elements listed above and setting forth the terms and conditions agreeable to the City and the developer for implementation of the project. <p>Upon adoption of a specific plan as defined above, the underlying General Plan and Zoning Designations shall be represented by the “SP” Specific Plan designation.</p>	<p><i>Intensity:</i> The maximum overall intensity of development within the Specific Plan designation shall be consistent with the provisions of the Pico Rivera General Plan as determined through the development review process. In all cases, the intensity of Specific Plan developments, and each portion thereof, shall be compatible with the underlying General Plan densities and intensities and adjacent and existing and planned land uses.</p>

**Table 3-2 (continued):**

General Plan Land Use Categories

Map Symbol	Intention	Maximum Density/ Land Use Intensity
Special Planning Areas		
Opportunity Area	Several areas within the city are identified as "Opportunity Areas," and are intended to accommodate much of the City's anticipated redevelopment and potential new growth. Each area has its own purpose and intent. The identification of "Opportunity Areas" allows for flexibility in determining specific intentions for use, design and character unique to each area that supplements and is in addition to other General Plan policies.	<i>Intensity:</i> The maximum overall intensity of development within each Opportunity Area shall be consistent with the provisions of the General Plan for the Opportunity Area within which the development is located.
Housing Element Sites	These sites are identified by the Housing Element to meet the Regional Housing Needs Assessment. These sites are subject to a rezoning program pursuant to Program 15 in Section 2, Housing Plan of the Housing Element.	<i>The following density standards shall apply to residential development:</i> 6 to 14 dwelling units per acre in MDR. A minimum 30 dwelling units per acre in HDR. A 50% development capacity and minimum 30 dwelling units per acre in MU for residential uses.

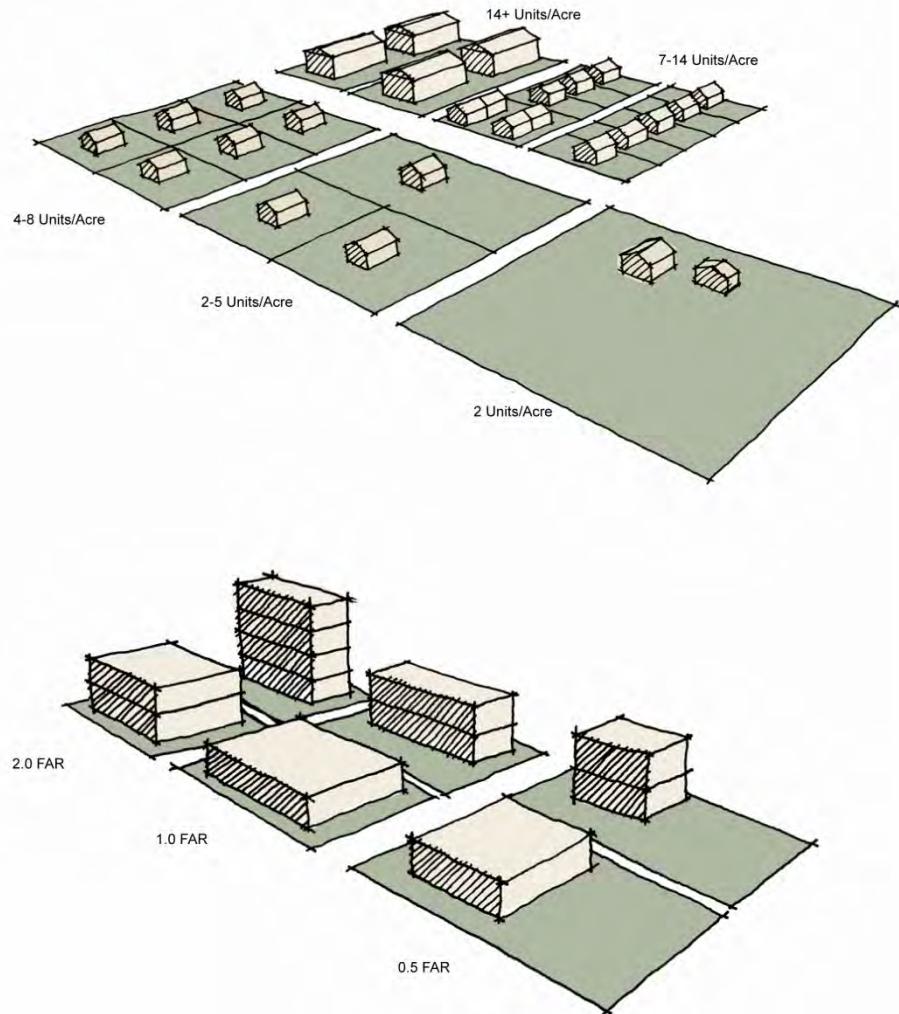


Figure 3-2: FAR

Development Potential

An adequate supply of employment and revenue generating land uses is a key component of a healthy and prosperous community. The estimated development potential allocated by the General Plan is summarized in **Table 3-3**. Given the built-out nature of the planning area and the typical variations in the intensity of individual projects, a “realistic” development scenario was developed for the purposes of calculating development potential.

Table 3-3 summarizes the maximum and realistic density and intensity of development allowed within each General Plan land use designation and the likely buildout associated with these assumptions.



Table 3-3
General Plan Estimated Development Potential

Land Use	Acres	Density/Intensity ¹		Development Capacity ²	
		Max	Assumed	Units/Square Feet	Population/Employees
Residential					
Rural Residential (RR)	78	2	2	156	588
Low Density Residential (LDR)	1,837	6	6	11,022	41,553
Medium Density Residential (MDR)	60	14	14	840	3,167
High Density Residential (HDR)	179	30	25	4,475	16,871
Business Oriented					
Commercial (C)	152	0.75	0.5	3,310,560	4,555
Light Industrial (LI)	172	0.6	0.4	2,996,928	2,757
General Industrial (I)	366	0.6	0.5	7,971,480	6,696
Community and Public Land Uses					
Park/Open Space (P-OS)	252				
Public Facilities (PF) ³	1,382	1	0.25	3,713,490	3,713
Mixed-Use Development					
Mixed-Use (MU)⁴					
Housing Element Sites	73	1.0 - 50% 30 du/ac - 50%	.35 - 50% 30 du/ac - 50%	1,414 du 557,241 sf	5,331 residents 947 employees
Other MU Sites	27	1.0 - 50% 30 du/ac - 50%	0.60 - 50% 20 du/ac - 50%	242 du 351,529 sf	913 residents 325 employees
Specific Plan (SP)					
SP 301	12	Per SP 301	NA	159	409
SP 400	216	Per SP 400	NA	3,611,847	3,910
Right-of-way	864				
Total	5,670			18,308 du 22,513,076 sf	68,831 residents 22,905 employees

Notes:

- Historically, citywide buildout levels do not achieve the maximum allowable density/intensity on every parcel and are, on average lower than allowed by the Land Use Plan. Accordingly, the buildout estimates do not assume buildout at the maximum density or intensity for all land use categories and are adjusted downward in some cases. To view the buildout assumptions, see the Pico Rivera Development Potential Methodology in Appendix B.
- To view the factors used to generate the estimated population and employees see Appendix B.
- Calculation for development potential was not applied to areas for water (including San Gabriel and Rio Hondo rivers and their spreading grounds), flood control, electrical power, and railroad uses.
- Development potential for Mixed Use areas is based on general estimates and subject to refinement through future, more detailed plans.



Equestrian trail near Streamland Park

Additional policies addressing equestrian facilities can be found in the Healthy Community Element under Parks and Recreation



A monument sign in Pico Rivera.

Goals, Policies, and Implementation Actions

Community Image and Character

Goal 3.1

Protect and enhance the character of the City's rural residential neighborhoods which are the last vestige for animal keeping and agricultural activities within Pico Rivera.

Policy 3.1-1 Land use. Retain the Rural Residential land use designation in its current locations.

Policy 3.1-2 Equestrian trails. Expand the equestrian trail system to complete connections from the City's rural residential neighborhoods to existing and future equestrian facilities.

Implementation Program for Policies 3.1-2:

- *Prepare an equestrian trail plan and feasibility study as an independent study or as part of a comprehensive trails plan to identify necessary trail improvements and funding sources to construct and maintain an expanded equestrian trail system.*

Policy 3.1-3 Equestrian uses. Establish equestrian oriented uses at the Bicentennial Park Campground adjacent to the Sports Arena.

Policy 3.1-4 Equestrian facilities. Preserve the horse ranch located east of the I-605 freeway north of Rose Hills as an equestrian oriented facility and expand safe trail connections to this facility from the rural residential neighborhoods and any future equestrian facilities.

Goal 3.2

Enhance key entryways and gateways to the city to create a distinct sense of arrival and identify a central space for civic gathering to promote a positive image and strengthen the identity of Pico Rivera

Policy 3.2-1 Gateway Design and Improvement. Create a city-wide entry and wayfinding signage program to create clear entry statements at key gateways to the city, to improve the identification of important destinations throughout the city, to distinguish and brand the city and for beautification. Design gateway treatments for key entryways into the city that incorporate landscaping, signage, public art, and/or structural elements that communicate a sense of arrival.

Implementation Program for Policies 3.2-1:

- *Adopt a Gateway Improvement and Wayfinding Signage Program that identifies consistent gateway treatments for the key entryways to the city, including design and development standards and specific locations for installation of the necessary improvements.*



Policy 3.2-2 Central Gathering Place. Enhance the Smith Park/Pico Rivera Library Area as a central gathering place by creating a more diverse array of community services – farmers market, shopping, entertainment, recreation, and community events.

Policy 3.2-3 Investment. Focus community investment and resources in the development of the Smith Park/Pico Rivera Library area as a central gathering place and focal point for the city.

Goal 3.5

Recognize the importance of the Whittier Narrows Dam, Rio Hondo and San Gabriel River channels in shaping the character, identity and physical structure of the community by protecting and enhancing these features.

Policy 3.5-1 Trails. Expand bicycle and pedestrian trails, where feasible along the Rio Hondo and San Gabriel River channels.

Policy 3.5-2 Habitat. Identify areas where natural habitats along the Rio Hondo and San Gabriel River channels could be restored.

Policy 3.5-3 Recreation. Identify opportunities for passive recreation areas within and along the Whittier Narrows Dam, Rio Hondo and San Gabriel River channels.

Policy 3.5-4 Open Space and Landscaping. Identify opportunities to provide open space/parks and/or landscaping along the Whittier Narrows Dam, Rio Hondo and San Gabriel River channels that will soften and enhance the edges adjacent to these natural features.

Goal 3.6

Improve the community image by ensuring a consistent level of high quality design and ongoing maintenance and improvement of existing development.

Policy 3.6-1 Design Guidelines. Ensure a consistent level of high quality design through the development of design guidelines and a design review process for new development. At a minimum, the design guidelines should provide direction on the following:

- Site design
- Building design
- Parking and circulation
- Landscaping
- Services and Accessory Structures

Smith Park/Pico Rivera Library is also an Opportunity Area. Additional policies addressing this area can be found under Opportunity Areas.

See also the Healthy Communities Element under Parks and Recreation for additional policies regarding the Whittier Narrows Dam, Rio Hondo and San Gabriel River channels.

See also Implementation Program for Policy 3.6-1 for design review and design guideline programs.

Policy 3.6-2 Sustainable Development. Promote land development practices that reduce energy and water consumption, pollution, greenhouse gas emissions, and disposal of waste materials incorporating such techniques as:

- Concentration of uses and design of development to promote walking, bicycling, and use of public transit in lieu of the automobile;
- Encourage development of transit-oriented development near public transit and residential areas;
- Capture and reuse of stormwater on-site for irrigation;
- Management of wastewater and use of recycled water, including encouraging the use of grey water;
- Orientation of buildings to maximize opportunities for solar energy use, daylighting, and ventilation;
- Use of landscapes that conserve water and reduce green waste;
- Use of permeable paving materials or reduction of paved surfaces;
- Shading of surface parking, walkways, and plazas and incorporation of solar technology; and/or
- Recycling and/or salvaging of reuse of construction and demolition debris.

Implementation Program for Policy 3.6-1 and 3.6-2:

- *Amend the Zoning Code to include a design review process.*
- *Prepare and adopt city-wide design guidelines for commercial, industrial, mixed-use and residential development to ensure consistent, high quality design.*
- *As part of the City's Design Review process develop an evaluation of the performance of the proposed project based on environmental sustainability objectives, including adherence to the U.S. Green Building Council's Leadership in Energy and Environmental Design (LEED) and California Building Industry Association's California Green Building (CBG) rating or comparable criteria.*

Policy 3.6-2 Retrofits. Encourage retrofits and reuse of older and underutilized industrial and commercial buildings throughout the city to create more modern buildings and sites with a higher quality of design.

Implementation Program for Policy 3.6-2:

- *Explore development of a program that encourages individuals or businesses to complete retrofits for their properties through incentives such as tax credits, financing opportunities or other means.*

Policy 3.6-3 Code Enforcement. Improve the appearance of substandard structures, properties and signage through improved code enforcement efforts, which is the primary means to ensure that properties are well maintained.

Implementation Program for Policy 3.6-3:

- Evaluate the City's code enforcement efforts including funding and staffing to ensure that they are adequate to meet the needs of the community.

Policy 3.6-4 Sign Ordinance. Update the existing sign ordinance to better regulate the quantity of signs as well as size, location and overall design to maintain and enhance the visual quality of the community.

Implementation Program for Policy 3.6-4:

- Adopt an update to the existing sign ordinance.
- Complete an inventory of signs to identify illegal signs, legal, non-conforming signs and conforming signs and develop an amortization schedule and procedures for property owners to bring these signs into compliance with the sign ordinance.

Organization of Land Uses

Residential Land Uses

Goal 3.7

Protect and enhance existing residential neighborhoods, assuring that they are safe, attractive, provide quality housing choices and are designed and maintained to enhance livability.

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.

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 3.7-3 Housing Maintenance. Promote the maintenance of existing residential units and improvements through code enforcement and the Housing Rehabilitation Program to assure a quality living environment for residents and consistency with their neighborhood setting.

Policy 3.7-4 Safety. Require that residential developments be designed to facilitate and enhance neighborhood surveillance for safety.

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.

Additional policies addressing affordable housing can be found in the Housing Element

Policy 3.7-6 Walkability. Maintain sidewalks, parkways, street trees and landscaping throughout the residential neighborhoods to create a pleasant environment for walking and outdoor activities.

Commercial and Mixed-Use Land Uses

Goal 3.8

Diverse and attractive commercial, office and mixed-use development that serves the community's needs and contributes to the City's economic vitality

Policy 3.8-1 Appearance and Vitality. Support public and private efforts to reinvest in and renovate existing commercial development to increase economic vitality, improve aesthetic appearance, expand pedestrian orientation and enhance street frontages.

Policy 3.8-2 Reuse and Intensification. Promote the reuse of vacant, underutilized and inefficient commercial uses for more economically productive purposes, including higher intensity businesses, housing and mixed-use development.

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 enhances adjacent streetscapes.

Policy 3.8-5 Diversity of Uses. Provide for and encourage the development of a broad range of uses in the commercial areas that reduce the need to travel to adjoining communities and capture a greater share of local spending.

Policy 3.8-6 Enhanced Design Character. Encourage the renovation, infill and redevelopment of existing commercial areas to improve their architectural design and quality, reduce the visual prominence of parking lots, make centers more pedestrian friendly, reduce visual clutter associated with signage, and enhance the definition and character of the street frontage and associated streetscapes.

Implementation Programs for Policies 3.8-1 to 3.8-6:

- *Explore potential incentives to promote desired infill and redevelopment opportunities. Incentives may include priority processing, flexible development standards, density/intensity bonuses, fee deferrals, support of infrastructure upgrades or similar.*

See also policies addressing streetscape enhancements and pedestrian improvements in the Circulation Element.

See also the Economic Prosperity Element for policies pertaining to new and existing businesses.

- Pursue grant and other available funding sources to support planning, infrastructure and building upgrades, streetscape and pedestrian improvements, incentives and other programs within revitalization areas.
- Amend the Zoning Code to require conditional use permits for automotive repair facilities, liquor stores, motels and fast food restaurant establishments to avoid an overconcentration of these types of uses and to protect opportunities for higher intensity and higher quality commercial development.
- Create a database to keep track of underutilized commercial properties throughout the city to assist in the identification of future development opportunities.
- Consider adoption of a vacant buildings ordinance to register vacant and abandoned commercial and industrial buildings, require appropriate maintenance and monitoring, and encourage redevelopment to protect the surrounding areas from decline and devaluation.

Policy 3.8-7 Buffering Adjoining Residential Areas. Require buffering, screening, setbacks and other measures for new and expanded commercial uses adjacent to residential neighborhoods to minimize impacts and compatibility conflicts.

Implementation Program for Policy 3.8-7:

- Amend the Zoning Code to provide standards to ensure that new development minimizes incompatibility between adjacent land uses.

Policy 3.8-8 Connectivity to Neighborhoods. Link commercial districts to adjoining residential neighborhoods and other districts by well-designed and attractive pedestrian sidewalks and trails, where appropriate.

Industrial Land Uses

Goal 3.9

A wide range of quality industries that provides job opportunities for Pico Rivera's residents while ensuring compatibility with nearby residential neighborhoods.

Policy 3.9-1 New Industrial Development. Promote high quality industrial development and redevelopment that is compatible with surrounding uses and enhances the adjacent streetscape.

Policy 3.9-2 Promote Industrial Development. Promote recruitment of a diverse range of new industrial users and retention and intensification of existing users that offer job opportunities for the city's residents and revenues to the City.

Policy 3.9-3 Supporting Uses. Encourage the integration of compatible supporting uses in industrial districts that serve the needs of employees and reduce their need to travel off-site during the workday.

See also policies addressing economic development in the Economic Prosperity Element

Policy 3.9-4 Design and Buffer. 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.

Policy 3.9-5 Infrastructure. Ensure the long-term maintenance of the city's roads that are more heavily impacted by industrial, trucking uses.

Implementation Programs for Policies 3.9-1 to 3.9-5:

- *Amend the Zoning Code to include performance based standards for industrial zones that will ensure high-quality design and site planning while protecting adjacent non-industrial uses through sufficient buffering, screening and transitions between uses.*
- *Explore the development of a truck intensive overlay zone to further manage the location and concentration of trucking uses so as to better mitigate noise, traffic and circulation, air pollution and other impacts to adjacent or nearby sensitive land uses.*

Public Facilities, Open Space and Parks

Goal 3.10

A mix of governmental, educational, recreational and open space facilities that conveniently support the needs of Pico Rivera's residents and businesses.

Policy 3.10-1 Adequate Facilities. Ensure that community facilities and parks are distributed equitably throughout the city to provide efficient services to the broadest number of residents.

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 3.10-3 Coordination with Non-City Public Service Providers. Coordinate, partner with, and encourage school and utility districts and other government and independent agencies that may be exempt from City land use control and approval to plan and improve their properties and design improvements to achieve a high level of visual and architectural quality that maintains the character of the neighborhoods or district in which they are located.

Policy 3.10-4 Parks and Open Spaces. 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.

Implementation Programs for Policies 3.10-1 to 3.10-4:

- *Pursue available state, federal and other funding sources to support facilities, equipment, programming and staffing for police, fire, parks and recreation.*

See also policies addressing truck routes in the Circulation Element.



- Continue to support the City's joint use agreement with El Rancho Unified School District for joint use of schools and parks.
- Pursue available county, state, federal and other funding sources to rehabilitate the Bicentennial Park Campgrounds as regional open space

Specific Plans and Sphere of Influence Areas

Goal 3.11

New growth and redevelopment that is carefully planned, efficient, and contributes positively to the community.

Policy 3.11-1 Annexation Proposals. Support annexation proposals that provide for the efficient extension of City infrastructure and services and contribute positively to the City's fiscal viability and quality of life.

Policy 3.11-2 Specific Plans. Support the preparation and adoption of new specific plans consistent with policies pertaining to the redevelopment of properties within opportunity areas to assure achievement of the intended scale, character and quality of development.

Historic Resources

Goal 3.12

Inventory and protection of Pico Rivera's historic and cultural resources.

Policy 3.12-1 Identification. Maintain and periodically update the inventory of historic and cultural resources. This inventory shall include properties that may be eligible for listing in national and state registers as well as properties that do not meet the criteria for these registers but are important to protect in terms of local significance.

Policy 3.12-2 Adaptive Reuse. Encourage the adaptive reuse of buildings of historical significance to serve meaningful contemporary uses while preserving the character, spirit and original identity of the structures.

Policy 3.12-3 Consultation. Consult with appropriate organizations and individuals to minimize potential impacts to historic and cultural resources, including the Pico Rivera History and Heritage Society.

Policy 3.12-4 Education. Support programs to raise the awareness of the city's historic resources and the value of their protection.

Implementation Programs for Policies 3.12-1 to 3.12-4:

- Adopt a preservation ordinance that would require a special permit to demolish or modify a historic resource.

- Work with the Pico Rivera History and Heritage Society, Los Angeles Conservancy and property owners to highlight locations of historic and cultural interest.
- Pursue funding for an in depth historic survey of significant properties including those listed on Table 3-1, Potential Historic Buildings and Sites.
- Preserve El Camino Real historic markers along Whittier Boulevard, which mark the California Mission Trail.

Regional Cooperation

Goal 3.13

Coordinate land use planning programs between local, regional, State and Federal agencies.

Policy 3.13-1 Planning Coordination. Ensure that City planning activities are coordinated with other affected or responsible government agencies as appropriate.

Policy 3.13-2 Regional Planning. Participate in regional planning efforts with the Gateway Cities Council of Governments, Southern California Association of Governments (SCAG), Los Angeles County Metropolitan Transportation Authority (Metro), Watershed Conservation Authority and other appropriate organizations to ensure that City issues and interests are represented.

Policy 3.13-3 Project Review. Review, comment and coordinate on plans and projects of overlapping or neighboring agencies to ensure compatibility with the City's General Plan and to make certain that impacts on the city are mitigated.

Opportunity Areas

This section outlines each Opportunity area within the City of Pico Rivera and provides direction for these specific locations in Pico Rivera that will accommodate much of the city's anticipated redevelopment and potential new growth. These areas are organized into two broad categories:

1. Corridors
2. Targeted Planning Areas

Direction in this section expresses specific intentions for use, design and character for each area.

Figure 3-3 illustrates the locations of the opportunity areas intended for policy and program guidance. The boundaries on the map are intended to denote generally where specific actions are sought. Application of the actions to adjacent or nearby parcels is also appropriate if that action will contribute to the desired outcome.



Corridors

The City of Pico Rivera is spanned by a number of major corridors. These corridors are part of the city's urban framework and contain a varied mix of residential, commercial, industrial and other business-related uses including some sites that are vacant, underutilized, or in need of revitalization. The opportunity exists to remake these corridors into more pedestrian-friendly and visually pleasing destinations. Through revitalization, undesirable or incompatible uses can be transitioned to more appropriate locations and older, indistinct buildings can be refreshed and enhanced to create a more coherent design. Through enhancements to the streetscape, including street trees, landscaping and other amenities and changes to parking standards and parking arrangements, these corridors will become more inviting and accessible. The intent is to bring new vitality to the areas, encouraging public and private investment and reinvestment while creating more distinct places for commercial activities and social interaction.

While the General Plan provides broad direction and intent for each corridor, it is anticipated that more detailed plans will be prepared for each corridor either individually or in combination to further define objectives, strategies and specific actions. Subsequent planning efforts should engage local business owners and residents to address land use; market strategies; mobility; utilities, infrastructure, and streetscape improvements; parking; design guidelines and development standards; regulatory incentives; and implementation/financing programs. The City will pursue grants and other available funding sources to help finance such planning efforts.

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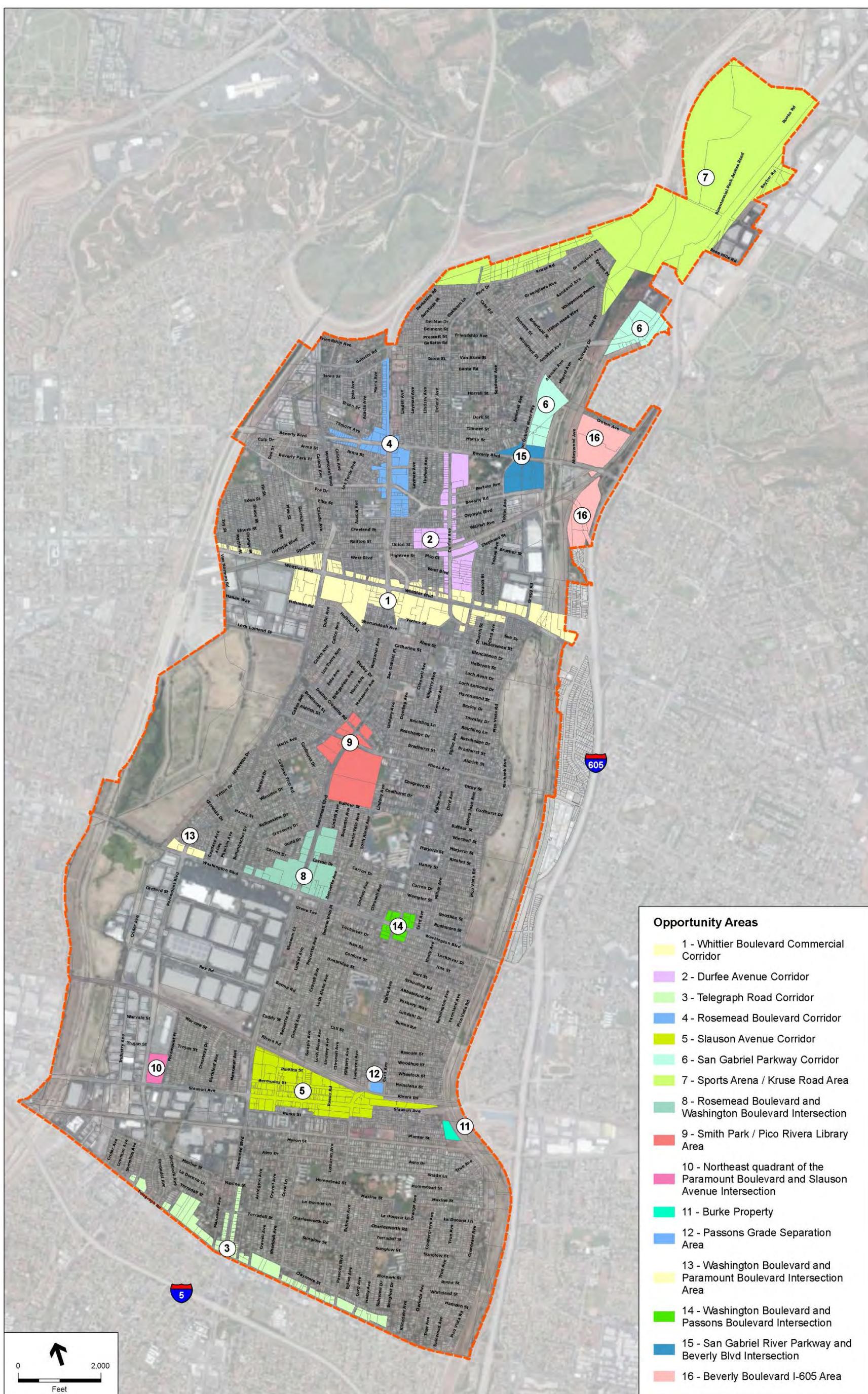


Figure 3-3: Opportunity Areas

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1 - Whittier Boulevard Commercial Corridor

Existing Conditions

The Whittier Boulevard Commercial Corridor is located along Whittier Boulevard between the railroad and the San Gabriel River. The north side was built between the 1920s and 1950s and is characterized by smaller scale commercial development on shallow lots with limited parking on the street or behind the buildings. The south side of Whittier Boulevard was built in the 1980s and is characterized by larger scale, commercial center development on larger lots. There is a need to revitalize the corridor, as described in further detail below.

The Whittier Boulevard Corridor is divided into three sub-areas. Development in sub-area 1, located along the north side of Whittier Boulevard consists of a mix of small-scale commercial buildings. There are older retail storefronts, including several buildings with historic character and dated strip commercial development. The buildings are in need of upgrades, additional parking and lack consistent design elements to create a more inviting streetscape. Because of multiple ownerships, assembling parcels to create commercial center-style development will be difficult for parcels along the north side of Whittier Boulevard. There are also some existing industrial uses, primarily concentrated west of Paramount Boulevard.

Sub-area 2 is located along the south side of Whittier Boulevard and consists of mostly newer large commercial centers with ample parking. However, buildings are of various ages and designs and increasing commercial vacancies in these centers reinforces the need to assess revitalization strategies for this area.

Sub-area 3 consists of a mix of older, small-scale commercial buildings similar to those in sub-area 1.

Opportunity

This corridor is important to the city in that it provides a range of shopping opportunities while also providing some relatively affordable space for locally-owned businesses. The area on the north side of Whittier Boulevard should remain predominantly small-scale commercial, with a focus on upgrading and enhancing the older commercial buildings through programs such as a façade enhancement program and by incorporating appropriate design standards for commercial development in the Zoning Code. Design improvements should provide connectivity and a more unified aesthetic theme between the commercial areas along the north and south sides of the corridor. This can be achieved through consistent and well-managed landscaping, signage, sidewalks, and medians. Additionally, appropriate parking standards should be incorporated into the Zoning Code recognizing the extent of parking that is feasible to provide onsite. This may include shared parking arrangements or potential options for creating municipal parking facilities at key locations along Whittier Boulevard.



Older retail storefront development on Whittier Boulevard

3. Land Use Element

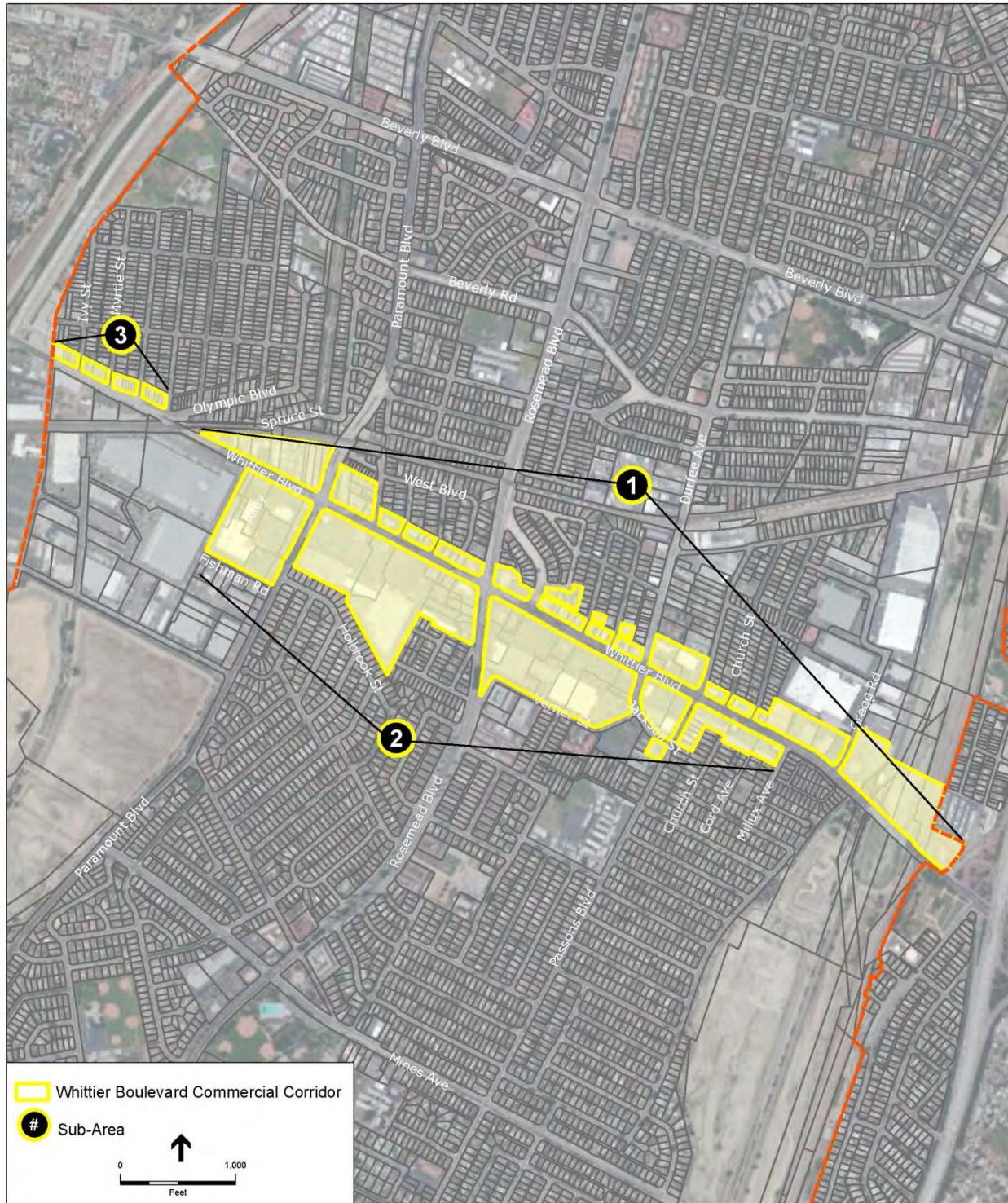


Figure 3-4: Whittier Boulevard Commercial Corridor



The corridor provides an opportunity to enhance the existing storefronts on the north side of the Corridor for existing buildings with architecturally historic character to create a pedestrian-scaled environment.

Objectives

Land Uses and Businesses

- Encourage more employee-intensive, industrial development within the area designated Light Industrial located on the north side of Whittier Boulevard between Paramount Boulevard and the Railroad. New development or redevelopment within this area will need to address compatibility with the existing mobile home park and should create a stronger connection to the Krikorian Theatre Village Walk commercial center located across the street on the south side of Whittier Boulevard.
- The development and retention of small businesses and locally-owned stores and shops will be a priority for the north side of the corridor.
- Promote the aggregation of small, underutilized and irregular shaped parcels into larger parcels to support viable and cohesive development projects.
- Encourage locally serving retail commercial uses in sub-area 1 along this corridor.
- Encourage the introduction of mixed-use development including higher density residential and an intensification of commercial and office uses in sub-area 2.
- Encourage live-work development in sub-area 3.

Beautification and Intensification

- Existing buildings with no setback and with a retail storefront on the street, should be preserved, restored, rehabilitated, or reused and maintained whenever possible.
- Preserve buildings with historic character in this area, specifically the former National Bank of Pico Rivera located at 9235 Whittier Boulevard built in the late 1920s, and Clearman's Steak N Stein built in the 1940s.
- New development in sub-area 1 and 3 should be oriented to and frame the street, provide minimal setbacks, front entries, transparent storefronts, appropriate building heights and interior parking lot configurations (where feasible).
- Provide better management of parking resources including sharing, regulating and pricing of common public parking facilities, more accurate requirements, use of off-site parking facilities, improved user information and incentives to use alternative modes of transportation through an independent Parking Management District or as part of a Transportation

Transparent Storefronts

The storefront is arguably the most valuable space in a store and should be used to full advantage. A transparent storefront welcomes customers inside with products and services on display, discourages crime with more “eyes on the street”, reduces energy consumption by letting in natural light, and enhances curb appeal and value of the store and the neighborhood.

Parking Management

Parking management includes a variety of strategies that encourage more efficient use of existing parking facilities, improve the quality of service provided to parking facility users and improve parking facility design. Parking management can help address a wide range of transportation problems and help achieve a variety of transportation, land use development, economic and environmental objectives.

Demand Management Program. The analysis of parking strategies should include an evaluation of the municipal parking lots on the north side of Whittier Boulevard and the potential for their conversion to paid parking lots to optimize their use for local businesses in recognition of the limited on-street parking available along the north side of Whittier Boulevard.

- Work with the Chamber of Commerce to pursue the creation of a business assessment district to assist with repairs, renovation and parking for the Corridor.
- Create distinct activity nodes in key locations along the corridor distinguished by their mix of uses, intensity, compact development form and greater emphasis on pedestrian and transit access. Consider nodes at the following locations:
 - Paramount and Whittier Boulevard
 - Rosemead Boulevard and Whittier Boulevard
 - Durfee Avenue and Whittier Boulevard

Mobility and Streetscape

- Enhance pedestrian crosswalks to safely accommodate pedestrians and cyclists through clearly identified markings and/or pavers, bulb-outs at corners, signage and traffic controls in particular at Durfee Avenue and Whittier Boulevard and other locations expected to generate significant pedestrian traffic.
- Strengthen pedestrian linkages to adjacent neighborhoods.
- Incorporate signage, decorative banners and other techniques to create a unique identity for the corridor.
- Establish a comprehensive streetscape and landscape program that includes right-of-way improvements to street trees, street lighting, streetscape elements (sidewalk/crosswalk paving, street furniture) and public signage.
- Explore the potential for adding bike routes along the length of the corridor.
- Enhance transit stops, shelters and connectivity to corridor uses.



2 - Durfee Avenue Corridor, North of Whittier Boulevard

Existing Conditions

The Durfee Avenue Corridor is located north of Whittier Boulevard and extends to Beverly Boulevard. The Durfee Avenue Corridor contains a mix of commercial, office, industrial and apartment uses along the corridor, creating a series of land use conflicts. These include, existing multiple family residential adjacent to a railroad track and existing residential adjacent to industrial uses and heavy commercial uses. Many of the industrial buildings are in poor condition, including some open-shell metal structures. Commercial structures are old and of marginal design, and on-site parking is limited. In 2012, the City of Pico Rivera was awarded a grant from the Alameda Corridor-East Construction Authority to design and construct a railroad grade separation along Durfee Avenue. Construction is set to begin in 2015 and take approximately two years to construct. The grade separated railroad crossing will address one of the major concerns along the Corridor to increase vehicular, pedestrian and bicycle safety and mobility.

Opportunity

Despite the numerous issues along the Durfee Avenue Corridor, it provides significant opportunities for revitalization. The City prepared a Durfee Avenue Corridor Plan – Phase I Analysis as a first step in the development of a Durfee Avenue Corridor Plan. The railroad grade separation project will significantly alter the character of the Corridor by addressing some major pedestrian and vehicular safety issues that currently impact the efficiency of movement along the Corridor and the desirability to develop within the Corridor. It should be designed and constructed in a manner that will address existing land use conflicts and incompatibilities and to provide complete street improvements. This can be accomplished by creating a linear park/greenway along the road, providing buffers from the railroad track, and relocating the existing apartment complex into a more appropriate residential location along the Corridor. Additionally, industrial uses should be relocated to other more appropriate areas of the city and the older, industrial buildings should be converted to high density housing or mixed-use commercial/residential. The design of older, more historic commercial buildings should be upgraded through a façade enhancement program and appropriate parking standards should be developed recognizing the extent of parking that is feasible to provide onsite. In addition, the corridor should be unified through streetscape enhancements, including consistent and well-managed landscaping, signage, sidewalks and medians. Parcels within the corridor have been identified in the Housing Element to accommodate the city's 2014-2021 RHNA by providing opportunities for higher density residential development and mixed-use development with residential components.

3. Land Use Element

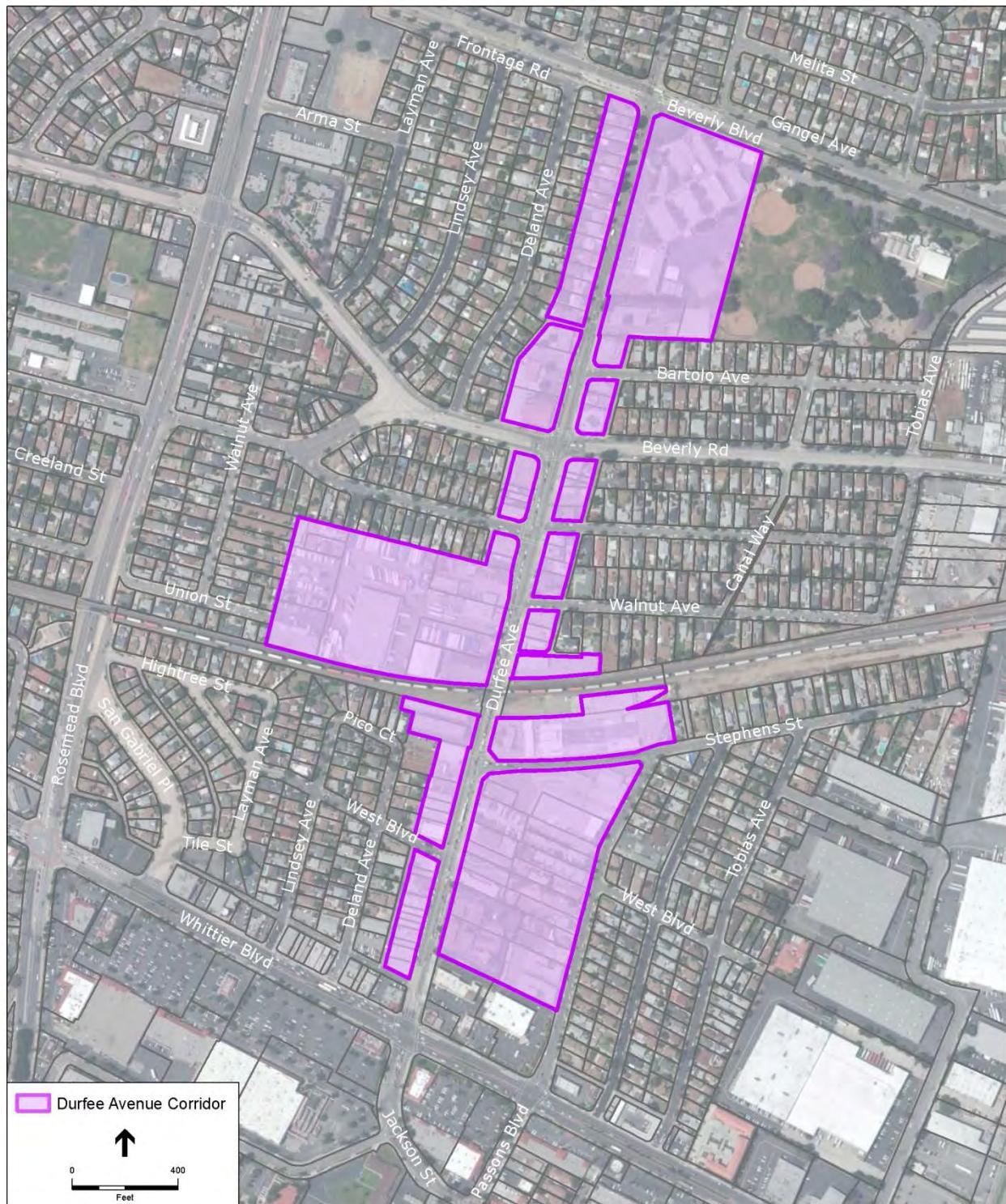


Figure 3-5 Durfee Avenue Corridor

Objectives

Using the Durfee Avenue Corridor Plan – Phase I Analysis (June 2013), as a foundation, prepare a Corridor Plan, Specific Plan or Master Plan to ensure the area is carefully and comprehensively planned and that development potential is maximized. The Plan should provide for and address the following:

- 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.
- Encourage new local and business serving retail, offices and services.
- Identify complete street improvements, including enhanced pedestrian and bicycle safety and connections.
- Identify streetscape enhancements, including consistent landscaping, street furnishings, paving materials, public signage and lighting.
- Identify façade improvements to renovate and reuse the existing buildings at the southern end of the Corridor between Whittier Boulevard and West Boulevard in a manner that preserves and enhances the historic and architectural character of the buildings.
- Support improvements to private buildings through the development of technical and financial incentive programs for façade enhancements to increase the economic vitality and enhance the character of Durfee Avenue.
- Create an enhanced parkway along the east side of Durfee Avenue extending all the way from the entry at Whittier Boulevard to North Park Middle School at Beverly Boulevard. The existing parkway is large enough to accommodate an enlarged sidewalk, bike path, landscape areas and pedestrian amenities. The overhead powerlines, while a constraint, are wide enough to provide an opportunity to accommodate enhanced landscaping treatments within the existing powerline easement. This parkway would serve as a key pedestrian and bicycle connection and serve as a safe-route to school.
- Provide appropriate buffers from the railroad track to nearby sensitive uses. Promote the use of open space/parks to create this buffer and provide additional opportunities for beautification and recreation in an area that presents challenges for land use compatibility and design.
- Explore opportunities to create a gathering space and/or establish a use that will draw residents and visitors to the Corridor. Enhance connections from adjacent neighborhoods as well as transit stops and shelters.

- Explore opportunities to create parks from vacant sites and remnant parcels due to the development of the Durfee Underpass.
- Explore the potential to underground overhead utility lines.
- Explore the potential for the City to acquire the vacant parcel located between the fire station and Auxiliary Park to expand the park and provide additional open space or recreation opportunities along the Corridor.
- Address the lack of available on-site parking for existing commercial uses through appropriate parking standards and/or parking programs, such as shared parking. Consider conversion of the existing apartment complex on the west side of Durfee, south of the Railroad to a municipal parking lot to serve the increase in commercial activity along the Corridor and the lack of available parking.

3 - Telegraph Road Corridor

Existing Conditions

The Telegraph Road Corridor is located on the north side of Telegraph Road from Paramount Boulevard on the west to Songfest Drive on the east. Telegraph Road forms the southern boundary of the city; only uses along the north side are within Pico Rivera. The Telegraph Road Corridor contains a variety of commercial, industrial and residential uses. Many of the uses are older and of an indistinctive design. Other uses, including a large office building are underutilized, and not necessarily conducive to being adapted for other uses. In addition, along Rosemead Boulevard just north of the intersection of Telegraph Road, there are existing commercial properties that are underutilized and of marginal design.

The Telegraph Road Corridor is divided into four sub-areas. Sub-area 1 is located west of Rosemead Boulevard and includes commercial uses at the corner of Telegraph Road and Rosemead Boulevard, two hotels, apartments and office buildings. This sub-area is characterized mostly by multi-story buildings. As described above, the buildings are generally older, with no coherent design character. The large medical office building at the corner of Telegraph Road and Birchbark Avenue is in need of significant renovation. Located next to this medical office building and its large parking lot is a residential apartment building that stands in stark contrast to the newer residential development immediately across the street in the City of Downey. The older apartment building and bare streetscape is visually unattractive. The northwest corner of Rosemead Boulevard and Telegraph Road consists of older commercial and office uses including a car wash that are also in need of renovation.

Subarea 2 runs east of Rosemead Boulevard to Serapis Avenue and includes a mix of commercial and office uses, including a neighborhood market. Buildings are predominantly freestanding with a couple of two-story commercial buildings that includes both retail and office uses. Buildings have larger setbacks from the street separated by parking areas and are in better physical condition than in other subareas along the Corridor. This area also includes two night clubs at the northeast corner of Rosemead Boulevard and Telegraph Road that are in need of renovation.

Subarea 3 runs east of Serapis Avenue to Passons Boulevard and includes commercial uses on small, shallow lots. There is also a vacant parcel located at the northeast corner of Serapis and Telegraph Road. Most of the properties are built at the edge of the sidewalk and many have storefronts on the street. There is limited on-site parking, which is generally located at the rear or along the side of the buildings. The buildings are older and in need of significant renovation, however the location of the buildings and proximity to residential uses creates the potential to energize this area and create a more pedestrian-friendly environment.



Existing two-story commercial building

3. Land Use Element



Figure 3-6: Telegraph Road Corridor

Subarea 4 runs east of Passons Boulevard to Songfest Drive and consists mostly of commercial uses in commercial strip buildings. Some of the buildings are used for offices. There are no cohesive design elements along the streetscape. However, the buildings are generally in better physical condition than in the other sub-areas.

Subarea 5 includes properties along the west side of Rosemead Boulevard to Terradell Street and the east side of Rosemead Boulevard to Maxine Street from just north of the intersection of Rosemead Boulevard and Telegraph Road. These existing commercial properties consist of small-lots with multiple ownerships, are underutilized and of marginal design. The area includes two night clubs and vacant lots. The entire subarea is in need of significant redevelopment.

Opportunity

Most of the corridor has been designated for mixed-use to allow flexibility and to encourage the introduction of residential uses with commercial and office uses. Larger parcels within sub-areas 1 and 2 have been identified in the Housing Element to accommodate the City's 2014-2021 RHNA by providing opportunities for mixed-use development that includes higher density residential uses. However, the different sub-areas along the Telegraph Corridor provide the opportunity to create distinct nodes and establish a series of unique areas along the Corridor. Larger parcels within sub-areas 1 and 5 provide the opportunity for mixed-use with an emphasis on the introduction of higher density residential uses. Sub-area 3 provides the opportunity to retain and rehabilitate older, commercial buildings to preserve the more historic character of these buildings. Sub-area 4 is characterized by small lot configuration and provides the opportunity for lot consolidation to create more cohesive development. The narrow lots along Rosemead Boulevard within sub-area 5 may also present an opportunity to introduce live/work development. In May 2014, in partnership with the City of Downey, Pico Rivera completed a project to install new medians, landscaping, sidewalk repairs and signal modification from Passons Boulevard to Rosemead Boulevard. Also, development activity as of May 2014 in the nearby city of Downey included a new, three-story townhome at 8605 Gallatin, a façade modification for the Arrington Professional Building at 9050 Telegraph, and a new electronic billboard at 7878 Telegraph Road. The investment in street improvements along with the development activity provides opportunities to continue to improve and redevelop this area.

Objectives

Land Uses and Businesses

- Promote the aggregation of small, underutilized and irregular shaped parcels into larger parcels to support viable and cohesive development projects.

- Redevelopment of the intersection of Telegraph Road and Rosemead Boulevard should be a priority. This intersection serves as a major gateway into the city of Pico Rivera and therefore improvements should be focused on creating a statement as well as providing a catalyst for further development along the Corridor.
- Larger lots within sub-areas 1, and 2 should be redeveloped with higher-intensity, multi-story office and/or mixed-use development.
- Encourage uses such as small retail shops, specialty food stores and restaurants in sub-area 3 and design standards should be developed to enhance the pedestrian-oriented character of this area.
- Encourage revitalization of existing strip commercial development through intensification and the introduction of mixed-use development in Sub-area 4.
- Encourage live-work development on the narrow lots in sub-area 5.

Mobility and Streetscape

- Establish a comprehensive streetscape and landscape program that includes right-of-way improvements to street trees, street lighting, streetscape elements (sidewalk/crosswalk paving, street furniture) and public signage.
- Explore the potential for adding bike routes along the length of the corridor.
- Enhance transit stops, shelters and connectivity to corridor uses.
- Strengthen pedestrian linkages to adjacent neighborhoods.

4 - Rosemead Boulevard Corridor

Existing Conditions

The Rosemead Boulevard Corridor includes the east and west sides of Rosemead Boulevard from Olympic Boulevard to Beverly Boulevard. It includes properties at the intersection of Rosemead Boulevard and Beverly Boulevard and properties along the west side of Rosemead Boulevard, extending north to Isora Street. It also includes properties along the north and south side of Beverly Boulevard from the intersection of Rosemead Boulevard and Beverly Boulevard to approximately Paramount Boulevard on the west. Existing parcels along this corridor are generally underutilized or of marginal design.

The Rosemead Boulevard Corridor is divided into two sub-areas. Sub-area 1 includes the area from Olympic Boulevard, north to the intersection of Rosemead and Beverly Boulevard and the west side of Rosemead Boulevard to Ibsen Street. This area consists primarily of underutilized, strip commercial development. However, it also includes several older multiple-family developments and two old hotels. In May of 2014, a 7,000 square foot Norm's Restaurant was constructed at the southeast corner of Rosemead and Beverly Boulevards. There is a strong desire by the community for a grocery store in the northern portion of the city; however, the size of the vacant parcel behind the Norm's Restaurant will not be sufficient and consolidation with existing commercial uses to the south would likely need to occur to make the site viable for development of a grocery store. Most of the properties within this sub-area have been identified in the Housing Element to accommodate the City's 2014-2021 RHNA by providing opportunities for higher density residential development and mixed-use development. Sub-area 1 also includes properties along Beverly Boulevard from the intersection to approximately Paramount Boulevard on the west. This area consists primarily of single-family homes that front on Beverly Boulevard.

Sub-area 2 includes properties fronting Rosemead Boulevard from Ibsen Street to Isora Street and is comprised of a mix of underutilized, strip commercial development and single family homes on shallow lots. All properties within the sub-area have been identified by the Housing Element to accommodate the City's 2014-2021 RHNA by providing opportunities for higher density residential development and mixed-use development. These properties are in need of revitalization.

Opportunity

There is potential to improve the design and visual character of the entire Corridor. In sub-area 1, the intersection of Beverly Boulevard and Rosemead Boulevard serves as a major entry into the city from the west. There is potential to intensify development and create a sense of arrival through design improvements and intersection enhancements. In addition, the recently constructed Norm's restaurant could serve as a catalyst for investment and



Existing building at the northeast corner of Beverly Boulevard and Rosemead Boulevard



Opening day at Norm's Restaurant

revitalization in this area. There is also an opportunity to consolidate the two centers in the southeast quadrant of the intersection between Arma Street to provide an ideal location for a grocery store. The area along Beverly Boulevard from Paramount Boulevard to the intersection should be more strongly connected to the corridor with pedestrian, landscape and open space enhancements. The remainder of sub-area 1 provides an opportunity for new mixed-use development. Sub-area 2 also provides an opportunity to introduce live/work development and or open space possibilities extending from the small pocket park on Rosemead Boulevard between Gallatin Road and Isora Street. The City should continually work with the property owners in sub-area 2 to encourage redevelopment of these properties.



Figure 3-7: Rosemead Boulevard Corridor

Objectives

Land Use and Businesses

- Redevelopment of the intersection of Rosemead Boulevard and Beverly Boulevard should be a priority. This intersection serves as a major gateway into the city of Pico Rivera and therefore improvements should be focused on creating a statement as well as providing a catalyst for further development along the Corridor.
- Encourage development of a grocery store in sub-area 1 and consider implementation of the following:
 - Assistance assembling parcels along the east side of Rosemead Boulevard south of Beverly Boulevard to create a commercial center large enough to support a grocery store.
 - Expedited processing.
 - Waiver of fees and/or provision of other financial incentives.
- Encourage revitalization of sub-area 2 with live/work development.
- Work with properties owners in sub-area 2 to upgrade and develop their properties with desirable land uses and high quality design improvements.
- Explore the potential for the City to acquire properties along the west side of Rosemead Boulevard to create additional open space area as an extension of the pocket park located at Gallatin Road and Isora Street.

Beautification and Intensification

- Encourage revitalization of existing commercial development through intensification and the introduction of multi-story, mixed-use development, particularly in the northeast, northwest and southwest quadrants of Rosemead Boulevard and Beverly Boulevard.
- New development incorporating building orientations, architectural detail, massing, lighting and other treatments that enhance street frontages and reduce the visual prominence of parking areas.

Mobility and Streetscape

- Establish a comprehensive streetscape and landscape program that includes right-of-way improvements to street trees, street lighting, streetscape elements (sidewalk/crosswalk paving, street furniture) and public signage.
- Enhance pedestrian crosswalks with clearly identified markings and/or pavers, signage and traffic controls at the intersection of Beverly



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3. Land Use Element

Boulevard and Rosemead Boulevard to safely accommodate pedestrians and bicyclists.

- Enhance transit stops, shelters and connectivity to corridor uses.
- Strengthen pedestrian linkages to adjacent neighborhoods.

5 - Slauson Avenue Corridor

Existing Conditions

The Slauson Avenue Corridor includes properties north of Slauson Avenue extending to the railroad and from the west side of Rosemead Boulevard to the San Gabriel River on the east. It also includes properties on the south of Slauson Avenue from Rosemead Boulevard to just east of Passons Boulevard. The Slauson Avenue Corridor contains a mix of industrial, commercial and residential uses.

The Slauson Avenue Corridor is divided into three sub-areas. Sub-area 1 is located east of Rosemead Boulevard to just beyond Passons Boulevard and includes commercial properties on the north and south sides of Slauson Avenue. The north side of Slauson Avenue contains a mix of industrial and commercial uses, while the south side is predominantly commercial. Both sides of the street consist of shallow lots, limiting larger scale commercial development potential. However, the south side of the street consists of more small-scale commercial centers and is generally of better design quality and consistency than the north side. Due to the shallow lot configuration, on-site parking is limited.

Sub-area 2 consists of properties located north of sub-area 1 to the Railroad. This area consists of a range of small-scale industrial uses and residential structures. Buildings are of various ages and designs and some are in need of renovation.

Sub-area 3 consists of properties located along the north side of Slauson Avenue, just east of Passons Boulevard. This area consists of an industrial business park and public storage use.

Opportunity

Properties fronting the Slauson Avenue Corridor should be revitalized through the enhancement of older commercial buildings and streetscape improvements. Appropriate parking standards should be incorporated into the Zoning Code recognizing the extent of parking that is feasible to provide onsite. This may include shared parking arrangements or potential options for creating municipal parking facilities at key locations along Slauson Avenue. The area located north of Slauson Avenue behind the commercial frontage could be transformed to an industrial business park area, including a mix of light industrial, office and research and development type uses.

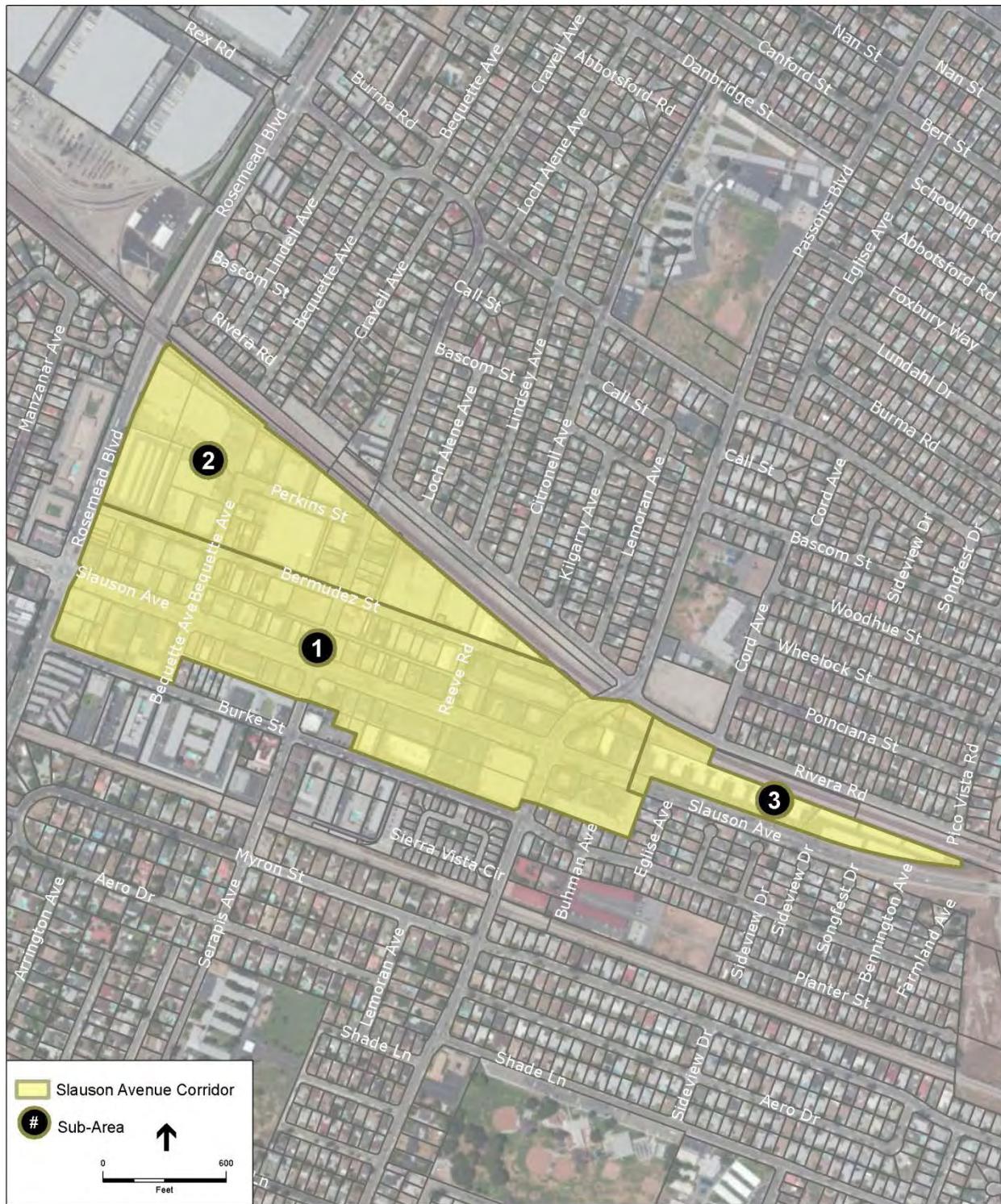


Figure 3-8: Slauson Avenue Corridor

Objectives

Land Use and Businesses

- Promote the aggregation of small, underutilized and irregular shaped parcels into larger parcels to support viable and cohesive development projects.
- Encourage locally serving retail commercial uses along the frontage of this corridor in sub-area 1.
- Encourage a diverse range of industrial and business park users in sub-areas 2 and 3.

Beautification and Intensification

- Incorporate appropriate design guidelines for commercial and industrial development to create a more unified theme and encourage higher quality development.
- Renovate existing industrial and commercial development through façade improvements, upgraded landscaping, consistent signage, screening and buffering.
- Support improvements to private buildings through the development of technical and financial incentive programs for façade enhancements to increase the economic vitality and enhance the character of Slauson Avenue.
- Work with the Chamber of Commerce to pursue the creation of a business assessment district to assist with repairs, renovation and parking for the Corridor.
- Explore an area-wide parking program and/or incorporate parking standards such as allowing shared parking arrangements to reduce the total number of on-site parking spaces required.
- Incorporate appropriate standards for industrial uses that are located in close proximity to residential uses in the Zoning Code to eliminate conflicts. These could take the form of standards for provisions of buffers, performance based standards applied to industrial uses with impacts to residential uses, and overlay/special designations for industrial uses located adjacent to residential areas.

The City should work with the owner of the commercial center on the northwest corner of Passons Boulevard and Slauson Avenue and the existing cul-de-sac at Bermudez Street and Passons Boulevard to provide for a more viable commercial or office use in the area.

Mobility and Streetscape

- Establish a comprehensive streetscape and landscape program that includes right-of-way improvements to street trees, street lighting,



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3. Land Use Element

streetscape elements (sidewalk/crosswalk paving, street furniture) and public signage.

- Enhance transit stops, shelters and connectivity to corridor uses.
- Strengthen pedestrian linkages to adjacent neighborhoods.

6 - San Gabriel River Parkway Corridor

Existing Conditions

The San Gabriel Parkway Corridor is made up of parcels north of Beverly Boulevard and the intersection of San Gabriel River Parkway and Springland Drive. Parcels included within this opportunity area consist primarily of industrial properties that are of marginal design or are underutilized. However, it should be noted that pockets of residential development are located along the Corridor, but outside of the identified opportunity area, creating land use conflicts and planning challenges. The San Gabriel Parkway Corridor provides a single access point at Springland Drive to a residential neighborhood. The majority of the neighborhood is located within unincorporated Los Angeles County and is not within the City of Pico Rivera's Sphere of Influence; however, a small strip of single-family residential development along Elford Drive exists between this unincorporated neighborhood and adjacent industrial uses. The only entrance and exit point for this unincorporated residential neighborhood is via Springland Drive to San Gabriel River Parkway. Parking is also a problem for industrial uses in this corridor. Roadway improvements including curbs, gutters and sidewalks are lacking.

Opportunity

The San Gabriel Parkway Corridor should be upgraded through enhanced design elements including unified streetscape enhancements such as consistent and well-managed landscaping, signage, sidewalks, curbs, gutters and medians. In addition, appropriate screening and buffering design elements should be used to address land use conflicts. Appropriate parking standards should be incorporated into the Zoning code for different types of industrial uses. Underutilized properties should be redeveloped with more intensive uses.

Objectives

Land Use and Businesses

- Promote intensification of underutilized properties with a diverse range of employment-generating light industrial uses that would not result in a large amount of truck traffic, and that would be compatible with adjacent residential uses.



Figure 3-9: San Gabriel River Parkway Corridor

Beautification and Intensification

- Renovate existing industrial development through façade improvements, upgraded landscaping, consistent signage, screening and buffering.
- Incorporate appropriate standards for industrial uses that are located in close proximity to residential uses in the Zoning Code to eliminate conflicts. These could take the form of standards for provisions of buffers, performance based standards applied to industrial uses with impacts to residential uses, and overlay/special designations for industrial uses located adjacent to residential areas.
- Evaluate current parking standards for industrial uses and the potential to create different standards to better address the parking needs of individual users. The evaluation should also address opportunities for shared parking.
- Ensure that new development and redevelopment of industrial uses incorporates appropriate screening and/or design elements to enhance views of the back side of industrial development for trail users of the San Gabriel River.

Mobility and Streetscape

- Install parking, curbs and gutters along the corridor.
- Establish a comprehensive streetscape and landscape program for corridors that include right-of-way improvements to street trees, street lighting, streetscape elements (sidewalk/crosswalk paving, street furniture) and public signage.
- Enhance the crossing at Woodford Street to improve safety and access for pedestrians and bicyclists to cross San Gabriel River Parkway from the east and ultimately gain access to the San Gabriel River Trail.
- Preserve and enhance the existing trail along San Gabriel River Parkway.

Targeted Planning Areas

Other opportunity areas within Pico Rivera are characterized as Targeted Planning Areas. These range from single site specific areas to broader planning areas encompassing multiple properties. Certain areas are anticipated to be developed through more detailed plans such as a Master Plan or Specific Plan. The following section describes the existing conditions of each of these areas as well as the opportunity and special objectives that in addition to those identified in earlier sections will help revitalize and enhance these selected areas within the city.

7 - Sports Arena/Kruse Road Area

Existing Conditions

This opportunity area includes the Bicentennial Park Campground, the Sports Arena, the Pico Rivera Golf Course, north side of Kruse Road industrial area and Streamland Park.

The Sports Arena is a major community facility that is physically isolated from the rest of the community, and has circuitous and somewhat confusing access. Few amenities are present to enhance the setting of the arena, which has the ability to attract "A-list" events and entertainers. The Sports Arena is currently undergoing much needed renovations; including landscape improvements and infrastructure improvements. Adjacent to the arena is the abandoned Bicentennial Park Campground. The City of Pico Rivera has a long term lease with the Army Corps of Engineers for the 120 acres that comprise the Sports Arena and former Bicentennial Park Campground. The City has developed a Conceptual Site Plan for rehabilitation of the campground and is in the process of implementing the next phases of this project. This area is located immediately south of the Whittier Narrows Equestrian Center & Horseman Park, a component of the Emerald Necklace project. The Emerald Necklace is a 17 mile interconnected network of bikeways, multi-use trails, parks and greenways along the Rio Hondo and San Gabriel Rivers.

The City has received a grant from the Southern California Association of Governments to prepare a feasibility study for the relocation, acquisition and conversion to open space of the legal non-conforming industrial area located along Kruse Road. The study is intended to develop a long-term strategy to amortize the existing legally non-conforming uses and allow the area to convert to open space. The existing industrial uses create land use incompatibilities with the adjacent residential neighborhood across Kruse Road. While the Whittier Fertilizer facility is incompatible with adjacent residential uses, it is also a key component in the City's efforts to meet the waste diversion requirements of AB 939. Lands along the northwest side of Kruse Road are encumbered with an existing LADWP transmission line easement, leaving only a 300-foot-strip of land between Kruse Road and the easement unencumbered. The feasibility study is anticipated to be completed in the winter of 2016.

The Pico Rivera golf course is somewhat isolated from other economic development uses within the community. In January 2012, the City of Pico Rivera retained a private concessionaire to oversee renovation of both the Golf Course and clubhouse facility and to provide professional management. The existing facility is a nine-hole course and includes a covered driving range and two putting greens.

The opportunity area also extends to Streamland Park to the west and borders the Whittier Narrows Dam, located to the north.



Sports Arena



Sports Arena aerial view

3. Land Use Element



Figure 3-10: Sports Arena/Kruse Road Area

Opportunity

There is potential to revitalize the Sports Arena/Kruse Road Area to serve as a regional gathering place, source of pride and economic driver for the community. The area provides unique opportunities to conserve natural areas, promote environmental sustainability, provide regional recreational opportunities and connections, create a gathering place for the community and to stimulate economic development. Therefore, a comprehensive approach to planning in this area is needed to ensure that opportunities for trail and open space connections both within the city and regionally, access issues, environmental protection issues, and economic development opportunities at the Sports Arena, Campground, Golf Course, Kruse Road and Streamland Park are carefully addressed. There is also potential to create a strong connection to the Emerald Necklace with congruent recreational opportunities adjacent to the Whittier Narrows Equestrian Center & Horseman Park and the extension of trail connections to the San Gabriel River trail and open space connections to Streamland Park.

Objectives

- Prepare a Comprehensive Sports Arena/Kruse Road Area Open Space Plan to ensure the planning area is carefully planned and that the full range of opportunities are addressed.
- Incorporate appropriate programming and connections to develop the area as an extension of the Emerald Necklace Park network.
- Provide trail connections from Streamland Park to Bicentennial Park Campground and the San Gabriel River trail.
- Enhance connectivity from Streamland Park, Kruse Road, the Pico Rivera Golf Course, Bicentennial Park Campground, and the Sports Arena through the creation of greenways, including landscaped areas, passive open space, recreation areas and trails.
- Expand opportunities for equestrian-oriented recreational facilities.
- Improve vehicular access to the Sports Arena including working with Caltrans, Los Angeles County, Army Corps of Engineers, and the City of South El Monte to include signage (directional and welcome), provide enhancements and proper maintenance of the I-605/Rose Hills Road off-ramp and create an entry from Highway 60 to the Sports Arena and Bicentennial Park Campground.
- Ensure the restoration and protection of natural systems and habitat. This includes working with the United States Fish and Wildlife Service on future, project-level design alternatives to ensure that those portions of the opportunity area that contain designated critical habitat for the

federally threatened California gnatcatcher are protected and allow for continued dispersal of gnatcatchers through the site.

- Incorporate water quality and water resource protection measures, including groundwater recharge and stormwater protection measures.
- Identify opportunities to capitalize on the Pico Rivera Golf Course as a recreational and economic resource for the City.
- Identify funding sources to plan and improve the area including local, state and federal funding.

8 - Rosemead Boulevard and Washington Boulevard Intersection

Existing Conditions

This intersection is one of the most heavily traveled in the city and has a large concentration of commercial uses. At peak hours, the intersection can be highly congested. One of the two alternatives for the proposed Gold Line Eastside Extension would place a station at this intersection. The design of existing uses at the intersection does not readily provide for parking or access to an aboveground station, and could result in significant aesthetic impacts. Concurrent with the General Plan update, Metro is studying development and design opportunities along the proposed Gold Line extension on Washington Boulevard. Additionally, sites within this area have been identified in the Housing Element to accommodate the City's 2014-2021 RHNA by providing opportunities for mixed-use development, including high density residential uses.

Opportunity

This intersection has potential for a major community identity statement. The proposed above-grade transit station associated with the Gold Line Eastside Extension at this intersection creates an opportunity for new transit-oriented development, and would also require the City to accommodate additional parking near the planned station. With or without the Gold Line Eastside Extension, this area provides the opportunity to create a key mixed-use, activity center within the city.

Objectives

- Ensure that any new transit-oriented development in this area is carefully planned by requiring a Specific Plan or Master Plan to ensure an appropriate mix of land uses, high quality design, and that infrastructure, amenities and services needed to adequately serve the development are provided.
 - Should the proposed above-grade transit station associated with the Gold Line Eastside Extension be developed, ensure that opportunities to enhance visibility of commercial uses, improved transit connections in the city and improved pedestrian access are addressed. These opportunities could include: providing grade-separated pedestrian access from the station to uses at all four quadrants of the intersection; and
 - Exploring opportunities to work with the Los Angeles County Metropolitan Transportation Authority and Montebello Bus Lines to relocate the existing terminal from Passons Avenue and Jackson Street and integrate with the proposed Gold Line Light Rail parking station to this intersection; and
 - Providing a kiosk identifying commercial establishments at this location for Gold Line station users.

3. Land Use Element



Figure 3-11: Rosemead Boulevard and Washington Boulevard Intersection

- Support ongoing improvement of commercial properties in this area through programs of financial assistance, code enforcement, business investment district and partnerships with local businesses.
- Create an identity statement by providing a strong sense of arrival that may incorporate signage, landscaping, special paving, lighting, architectural elements, median treatments or other features at the intersection.
- Work with the Los Angeles County Metropolitan Transportation Authority to address aesthetic and safety design concerns. Ensure the proposed light rail, proposed parking station and surrounding sidewalks along the rail are aesthetically pleasing. Encourage usage and a more walkable and enjoyable development through appropriate design and architectural detailing of the following:
 - Quality of architectural massing, such as plane moderation, façade treatments, setbacks, roof elements and building heights.
 - Street level elements such as active use areas, parking, plazas, architectural fenestration, fences/walls, public art, special paving, intersection treatments, trash and loading facilities, sidewalks and bikeways.
 - Landscape elements such as streetscape plantings, screening plantings, perimeter landscaping, parking lot landscaping and irrigation.
 - Signage and graphics.
 - Site furnishings such as bike racks, bollards, benches, tree grates, planters, and trash receptacles.
 - Site lighting such as streetscape lighting, pedestrian lighting and landscape lighting.
- Work with the Los Angeles County Metropolitan Transportation Authority to explore the opportunity to underground the catenary system for the Gold Line Light Rail to preserve the aesthetics of the street.
- Pursue local, state and federal grants to improve public and private property through design guidelines along the proposed light rail corridor.

9 - Smith Park/Pico Rivera Library Area

Existing Conditions

Smith Park, which includes the community center, is a major recreational activity center and community gathering place. A 16,000 square foot, state of the art Library was completed at the end of 2013. The Library is physically separated from the park by Mines Avenue. Across Rosemead Boulevard to the west of Smith Park is an older, vacant commercial center.

Opportunity

While Pico Rivera does not contain a traditional “downtown” area, the Smith Park/library/community center complex and adjacent commercial center provide potential for a community focal point, fulfilling the community gathering place functions of a traditional “downtown.” Revitalization of the adjacent commercial center with enhanced design and a mix of new land uses will assist in establishing this major community focal point. Sites within this area have been identified in the Housing Element to accommodate the City's 2014-2021 RHNA by providing opportunities for mixed-use development, including high density residential uses.

Objectives

- Development of a distinct, mixed-use center with careful consideration of the type of uses, intensity, and greater emphasis on pedestrian and transit access.
- New development incorporating building orientations, architectural detail, massing, lighting and other treatments that enhance street frontages, reduce the visual prominence of parking areas and create strong connections to Smith Park and surrounding uses.
- Increase pedestrian connectivity between uses within the Opportunity Area and to adjacent neighborhoods.
- Enhance pedestrian crosswalks to safely accommodate pedestrians and bicyclists through clearly identified markings and/or pavers, signage and traffic controls.
- Incorporate decorative banners and other techniques to create a unique identity for the area.
- Provide enhanced and consistent landscaping, street furnishings, paving materials, public signage and lighting to ensure a consistent theme for the area.
- Consider the potential to relocate the Civic Center to this area subject to an economic benefit analysis and adequate funding.
- Explore the potential to build a Performance Art Center in this area.

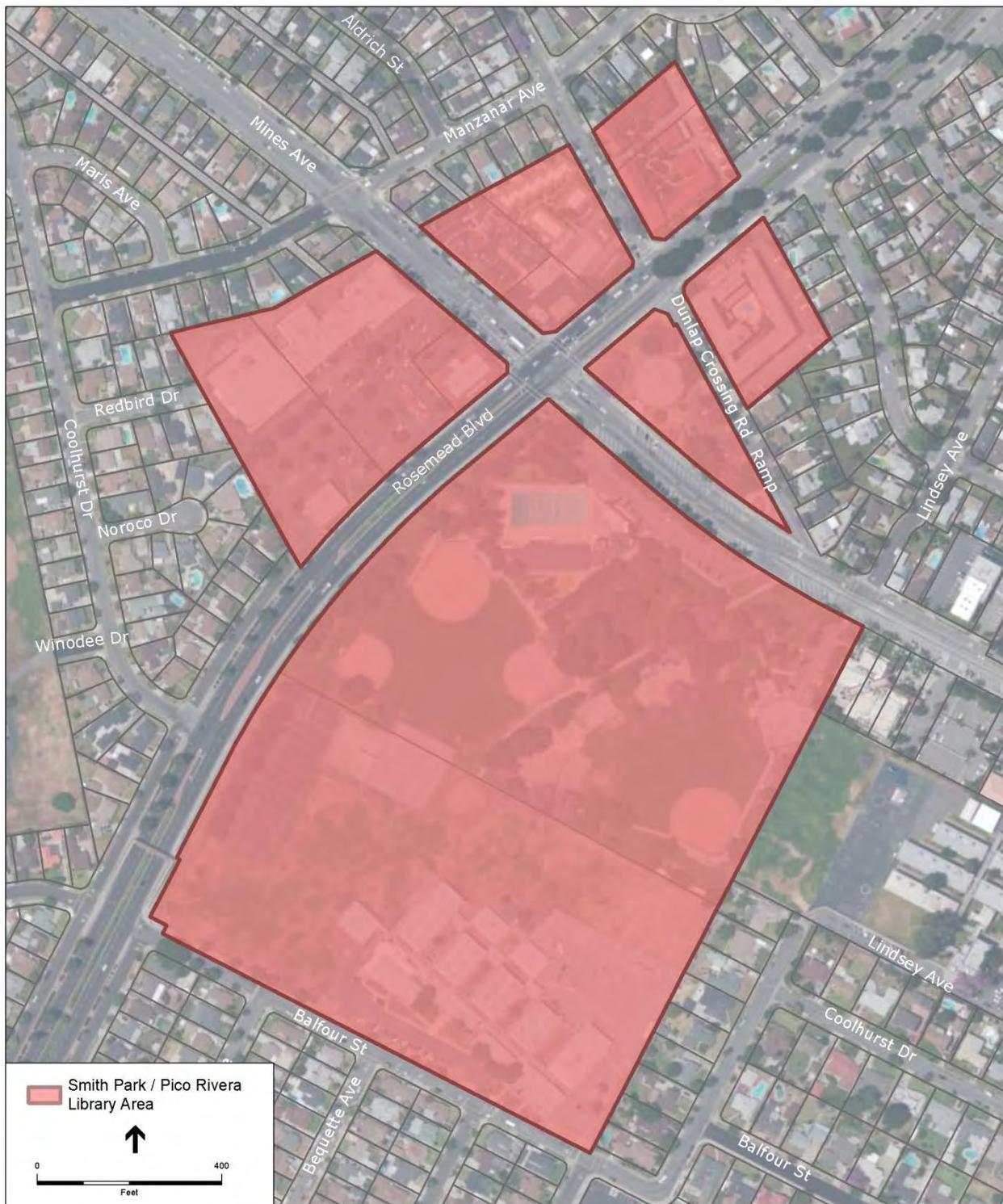


Figure 3-12: Smith Park/Pico Rivera Library Area

10 - Northeast Quadrant of the Paramount Boulevard and Slauson Avenue Intersection

Existing Conditions

This area is a major employment area and is a major truck traffic generator as well. The northeast quadrant of the Paramount Boulevard and Slauson Avenue intersection is developed with a poorly designed building formerly used as an indoor swap meet. A UPS trucking facility is located to the north. The northeast quadrant has been identified in the Housing Element as a potential site for mixed-use development as a means of providing sufficient housing to meet the City's share of regional housing needs. Slauson Avenue is an active truck route and will potentially experience increased truck activity in the future as industrial uses within the northern portion of the city are encouraged to relocate further south. This area provides a transition/buffer from this truck activity to the adjacent single family residential properties. .

Opportunity

There is potential to improve linkages to commercial areas located north along Washington Boulevard, where the potential future transit station is planned. There is also potential for increasing vitality of existing development along Paramount Boulevard, including the development of new mixed use or industrial development along the east side of Paramount Avenue, north of Slauson Avenue. There is also an opportunity to create an appropriate buffer from the residential neighborhoods to the more intense industrial areas to the west.

Objectives

- Convert the former swap meet parcel to a mixed-use or light industrial development.
- Ensure that the development of the former swap meet site serves as a transition from the industrial development to the west of Paramount Boulevard to the adjacent residential neighborhoods to the east. The mixed-use or industrial development should incorporate elements in the site design and building design to soften its impact on the adjacent residential uses and result in a compatible transition.
- Improve sidewalks and eliminate unimproved gaps, particularly on the east side of Paramount Boulevard, south of the rail line.
- Should the proposed above-grade transit station associated with the Gold Line Eastside Extension be developed, identify opportunities to improve pedestrian and bicycle connections from the industrial developments along Paramount Boulevard to the Washington Boulevard and Rosemead Boulevard intersection.



Figure 3-13: Northeast Quadrant of the Paramount Boulevard and Slauson Avenue Intersection

11 - Burke Property

Existing Conditions

This is a vacant parcel south of Slauson Avenue and adjacent to the San Gabriel River and is considered a brownfield. The site is bordered by the railroad on the south, the San Gabriel River to the east, single family residential neighborhoods to the west and Slauson Avenue to the north. The site has limited access, only having access from the west side of the property along Burke Street which is a residential street through an existing neighborhood. Burke Street provides the only direct access to Passons Boulevard. Directly south of the Burke property is a vacant site with access through Planter Street; however, the property is owned by the Union Pacific Railway. Other than the active rail line, further south of the vacant site, there is no use for the property. There are also contamination concerns on the site. These access constraints and contamination issues would have to be addressed before development could occur.

Opportunity

There is potential to develop this parcel with open space once access and site contamination issues are resolved.

Objectives

- Ensure appropriate site remediation prior to initiation of site development.
- Provide for adequate access by exploring access options at both Burke Street and Planter Street and potential access to Slauson Avenue.
- Work with the Union Pacific Railway to split the vacant parcel with access to Planter Street and convey to the City.
- Pursue local, state and federal brownfield grants for the redevelopment of the Burke property.



Figure 3-14: Burke Property

12 - Passons Grade Separation

Existing Conditions

With the construction of the Passons grade separation north of Slauson Avenue, some existing land uses were removed, creating a vacant parcel. The vacant parcel is located on the north side of the rail line adjacent to Maizeland Elementary School and single-family residential uses. Maizeland Elementary closed in 2011 due to low enrollment. The El Rancho School District has not determined when and if the school will be opened again.

Opportunity

The vacant parcels provide an opportunity to create a linear park along the rail line to buffer the residential properties. The City has been working with the El Rancho School District to determine future plans of the site. If the elementary school is permanently closed, then a greater opportunity arises to consolidate the vacant site and the elementary school for a large residential development.

Objectives

- A new linear park should be included in the redevelopment of the vacant parcel north of the rail line.
- The City should work closely with the school district on future plans for the elementary school property and consolidate the property with the vacant site along Passons Boulevard for a large residential development if the school is not reopened.
- The City should work with the school district to ensure that any opportunities for joint use of recreational facilities are addressed.
- The redevelopment of this area should improve the appearance of the edges facing the rail line through landscaping and other buffering and screening treatments.



Figure 3-15: Passons Grade Separation

13 - Washington Boulevard and Paramount Boulevard Intersection Area

Existing Conditions

This site includes an apartment complex and gas station in the northwest quadrant and a sit-down restaurant and large apartment complex in the northeast quadrant of this intersection. Existing development is of marginal design contrasted by newer development in the Towne Center located in the southeast quadrant.

Opportunity

There is potential for remaking this as a key intersection and providing new community entry statements at this location.

Objectives

- Create a stronger sense of arrival at this intersection by incorporating signage, landscaping, special paving, lighting, architectural elements, median treatments or other features at the intersection.
- Redevelopment of this area should promote a more integrated mix of commercial, office and high density residential development with appropriate parking standards to protect the surrounding single-family residential neighborhood.



Figure 3-16: Washington Boulevard and Paramount Boulevard Intersection Area

14 - Washington Boulevard and Passons Boulevard Intersection

Existing Conditions

The intersection of Washington Boulevard and Passons Boulevard is a key entry to the Civic Center, which is located north of, but not visible from this intersection. The City's Park and Recreation Department is located within this area, but is also not visible from the intersection as it is located directly behind a commercial property on the northwest corner. A small entry monument to City Hall is located within the right-of-way adjacent to the service station in the northeast quadrant of the intersection. Remaining quadrants consist of commercial uses; specifically the southwest quadrant consists of a new strip commercial center. The separation between this key entry, the Civic Center located to the north and other important government uses in the city including Smith Park and the Pico Rivera Library area presents a challenge to create a unified identity and clear association between these important government services.

Opportunity

As a key entry to the Civic Center, the intersection of Washington Boulevard and Passons Boulevard should be improved through better signage, entry monumentation, landscaping and lighting. Streetscape enhancements and wayfinding signage should also be used to connect the entry to the government uses located along Passons Boulevard to Mines Avenue.

Objectives/Policies

- Enhance pedestrian connections across Washington Boulevard to create a connection between the buildings and uses on both sides of the street and to encourage pedestrian and bicycle activity.
- Implement Safe Routes to School recommendations to encourage the safety of children attending the schools further north.
- Pursue local, state and federal grants for the implementation of Safe Routes to School strategies.
- Enhance the intersection through special lighting, signage, landscaping, architectural elements, paving and other unique features to reinforce its location as a key entry to the civic center.
- Extend street tree and other streetscape design elements from the intersection, down Passons Boulevard to the Civic Center to create a more cohesive area.
- Strengthen pedestrian and bicycle linkages between businesses at the intersection, to adjacent neighborhoods and to the Civic Center.



Figure 3-17: Washington Boulevard and Passons Boulevard Intersection

15 - San Gabriel River Parkway and Beverly Boulevard Intersection

Existing Conditions

This opportunity area includes parcels to the north and south of Beverly Boulevard where it intersects San Gabriel River Parkway. A County maintenance yard and a self-storage warehouse are located at the northwest and northeast corners, respectively, while industrial uses are located to the south of Beverly Boulevard. The City's main maintenance yard is also located within this area, south of Beverly Boulevard, adjacent to the San Gabriel River.

This area represents another important entryway into the city from jurisdictions to the east of Pico Rivera. The existing uses are not appropriate for a major entry to the city and are also located adjacent to Pico Park, which is an important park space and recreational asset in the community.

Opportunity

As a key entry to the city, the intersection of San Gabriel River Parkway and Beverly Boulevard should be enhanced through better signage, entry monumentation, landscaping, lighting and a conversion to more appropriate uses, including mixed-use and light industrial. The parcel at the northwest corner of the intersection has been identified in the Housing Element to accommodate the City's 2014-2021 RHNA by providing opportunities for mixed-use development in this area. Therefore, there is potential to work with the County's Public Works Department to relocate the existing maintenance yard to a more appropriate industrial location. Proposed uses at the intersection include mixed-use with residential development and light industrial uses so it will be important to provide screening and design improvements to ensure compatibility, a unified aesthetic theme and the creation of a sense of arrival to the city.

Objectives

- Promote mixed-use development, including higher density residential in the northwest corner of this intersection.
- Reinforce this location as a key entry to the city by incorporating distinctive and consistent streetscape treatments special lighting, signage, landscaping, architectural elements, paving and other unique features that tie the corners together and enhance the intersection.
- Ensure that potential conflicts with adjacent single-family residential development are appropriately addressed through buffering, screening and or performance standards included in the Zoning Code.



Figure 3-18: San Gabriel River Parkway and Beverly Boulevard Intersection

16 - Beverly Boulevard, I-605 Area

Existing Conditions

This planning area includes two sub-areas. Sub-area 1 is located north of Beverly Boulevard and west of the I-605, along Abbeywood Avenue. It is a large site that currently includes underutilized industrial uses. There is a freight forwarder located on the north parcel and a warehouse/distribution facility on the south parcel. Access to the planning area from Beverly Boulevard is provided at Abbeywood Avenue which runs along the westerly side of the south parcel and ends at the southern boundary of the north parcel. Immediately north of the site is an existing single family development. This development is located within the city, but its only access is provided through the adjacent neighborhood located within Los Angeles County. That neighborhood also has only one point of access at Springland Drive and San Gabriel River Parkway. These access issues and land use incompatibilities between the industrial uses and adjacent residential uses need to be addressed to ensure the health and safety of residents.

Sub-area 2 is located south of Beverly Boulevard and includes an approximately 19 acre vacant site. This site is one of the largest remaining vacant sites in the city. However, there is limited access to the site. Existing access is provided at Eduardo Avenue through an existing residential neighborhood located outside the city boundaries within an unincorporated area. There is no direct access from within the City of Pico Rivera.

Opportunity

There is an opportunity to redevelop sub-area 1 with mixed-use or light industrial uses to address incompatibilities between the existing industrial and residential neighborhoods. Redevelopment of the site should also explore opportunities to provide secondary access for the adjacent residential neighborhood. Sub-area 2 provides significant opportunities for redevelopment, but the access issues must be resolved in order to do so.

Objectives

- Promote development of sub-area 1 as mixed-use and/or light industrial to eliminate land use conflicts with the adjacent residential development area. Ensure that potential conflicts with adjacent single-family residential development are appropriately addressed through buffering, screening and or performance standards included in the Zoning Code.
- Require that future redevelopment of sub-area 1 be addressed through a master plan or other similar device including a specific plan or planned development zoning. At a minimum, the Plan shall address access issues and creative site design, buffering, performance standards as appropriate, the desired mix and intensity of development, and potential environmental hazards.



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3. Land Use Element

- Redevelopment of sub-area 2 should be a priority and the City should work with potential developers and/or consider conducting independent studies to identify potential access solutions.



Figure 3-19: Beverly Boulevard and I-605 Area



CHAPTER 4

Housing Element

Introduction

Housing Overview

Historical Perspective

The City of Pico Rivera is a City of almost 62,942 people located in Los Angeles County. As shown in **Figure 4-1**, Pico Rivera is located near and adjacent to two major freeways including Interstates 5 and 605. The City of Pico Rivera traces its beginning to the 1870's when the Atchison, Topeka, Santa Fe and Union Pacific railroads completed rail lines through the area. Newly arrived farmers planted large groves of citrus, avocado, and walnut trees in the midst of the fertile land between the Rio Hondo and San Gabriel Rivers. Eventually, two communities, Pico and Rivera, were established in the area and over the first four decades of the 20th century these two country towns grew slowly in a rustic agricultural setting.

The end of World War II resulted in a sudden demand for housing, attracting land developers to Southern California. During the 1950's, the large parcels of farm land were purchased and cleared to be replaced by tract homes, schools, and churches. Commercial and industrial enterprises were also established in the surrounding areas. As housing subdivisions quickly developed, young families quickly filled the area, drawing the established communities of Pico and Rivera closer together. Local residents developed a stronger sense of civic awareness as "annexation fever" grew in neighboring cities.

By the mid-1950's, leaders from both communities began to voice strong support for incorporation. In an election held January 7, 1958, 56 percent of voters favored incorporation, approving a Council-Manager form of local government, confirming the name "Pico Rivera" for the new city, and electing five citizens to serve as members of the first City Council, thereby creating the 61st city of Los Angeles County.

Today Pico Rivera is home to a variety of households and offers a range of employment opportunities. The City's location and freeway access make it an ideal location to reside within the region. The City is currently planning for future growth, specifically new residential development, through identification of underutilized sites for potential mixed-use development and higher density housing. The City is also undertaking an update to the General Plan, which will

focus on opportunity areas where potential exists for community enhancement through introduction of new land uses, land use intensification, and establishment of design improvements.

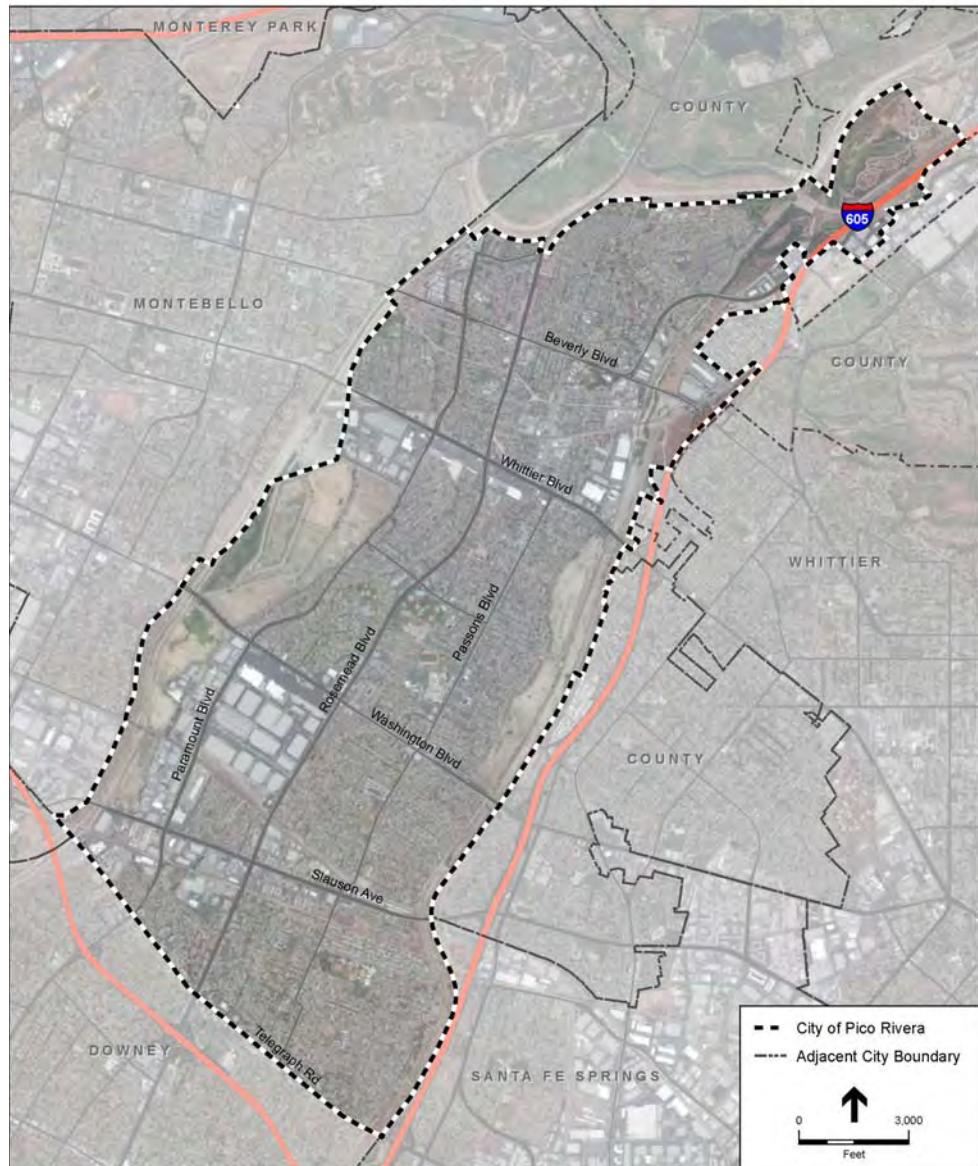


Figure 4-1: City of Pico Rivera Location Map



Demographics

The City's economic and population growth over the past five decades has been accompanied by a shift in the demographic characteristics of the population. Significant changes include an increase in the Hispanic population, an increase in large households, and a small increase in the average age of residents in the City. Generally, a large proportion of residents living in Pico Rivera are young adults that seek a variety of housing options that are affordable and located strategically to access the amenities and services in the region.

Housing Stock

In 2010, there were a total of 17,109 dwelling units in the City, a 1.1 percent increase from the 2000 Census. The City's housing stock is predominately characterized by single-family detached dwelling units which comprise over 80 percent of the total housing stock. As the City plans for future housing activity it is important to note that approximately 87 percent of the City's housing stock is more than 30 years old and may be in need of repair or rehabilitation.

Despite the limited availability of vacant residentially zoned land in the City, Pico Rivera has experienced modest housing growth over the past several decades. The City currently has two adopted specific plans: Specific Plan 301 and Specific Plan 400.4. Both provided guidance for the development of identified underutilized sites in the City with residential and commercial uses that contributes to the revitalization and economic development of Pico Rivera.

As a successfully developed community, the Pico Rivera 2014–2021 Housing Element will focus on preserving and enhancing existing housing, while encouraging and facilitating compatible higher density development. Housing goals, policies and programs will aim to preserve the condition of the existing housing stock, develop new housing in specific targeted growth districts, provide affordable housing opportunities for all income groups, and improve the quality of life in the City's neighborhoods.

Housing Element State Law

California State Housing Element Law (California Government Code Article 10.6) establishes the requirements for Housing Elements of the General Plan. Specifically, California Government Code Section 65588 requires that local governments review and revise the Housing Element of their Comprehensive General Plans not less than once every five years. However, with the introduction of SB 375, cities must now update their Housing Elements every 8 years in order to align them with the deadline for the regional transportation plan.

The California State Legislature has identified the attainment of a decent home and suitable living environment for every Californian as the State's major housing

goal. Recognizing the important role of local planning programs in the pursuit of this goal, the Legislature has mandated that all cities and counties prepare a Housing Element as part of their comprehensive General Plans. **Table 4-1** summarizes these State requirements and identifies the applicable sections in the 2014-2021 Housing Element where these requirements are addressed.

Pico Rivera's Housing Element was last updated in 2012 and is currently being updated for the years 2014 to 2021 as part of the new update cycle for jurisdictions within the Southern California Association of Governments (SCAG) region to allow for synchronization with the 2012-2035 Draft Regional Transportation Plan and Sustainable Communities Strategy (RTP/SCS). The Element sets forth an 8-year strategy to address the City's identified housing needs, including specific implementing programs and activities.

Various amendments have been made to Housing Element law since adoption of the City's 2006-2014 Housing Element. These include:

- **AB 162:** Requires the City, upon adoption of the Housing Element, to identify specific flood hazard zones in the Land Use Element and specific floodwater and groundwater recharge areas in the Conservation and Safety Elements.
- **SB 244:** Requires the City, upon the adoption of a Housing Element, to update the Land Use Element to include data and analysis, goals, and implementation measures regarding unincorporated island, fringe, or legacy communities and their infrastructure needs.
- **SB 812:** In addition to the existing special needs groups, the City must include an analysis of the housing needs for persons with developmental disabilities.
- **AB 1867:** Under certain conditions, the City can now count multi-unit homeownership units that have been converted to affordable units toward their RHNA allocation.
- **SB375 Implications:** For jurisdictions that do not submit their adopted 2014-2021 housing element update within 120 days of the October 2013 deadline, their housing element updates revert to a four-year cycle.

The contents of this updated Housing Element comply with these amendments and all other requirements of Housing Element law.



Regional Housing Needs Assessment

Section 65583 of the Government Code sets forth the specific components to be contained in a community's housing element. Included in these requirements is an obligation on the part of local jurisdictions to provide their "fair share" of regional housing needs. Local governments and Councils of Governments (COGs) are required to determine existing and future housing need and the allocation of said need must be approved by the California Department of Housing and Community Development (HCD). Pico Rivera is a member of the Southern California Association of Governments (SCAG) and SCAG is responsible for preparing the Regional Housing Needs Assessment for the six-county territory that it represents.

HCD established the planning period for the current Regional Housing Needs Assessment (RHNA) from January 1, 2014 to September 30, 2021. For the 2014-2021 planning period the City was allocated a total of 850 units, including 217 for very low income, 131 for low income, 140 for moderate income, and 362 for above-moderate income households.

Changes to Housing Element law, specifically, AB 1233 passed in January 2006, requires "communities that failed to comply with requirements to make available sufficient sites to meet their regional housing need in the previous planning period must, within the first year of the new planning period, zone or rezone enough sites to accommodate the RHNA not accommodated from the previous planning period." The Housing Element for the 2006-2014 planning period was adopted in 2012 and certified by HCD, but the City chose not to complete the rezoning necessary to provide adequate sites to accommodate the City's lower income RHNA because the City recently initiated a General Plan update. Consequently, the City is required to plan for the current planning period of 2014-2021 as well as any unaccommodated shortfall identified from the previous (2006-2014) planning period. The City has provided a strategy in **Section 6**, to address AB 1233 as well the current RHNA allocation.

Required Housing Element Contents

State law contains very specific information concerning the content and effect of programs identified to implement the housing element. The State's housing element requirements are summarized in **Table 4-1**.

Table 4-1:
Housing Element Requirements

Issues Requiring Analysis	Gov. Code Section	Reference in Housing Element
Analysis of employment trends.	Section 65583.a	Section 4
Projection and quantification of existing and projected housing needs for all income groups.	Section 65583.a	Section 4, Section 6
Analysis and documentation of the City's housing characteristics, including cost for housing compared to ability to pay, overcrowding, and housing condition.	Section 65583.a	Section 4
An inventory of land suitable for residential development, including vacant sites and sites having redevelopment potential.	Section 65583.a	Section 6
Analysis of existing and potential governmental constraints upon the maintenance, improvement or development of housing for all income levels.	Section 65583.a	Section 5
Analysis of existing and potential non-governmental (private sector) constraints upon maintenance, improvement or development of housing for all income levels.	Section 65583.a	Section 5
Analysis concerning the needs of the homeless.	Section 65583.a	Section 4
Analysis of special housing needs: handicapped, elderly, large families, farm workers, and female-headed households.	Section 65583.a	Section 4
Analysis of opportunities for energy conservation with respect to residential development.	Section 65583.a	Section 6
Identification of Publicly-Assisted Housing Developments.	Section 65583.a	Section 4
Identification of Units at Risk of Conversion to Market Rate Housing.	Section 65583.a	Section 4
Identification of the City's goal relative to the maintenance, improvement, and development of housing.	Section 65583.a	Section 2
Analysis of quantified objectives and policies relative to the maintenance, improvement, and development of housing.	Section 65583.b	Section 3
Identification of adequate sites that will be made available through appropriate action with required public services and facilities for a variety of housing types for all income levels.	Section 65583.c(1)	Section 6
Identification of strategies to assist in the development of adequate housing to meet the needs of low and moderate-income households.	Section 65583.c(2)	Section 2 and Section 6
Description of the Public Participation Program in the formulation of Housing Element Goals, Policies, and Programs.	Section 65583.d	Section 1
Description of the Regional Housing Needs Assessment (RHNA) prepared by the Southern California Association of Governments.	Section 65583.e	Section 1, Section 3, and Section 6
Review of the effectiveness of the past Element, including the City's accomplishments during the previous planning period.	Section 65583.f	Section 7

Source: State of California, Department of Housing and Community Development.



Public Participation

Section 65583 (c) (7) of the Government Code states that, "The local government shall make diligent effort to achieve public participation of all economic segments of the community in the development of the housing element, and the program shall describe this effort." A discussion of citizen participation is provided below.

Prior to the submittal of the Housing Element for initial review, community workshops with the Planning Commission were held on March 18, 2013 and April 15, 2013. The community workshops sought to inform the Planning Commission, residents, and interested stakeholders of the 2014-2021 Housing Element update process. The goal of the workshops was to receive feedback related to the current and future housing needs of the City. At the first community workshop, participants asked clarification questions on how the rezoning of identified sites would affect their private property. Some residents expressed their concerns about traffic, infrastructure, and adverse environmental impacts due to increased residential density and the introduction of mixed-use developments. Planning Commissioners requested clarification on how the City can ensure that units are kept affordable to lower income families. Commissioners also expressed the importance of keeping a balance between residential development and revenue generating businesses, such as commercial and retail uses. During the second community workshop, the Planning Commission expressed their satisfaction with the draft Housing Element. Participants who attended the meeting urged staff to consider policies that are more sensitive to existing substandard units in order to help residents comply with the City's development standards. A representative from the Southern California Rehabilitation Center attended and spoke about the importance of encouraging the development of affordable housing for persons with disabilities, including individuals with developmental disabilities.

Both workshops were advertised at City Hall and the City's website, and flyers advertising the meetings were emailed or mailed directly to stakeholders. The City also proactively mailed copies of the workshop flyer to business owners and surrounding residents of parcels identified in the sites inventory. At the second workshop held on April 15, 2013, City staff provided Spanish translation to workshop participants who requested it during the meeting. Copies of the flyers, a sample stakeholder letter, and the list of stakeholder groups that received the mailing are provided in Appendix C.

After the State Department of Housing and Community Development reviewed the Draft Element, additional hearings before the Planning Commission and City Council were held. The 2014-2021 Housing Element was reviewed and recommended for adoption by the Planning Commission on August 5, 2013 and September 3, 2013. It was formally adopted by City Council on October 8, 2013. Notification for these hearings were published in the local newspaper, posted at prominent public facilities, and provided on the City's website in advance of each hearing.

General Plan Consistency

The City of Pico Rivera is currently updating the General Plan. When adopted, the 2013 General Plan update will be comprised of the following nine elements: 1) Land Use; 2) Circulation; 3) Housing; 4) Conservation; 5) Open Space; 6) Noise; 7) Safety; 8) Economic Prosperity; and 9) Healthy Communities. The Housing Element builds upon the other General Plan elements and is entirely consistent with the policies and proposals set forth by the Plan. As portions of the General Plan are amended in the future, the Pico Rivera General Plan (including the Housing Element) will be reviewed to ensure internal consistency is maintained.

Organization of the Element

The Housing Element sets forth housing goals and policies for Pico Rivera to address the City's existing and projected housing needs. Specific housing programs to implement these goals and policies are identified in the Housing Program section of the updated document. The updated Pico Rivera Housing Element is comprised of the following major components:

1. Preparation of a Housing Plan to address Pico Rivera's identified housing needs, including housing goals, policies and programs.
2. An analysis of the City's population, household and employment base, and the characteristics of the City's housing stock.
3. An updated evaluation of housing need, including the housing needs of very low-income households and individuals with disabilities.
4. An examination of governmental and non-governmental constraints on the production, maintenance, and affordability of housing.
5. Preparation of an inventory of potential housing sites in the community.
6. An assessment of past housing element accomplishments.



Housing Plan

For the City of Pico Rivera the enduring objective is to facilitate and encourage housing that fulfills the diverse needs of the community. To achieve this goal the Housing Plan identifies long-term housing goals and shorter-term policies to address the identified housing needs. The goals and policies are then implemented through a series of housing programs. Programs identify specific actions the City plans to undertake toward achieving each goal and policy.

The goals, policies, and programs within the Housing Plan build upon the identified housing needs in the community, constraints confronting the City, and resources available to address the housing needs. This Plan will guide City housing policy through the 2014-2021 planning period.

The City of Pico Rivera has established the following general housing policies:

General Housing Policy 1: The City of Pico Rivera will encourage the provision of a range of housing types and styles as a means to accommodate existing and future needs.

General Housing Policy 2: The City of Pico Rivera will preserve and maintain its existing residential neighborhoods.

General Housing Policy 3: The City of Pico Rivera will promote the development of higher density housing in those areas that can support such development without creating land use incompatibilities.

General Housing Policy 4: The City of Pico Rivera will continue to promote safe, sound, and quality housing through rehabilitation programs, redevelopment, code enforcement, and development review.

Pico Rivera's more specific housing goals, policies, and programs address the following six major areas:

1. Housing conservation;
2. Opportunities for affordable housing;
3. Special needs housing;
4. Provision of adequate sites;
5. Removal of governmental constraints; and
6. Equal housing opportunities.

Pico Rivera's Housing Plan for addressing unmet needs, removing constraints, and achieving quantitative objectives is described in this section according to the above six areas. The housing programs introduced on the following pages

include programs that are currently in operation and new programs which have been added to address the City's housing needs.

Goal 1: Preserve and improve existing housing

Policy 1.1: Encourage the maintenance and repair of the City's housing stock through code enforcement and rehabilitation programs.

Policy 1.2: Preserve the integrity of the existing single-family neighborhoods in the community.

Program 1 – Owner-Occupied Housing Rehabilitation Programs

The Housing Rehabilitation Loan and Grant Programs offer homeowners the opportunity to apply for loans and small grants to complete improvement projects on their properties. The Loan Program provides 0% simple interest, deferred payment loans to seniors, persons with a disability, and families of low and moderate income that own and occupy their homes and need financial assistance to make repairs and improvements. The program is backed by federal funds with loans secured by a Deed of Trust. Payment is typically not due payable until the home is sold, transferred in ownership, refinanced, or the 30th year of the loan. The Grant Program provides a \$12,000 grant to very low-income homeowners that occupy their homes and need financial assistance for critical health and safety-related improvements.

Program Objective: Address property, structural, and energy/water conservation improvements for low income homeowners in the City. The City anticipates that 30 projects will be assisted annually through the Grant Program.

Funding Source: CDBG, HOME, CalHOME

Responsible Agency: Community and Economic Development Department, Housing Division

Time Frame: 2014-2021

Program 2 – Neighborhood Improvement Program

The enforcement of existing property maintenance codes is a primary means to preserve housing and the quality of neighborhoods. The Neighborhood Improvement Division is responsible for enforcing certain provisions of the Municipal Code to ensure a safe, orderly, and aesthetically pleasing community. Neighborhood Improvement Officers enforce violations on private property, such as zoning violations, building code violations, and public nuisances. This program is designed to identify properties with violations and bring such properties up to City code requirements and to clean up unsightly and unsafe properties. Under this program, City personnel will refer property owners cited for Code violations



to housing rehabilitation assistance programs as a means to prevent further deterioration of residential properties.

Program Objective: Continue to conduct inspections on a complaint basis through the City's Neighborhood Improvement Division.

Funding Source: General Fund, CDBG

Responsible Agency: Community and Economic Development Department, Neighborhood Improvement Division

Time Frame: 2014-2021

Program 3 – Monitor and Preserve Affordable Housing

The City will continue to keep an inventory of affordable housing units and promote, through the Housing Division, the use of additional affordable housing assistance programs, as appropriate, to preserve existing affordable units that are at risk of converting to market-rate. The City will make contact with public agencies, non-profit organizations, and tenant groups that may be in a position to purchase and/or manage at-risk projects. When available, the City will utilize resources such as HUD Section 208/811 loans, HOPE II and III Homeownership program funds, HOME funds, CDBG funds, Low-Income Housing Tax Credit Programs, California Housing Finance Agency single-family and multi-family programs, programs to stimulate private developer and non-profit entity efforts in the development and financing of housing for lower and moderate-income households. The City will facilitate discussions between developers and local banks to meet their obligations pursuant to the California Community Reinvestment Act (CCRA) providing favorable financing to developers involved in projects designed to provide lower and moderate-income housing opportunities.

Program Objective: City Staff will maintain a list of affordable units throughout the City including affordability information to ensure landlords are compliant with deed restrictions and to preserve affordable units. The Housing Division will continue to pursue partnership opportunities with non-profits to preserve and expand affordable housing in the City.

Funding Source: CDBG

Responsible Agency: Community and Economic Development Department, Housing Division

Time Frame: 2014 – 2021

Program 4 – Energy Efficient Design

The City will review ordinances and recommend changes where necessary to encourage energy efficient housing design and practices that are consistent with State regulations. The City provides information on their website and will

continue to periodically update their literature regarding energy conservation, including solar power, energy efficient insulation, and subsidies available from utility companies, and encourage homeowners and landlords to incorporate these features into construction and remodeling projects. When possible the City will encourage energy conservation devices including, but not limited to lighting, water heater treatments, and solar energy systems for all new and existing residential projects. The City will encourage maximum utilization of Federal, State, and local government programs, including the County of Los Angeles Home Weatherization Program that are intended to help homeowners implement energy conservation measures.

Program Objective: *Maintain and distribute literature on energy conservation, including solar power, additional insulation, and subsidies available from utility companies, and encourage homeowners and landlords to incorporate these features into construction and remodeling projects. Encourage energy conservation devices, including but not limited to lighting, water heater treatments, and solar energy systems for all residential projects. Encourage maximum utilization of Federal, State, and local government programs, such as the County of Los Angeles Home Weatherization Program, that assist homeowners in providing energy conservation measures. Continue to provide information on home loan programs available through the City and encourage residents to use the programs to implement energy efficient design.*

Funding Source: General Plan

Responsible Agency: Community and Economic Development Department, Planning Division

Time Frame: 2014-2021

Goal 2: Encourage access to opportunities for affordable housing

Policy 2.1: Support and promote the creation of new opportunities for affordable housing.

Policy 2.2: Cooperate with private and public sector entities in identifying strategies that will be effective in the development of new affordable housing.

Policy 2.3: Promote and support those programs that will assist lower-income households in the purchase of their homes.

Program 5 – Developer Consultation

The City will continue to promote and encourage early consultation with developers to assist in expanding housing opportunities in order to streamline the process involved in development of affordable housing. This early consultation



will also provide developers with information needed to assist them in applying for funding to develop affordable and assisted housing. City staff will provide information in the form of handouts and on the City's website indicating the benefits of early consultation for the development community.

Program Objective: City staff will offer early consultation with developers on an as needed basis

Funding Source: General Fund

Responsible Agency: Community and Economic Development Department

Time Frame: 2014 – 2021

Program 6 – Partnerships for Affordable Housing Programs

As a means of further leveraging housing assistance, the City will continue to cooperate with other agencies and organizations that offer lower income households homeownership assistance. These agencies and organizations may include, but are not limited to:

- Los Angeles County- Mortgage Credit Certificate (MCC) Program
- Neighborhood Housing Services of Los Angeles County- Homeownership Promotion and Preservation Program, Affordable Mortgage Lending Program

As the City has little control over how these programs are administered by each responsible agency or organization, the City will be responsible for providing information on the City website and at City Hall.

Program Objective: Increase resident awareness about housing programs offered by other agencies and organizations by advertising them on the City's website and by offering Staff assistance at City Hall.

Funding Source: General Fund

Responsible Agency: Community and Economic Development Department, Housing Division

Time Frame: 2014 – 2021

Program 7 - Section 8 Rental Assistance

The Section 8 program provides rent subsidies to very low income households who overpay for housing. Prospective renters secure housing from HUD-registered apartments that accept the certificates. HUD then pays the landlords the difference between what the tenant can afford (30 percent of their income) and the payment standard negotiated for the community. The City manages the Section 8 program with HUD. The City's Housing Division keeps record on the number of households in Pico Rivera that participate in the Section 8 program.

On average, there are approximately 500 households that participate in this program annually. The Housing Division regularly refers and provides general qualification and program information to interested individuals.

Program Objective: Continue to provide assistance to households through the Section 8 program and encourage rental property owners to register their units with the City. The Housing Division will continue to monitor the number of residents accessing the program and units available for rent.

Funding Source: Department of Housing and Urban Development (HUD)

Responsible Agency: Community and Economic Development Department, Housing Division

Time Frame: 2014 – 2021

Goal 3: Ensure an adequate supply of housing for households with special needs

Policy 3.1: Cooperate with housing providers and developers to promote the development of housing to accommodate those households with special needs.

Policy 3.2: Pursue the feasibility of providing additional senior housing opportunities in the City.

Policy 3.3: Recognize the basic shelter needs of homeless persons.

Program 8 – Senior Housing

The City currently permits the development of senior housing in the R-M (Multiple Family Residential Variable Density) zone, subject to the approval of a Conditional Use Permit, with an incentive of reduced unit size (500 square feet). The City requires one parking space per three dwelling units for senior housing developments, which is a reduced parking standard from Zoning Code requirements. To assist and facilitate the development of affordable senior housing, the City will review the Zoning Code, and amend as necessary, to develop additional incentives, including, but not limited to reduced height standard and increased maximum lot coverage. The City will work with potential senior housing developers to explore additional incentives.

Program Objective: Review the Zoning Code, and amend as necessary, to offer incentives to developers to facilitate the development of alternative housing models that are favorable to senior residents. Throughout the planning period, the City will inform eligible property owners of the incentives to develop senior housing through updated handouts and information on the City's website.

Funding Source: General Fund



Responsible Agency: Community and Economic Development Department

Time Frame: 2014 – 2021

Program 9 – Community Based Transitional Housing Program

Historically, the City has provided funding for a community-based transitional housing provider in the Pico Rivera. The following organizations provide services to the City: The Whole Child Family Housing and the Salvation Army Housing Services. The City anticipates that the transitional housing provider will provide temporary housing and offer services including, child care, healthcare, and employment training. The City will continue to allocate funding, when available, to a community-based transitional housing provider.

Program Objective: Continue to allocate funding, when available, to a community based transitional housing provider. The City anticipates funding assistance for up to 70 individuals.

Funding Source: CDBG

Responsible Agency: Community and Economic Development Department, Housing Division

Time Frame: 2014 – 2021

Program 10 – Women's and Children's Crisis Shelter Program

The City will continue to allocate funding, when available, to the Women's and Children's Crisis Shelter. The Women's and Children's Crisis Shelter operate several facilities in southeast Los Angeles County. Services provided include medical services, legal services, counseling and housing services.

Program Objective: Continue to allocate funding, when available, to the Women's and Children's Crisis Shelter. The City anticipates funding assistance for up to 250 individuals.

Funding Source: CDBG

Responsible Agency: Community and Economic Development Department

Time Frame: 2014 – 2021

Program 11 – Emergency Shelters, Transitional and Supportive Housing Program

Extremely low-income households and households with special needs have limited housing options. Housing types appropriate for these groups include: emergency shelters, transitional housing, supportive housing, and single-room occupancy (SRO) units. To accommodate this population the City has

amended the Zoning Code so that transitional and supportive housing are permitted in all residential zones by right without a Conditional Use Permit or other discretionary action, subject only to those regulations that apply to other residential dwelling units of the same type in the same zone. The City has also amended the Zoning Code to allow single-room occupancy units (SROs) in at least one zone, along with applicable objective management and development standards.

The City has also revised the Zoning Code to permit emergency shelters by right without a Conditional Use Permit or other discretionary action in a newly established Emergency Shelter Overlay Zone. This area was selected due to its proximity to bus service along Beverly Boulevard, the proximity of other services (parks, schools, etc.), and the proximity of the area to employment. This area is bounded by Beverly Boulevard on the north, Tobias Avenue on the west, the San Gabriel River channel on the east, and the BNSF railroad right-of-way on the south. Other than a personal storage business located along the south side of Beverly Boulevard, light industrial uses are located in the remaining portion of the Overlay Zone's geographic boundaries. The total land area of the properties that could feasibly accommodate such uses is 9.21 acres. Within these properties, a total of 13 vacant and/or underutilized buildings totaling approximately 124,000 square feet were identified, which is more than sufficient to accommodate at least one emergency shelter.

The City will continue to monitor the inventory of sites appropriate to accommodate emergency shelters and transitional and supportive housing and will work with the appropriate organizations to ensure the needs of homeless and extremely low income residents are met. The City is committed to prioritizing funding and other available incentives for projects that provide housing for extremely low income residents whenever possible.

Program Objective: Ensure that the housing need of all residents is met by providing opportunities for transitional and supportive housing, emergency shelters, and SRO units to be accommodated within the City. Prioritize available incentives for extremely low income households.

Funding Source: General Fund

Responsible Agency: Community and Economic Development Department

Time Frame: 2014 – 2021

Program 12 – Development of Housing for Large Households

The City understands that appropriately sized housing units for families is an important means to improve livability, reduce incidence of overcrowding, and minimize deferred maintenance issues. To support the development of rental and for-sale housing for larger households, especially lower income large



households, the City encourages developers/builders to incorporate larger bedroom counts in future housing developments, as appropriate, to accommodate the needs of larger households. The City will encourage development of housing for large households through a variety of activities such as outreach to housing developers, providing technical assistance, providing expedited processing, fee reductions, waiving of specific development standards, etc.

Program Objective: Ensure that the housing need for large households is met by prioritizing available incentives for large households.

Funding Source: General Fund

Responsible Agency: Community and Economic Development Department, Planning Division

Time Frame: 2014 – 2021

Program 13 – Development of Second Units

Development of second units provides lower-income households an affordable housing opportunity typically within a single-family neighborhood setting. Therefore, the City will continue to allow for second units in the Zoning Code. Recently adopted amendments to the Zoning Code include allowing second units administratively and permitting a reduction in the required lot size to qualify for a second unit, thus increasing opportunities to construct second units in the City. Second units, also known as “granny flats,” are a practical method for a family to maximize the available land on their own lot. By utilizing land and utilities, a family minimizes construction costs. The City is capitalizing on the Zoning Code by increasing the stock of affordable units while maintaining the existing single-family neighborhoods. To ensure greater participation on behalf of Pico Rivera residents in the development of second units, the City will provide information on second unit development opportunities on the City’s website and at City Hall.

Program Objective: Encourage the development of second units

Funding Source: General Fund

Responsible Agency: Community and Economic Development Department, Planning Division

Time Frame: 2014-2021

Program 14 – Housing for Persons with Developmental Disabilities

The housing needs of persons with developmental disabilities are typically not addressed by Title 24 Regulations, and requires in addition to basic affordability, slight modifications to existing units, and in some instances, a varying range of supportive housing facilities. To accommodate residents with developmental disabilities, the City will seek State and Federal monies, as funding becomes

available, in support of housing construction and rehabilitation targeted for persons with developmental disabilities. Pico Rivera will also provide regulatory incentives, such as expedited permit processing, and fee waivers and deferrals, to projects targeted for persons with developmental disabilities. To further facilitate the development of units to accommodate persons with developmental disabilities, the City shall reach out annually to developers of supportive housing to encourage development of projects targeted for special needs groups. Finally, as housing is developed or identified, Pico Rivera will work with the Eastern Los Angeles Regional Center to implement an outreach program informing families within the City of housing and services available for persons with developmental disabilities. Information will be made available on the City's website.

Program Objective: Continue to offer specific regulatory incentives throughout the planning period; apply for funding to encourage development of units specifically for persons with developmental disabilities, when funding is available; outreach to potential developers; and initiate a cooperative outreach program with the Eastern Los Angeles Regional Center within 1-year of Housing Element adoption.

Funding Source: General Fund

Responsible Agency: Community and Economic Development Department, Housing Division

Time Frame: 2014-2021

Goal 4: Provide adequate sites to meet the existing and future housing needs of the City

Policy 4.1: Support the development of higher density housing along selected arterial corridors as a means to accommodate the City's projected housing need.

Policy 4.2: Establish a mixed-use overlay zone and increase minimum density in identified areas to meet the City's housing need.

Program 15 – Provision of Adequate Sites for Housing Development

As shown in **Section 6, Housing Resources**, of the *Housing Element* the City has vacant land zoned R-E, R-I, S-F, PUD, or R-M and has identified a number of appropriately zoned sites that are currently underutilized and ideal for redevelopment. To ensure the continued availability of adequate sites to accommodate estimated future housing need by income category, the City shall update and revise the General Plan and Zoning Ordinance to establish and codify land use designations/classifications that will meet the projected need for the 2014-2021 planning period. Specifically, the City will amend the Zoning Ordinance to establish a mixed use overlay zone and rezone identified sites in



Section 6 of this Housing Element. The mixed-use overlay zone will permit by-right residential development at a minimum density of 30 du/ac. To comply with AB 2348, at least 50 percent of the remaining lower income need (693 units) will be accommodated on sites designated for exclusively residential uses. Identified sites to be rezoned exclusively residential will permit by-right residential development to accommodate a minimum 20 du/ac to at least 30 du/ac as indicated in **Section 6**.

To ensure the availability of adequate sites to meet the 2014-2021 RHNA and by-right residential development in identified sites, the City will amend the Zoning Ordinance to remove the CUP requirement for all multi-family developments within the City. This ordinance will be adopted concurrent with Housing Element adoption and will be revised prior to the start of the new planning period.

To encourage and facilitate the development of a variety of housing types, the City offers development incentives including, but not limited to; (1) Regulatory concessions/waivers; (2) Fee waivers/financial assistance; (3) Streamlined entitlement review/approvals; (4) Technical assistance for financing/funding of development projects. Assistance is prioritized for developments that provide units for special needs groups including: large households, the elderly, individuals with disabilities, including those with developmental disabilities, and extremely low income residents. During the planning period the City will provide information on housing opportunity sites identified in the Housing Element and any additional areas of the City to interested developers.

The City will monitor the supply of underutilized sites annually and evaluate whether the incentives described above are providing the necessary catalyst to ensure development is occurring consistent with the intent of the program. As necessary, the City will revise or add incentives and strategies to ensure infill development remains a realistic and viable development strategy.

Program Objective: Provide appropriate land use designations/classifications and maintain an inventory of suitable sites for residential development. Make the vacant and underutilized residential sites inventory available on the City's website to non-profit and for-profit housing developers.

Funding Source: General Fund

Responsible Agency: Community and Economic Development Department

Time Frame: Prior to October 2014; The City will monitor these sites annually and report on outcomes in the Annual Report.

Program 16 - Lot Consolidation

A number of infill parcels especially those that are identified as opportunity sites for mixed use development are smaller and would benefit from lot consolidation.

Individually, some of these smaller lots may not support the development densities that would facilitate mixed-use development. Through the joining (or consolidation) of multiple parcels, more efficient development will be possible. The City will provide technical assistance to property owners and developers in support of lot consolidation including identifying opportunities for potential consolidation and providing available funding and incentives to encourage consolidation of parcels as appropriate. For example, the Planning Division will utilize development, impact fee, processing and streamlining incentives, such as reduction in setbacks, parking requirements, and other standards, deferral or lowering of development fees to encourage densities, residential uses and lot consolidation to promote more intense residential development in the Mixed-Use Overlay Zone. The City will utilize its current initial pre-consultation meeting with developers in order to further streamline projects that include lot consolidation. Information on these financial and regulatory incentives will be made available on the City's website and at City Hall.

Program Objective: Encourage lot consolidation of smaller parcels to accommodate projects at a minimum of 16 units per site.

Funding Source: General Fund

Responsible Agency: Community and Economic Development Department

Time Frame: Following Housing Element certification

Goal 5: Remove Governmental Constraints

Policy 5.1: Continue to support changes to the City's Zoning Ordinance as a means to streamline the development process.

Policy 5.2: Continue to support reduced fees and/or development standards for those developments that meet the criteria for being affordable.

Policy 5.2: Continue to encourage the use of energy-saving technology in the design and construction of new housing.

Program 17 – Remove Development Constraints

City Staff will periodically review the development standards for the residential zones to identify standards that may constrain the development of affordable housing and housing for special groups, such as individuals with disabilities. The City of Pico Rivera is flexible and is committed to working with developers to build affordable units, which may require modifications to constraining standards. The City will work with the developer through density bonuses or a PUD if



necessary and will further review any standards identified in the Housing Element as a constraint and alter them as necessary to ensure that the development of affordable housing is feasible. In the interim, Staff will continue to, on a case by case basis, identify ways that standards can be relaxed if it is determined that such requirements are in any way impeding the development of affordable housing or housing for residents with disabilities. The City will also continue to provide development standard modifications, streamlined processing for applications related to the creation of affordable housing, and will offer fee modifications for projects proposing affordable units that are required to apply for variations to the existing development standards. Incentives for extremely low income housing will be encouraged to prioritize the development of units for this income group.

Program Objective: On a bi-annual basis, the City will review development standards, to ensure that the development of lower income housing can occur. Revise the development code to address all constraints identified in Section 5 of the Housing Element. Staff will continue to use flexible development standards to facilitate the development of affordable housing through promotion of maximum development densities.

Funding Source: General Fund

Responsible Agency: Community and Economic Development

Time Frame: 2014-2021

Program 18 - Density Bonus

To facilitate development, the City offers developers the opportunity of a Density Bonus Program which is a density increase of 35 percent plus development incentives for qualified affordable projects. To be eligible for the Program, the affordable project must contain: (1) at least 10 percent of the units reserved for low income households; or (2) at least 5 percent reserved for very low income households; or (3) units reserved for senior households. The units must remain affordable for at least 30 years if the density bonus is granted. Developers are informed of the Density Bonus Program through contact with Community and Economic Development Department staff members and handouts.

Program Objective: Inform and encourage developers to utilize the density bonus program by promoting the program on the City's website and by offering Staff assistance at City Hall.

Funding Source: General Fund

Responsible Agency: Community and Economic Development Department

Time Frame: 2014-2021

Program 19 - Streamline Processing

The City continues to monitor permit processing times to ensure the fastest possible turnaround for applications. The City will modify the application packet, as appropriate, to simplify and streamline the application process. Through the current update of the City's General Plan, the City's will computerize its comprehensive zoning map and general plan land use map using enhanced geographic information systems technology.

Program Objective: Continue to monitor permit processing times and investigate ways to streamline the process. Continue to digitize information including building permits and the Zoning Code.

Funding Source: General Fund

Responsible Agency: Community and Economic Development Department, Planning Division

Time Frame: 2014-2021

Program 20 – Prioritize Housing Program Activities

The City prioritizes housing program activities to address identified housing needs. Specifically, priority has been given to use of rehabilitation loans and grant monies to maintain Pico Rivera's stable yet aging housing stock. In addition, the City uses CDBG funding sources to assist in improvements and expansions to the City's existing housing stock. Similarly, funds are made available (through the Section 8 program) to address renter over payment issues.

The City recognizes that housing priorities shift over time as housing needs change. The characteristics of the City's current housing need have been identified through the Housing Needs Assessment specifically the analysis of the special needs groups. Based on the needs analysis in this Housing Element, there is a need to provide affordable rental units for large families. The City will also prioritize its program activities to meet the needs of other special needs groups, including extremely-low income households, and people with disabilities including developmental disabilities.

Program Objective: Identify housing needs and prioritize housing program activities to meet those needs through annual updates to the City's Consolidated Plan.

Funding Source: Section 8, CDBG

Responsible Agency: Community and Economic Development Department, Housing Division

Time Frame: 2014-2021



Program 21 - Planning and Development Fees

The City conducts periodic internal reviews of planning and development fees to ensure that the fees are not excessive and are appropriate to cover the cost of services provided. The City conducts regular internal reviews of planning and development fees to ensure that the fees are not excessive and are appropriate to cover the cost of services provided. To further reduce development costs, Pico Rivera, offers a streamlined permitting process for residential projects, to minimize the holding and labor costs assumed by the project applicant.

Program Objective: Continue to conduct annual reviews of planning and development fees.

Funding Source: General Fund

Responsible Agency: Community and Economic Development Department, Planning Division

Time Frame: 2014-2021

Program 22 - Water & Sewer Service Providers

Pursuant to Chapter 727, Statutes of 2005 (SB 1087), the City of Pico Rivera is required to deliver its adopted housing element and any amendments thereto to local water and sewer service providers. This legislation allows for coordination between the City and water and sewer providers when considering approval of new residential projects, to ensure that the providers have an opportunity to provide input on the Element. Additionally, review of the Housing Element ensures that priority for water and sewer services is granted to projects that include units affordable to lower-income households.

Program Objective: Submit the adopted Housing Element to local water and sewer providers for their review and input.

Funding Source: General Fund

Responsible Agency: Community and Economic Development Department, Planning Division; Public Works Department

Time Frame: 2014-2021

Goal 6: Promote Equal Housing Opportunities

Policy 6.1: Continue to promote housing opportunities for all persons regardless of race, religion, sex, marital status, ancestry, national origin, color or the presence of persons with disabilities.

Policy 6.2: Continue to promote greater awareness of tenant and landlord rights.

Program 23 – Reasonable Accommodation for Persons with Disabilities

Pursuant to Government Code Section 65583, the City of Pico Rivera is obligated to remove potential and actual governmental constraints upon the maintenance, improvement, or development of housing for all income levels and for persons with disabilities. The Fair Housing Act, as amended in 1988, requires that cities and counties provide reasonable accommodation to rules, policies, practices, and procedures where such accommodation may be necessary to afford individuals with disabilities equal housing opportunities. Reasonable accommodation provides a basis for residents with disabilities to request flexibility in the application of land use and zoning regulations or, in some instances, even a waiver of certain restrictions or requirements from the local government to ensure equal access to housing opportunities. Cities and counties are required to consider requests for accommodations related to housing for people with disabilities and provide the accommodation when it is determined to be "reasonable" based on fair housing laws and case law interpreting the statutes. The City of Pico Rivera encourages and promotes accessible housing for persons with disabilities. This includes the retrofitting of existing dwelling units and enforcement of the State accessibility standards for new residential construction.

The City is committed to assisting residents in need of reasonable accommodation and offers financial assistance through the Housing Rehabilitation Loan and Grant Program, and will continue to direct eligible residents to apply for funds. Applicants can apply for grants or a loan to complete improvement projects that remove constraints to their living facilities. In general, City Staff takes into consideration the provisions of the California Americans with Disabilities Act (Cal ADA) in the review and approval of housing projects and grants modifications and deviations from the Municipal Code to accommodate the needs of persons with disabilities. The City has amended the Zoning Code to provide formal reasonable accommodation procedures.

Program Objective: Administer the Housing Rehabilitation Loan and Grant Program to assist households with persons with disabilities with architectural modifications to their homes and continue to implement the provisions of the California Americans with Disabilities Act (Cal ADA). Provide information in public places regarding the City's reasonable accommodation ordinance and the Housing Rehabilitation Loan and Grant Program.

Funding Source: General Fund

Responsible Agency: Community and Economic Development Department, Housing, Planning, and Building Divisions

Time Frame: 2014-2021



Program 24 – Fair Housing

The City will continue to contract with the Southern California Housing Rights Center to provide residents with fair housing services using Community Development Block Grant (CDBG) funds. The organization's Fair Housing Program is designed to raise awareness of fair housing laws that protect individuals and families against housing discrimination. The organization develops and distributes educational literature and resources that describe ways to prevent housing injustices and applicable laws, and also offers free fair housing law workshops for landlords, tenants, nonprofit organizations, and city employees. The City will refer fair housing complaints to the Housing Rights Center as appropriate. The City will assist in program outreach through placement of fair housing program multilingual brochures at the public counter, City library, post office, and other community locations.

Program Objective: Continue to assist households and refer fair housing complaints to the Southern California Housing Rights Center

Funding Source: CDBG

Responsible Agency: Community and Economic Development Department, Housing Division

Time Frame: 2014-2021

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Quantified Objectives

Affordable Housing Objectives

California Housing Element Law requires jurisdictions to estimate the number of affordable housing opportunities that will be created over the planning period. The quantified objectives for the 2014-2021 Housing Element presents the anticipated and potential affordable housing development for the planning period starting on January 1, 2014 and ending September 30, 2021.

It is important to note that while the goal of the quantified objectives section is to show how the City will meet its remaining RHNA allocation, and based on the premise that the City intends to make every effort to achieve these goals, Pico Rivera cannot guarantee that these needs will be met given limited financial and staff resources, and the increasing gap in affordability of housing resources and incomes. Satisfaction of the City's regional housing needs will partially depend on the cooperation of private funding sources and resources of the State, Federal and County programs that are used to support the needs of the extremely low-, very low-, low-, and moderate-income households. Additionally, outside economic forces heavily influence the housing market. State law recognizes that a locality may not be able to accommodate its regional fair share housing need.

Table 4-2 presents the City's quantified objectives in three categories: construction of new affordable units, substantial rehabilitation of substandard units and the conservation of affordable housing. New construction of affordable units focuses on the City's ability to accommodate its combined remaining RHNA allocation of 1,639 units (**see Table 4-39**) on land identified in the sites inventory. It is important to note that this subcategory assumes optimum conditions for the production of housing and does not take into account how environmental, physical and market conditions influences the timing, type and cost of housing production in a community.

In addition to new construction, the City anticipates that approximately 30 units will be assisted annually through the Housing Rehabilitation Grant Program as outlined in Section 2. As indicated in **Table 4-27** there are 216 housing units at risk of transitioning to market rate prices that the City is monitoring.

Table 4-2:
Quantified Objectives

	Extremely Low (d)	Very Low	Low	Moderate	Above Moderate	Total
New Construction (a)	214	214	265	283	663	1,639
Rehabilitation (b)	0		240		0	240
Conservation/Preservation (c)	0	0		216	0	216

Notes:

(a) Construction objectives represent the City's combined RHNA need including the 2014-2021 allocation and AB 1233 carryover.

(b) Average 30 units per year (multiplied by 8 years) per the City's 2010-2015 Consolidated Plan. Any CDBG funding received during the planning period will be used to fund projects that improve and maintain the quality of the City's housing stock and residential infrastructure. The rehabilitation objective is consistent with the City's Housing Plan.

(c) The conservation/ preservation objective is consistent with the City's total count of affordable units that could potentially be at-risk of converting to market rate (see Table 4-25).

(d) 50% of Very Low-Income Category



Housing Profile

Assuring the availability of adequate housing for all social and economic sectors of the present and future population is an important goal for Pico Rivera. To achieve this goal requires an assessment of the housing needs of the community and region. This section discusses the demographic, socio-economic, and housing characteristics of the City of Pico Rivera in an effort to determine the specific housing needs of the City and its residents.

Population Trends and Characteristics

Population Growth Trends

The 1990 U.S. Census reported that the City of Pico Rivera had a population of 59,177 persons. The number of residents grew to 63,428 by the year 2000, marking an increase of 4,251 people in ten years. This was a 7.2 percent increase. During the same period, Los Angeles County's population grew 7.4 percent from 8,863,164 to 9,519,338. The City's population growth rate was similar to the County's population growth rate between 1990 and 2000 in comparison to the cities surrounding Pico Rivera (including Bellflower, Downey, Montebello, Norwalk, and Whittier). The surrounding cities experienced population growth rates ranging from a low of 2.6 percent in Bellflower to a high of 17.4 in Downey with an average growth rate of 9.8 and a median average population growth rate of 9.6 percent.

Based on the U.S. Census, in 2010 the City's population was 62,942, a 0.7 percent decrease from the population reported in 2000. In comparison to Los Angeles County, the City's growth rate was lower than the countywide growth rate of 3.1 percent.

Overall, between 1990 and 2010, the total population growth in Pico Rivera was 6.3 percent. During this same period, the growth rate for Los Angeles County was 10.7 percent. The growth rate for Pico Rivera was lower than the County's growth rate. The cities surrounding Pico Rivera experienced population growth rates during this period ranging from a low of 4.9 percent in Montebello to a high of 24 percent in Bellflower. **Table 4-3** indicates population growth trends for Pico Rivera and surrounding communities.

Table 4-3:
Population Growth Trends

Jurisdiction	1990	2000	2010	Percent Change 1990-2010
Pico Rivera	59,177	63,428	62,942	6.3%
Bellflower	61,815	63,428	76,616	23.9%
Downey	91,444	107,323	111,772	22.2%
Montebello	59,564	62,150	62,500	4.9%
Norwalk	94,279	103,298	105,549	11.9%
Whittier	77,671	83,680	85,331	9.9%
Los Angeles County	8,863,164	9,519,338	9,818,605	10.7%

Source: U.S. Census Bureau, 1990, 2000, and 2010.

Age Characteristics

Age distribution is an important indicator for determining the future demand for housing types in the City. Traditional assumptions are that the young adult population (20 to 34 years old) has a propensity for choosing apartments, low to moderate priced condominiums, and smaller single-family units. The adult population (35 to 65 years old) is the primary market for moderate to high-end apartments, condominiums, and larger single-family homes. This age group traditionally has higher incomes and larger household sizes. The senior population (65 years and older) generates demand for low to moderate cost apartments and condominiums, group quarters, and mobile homes. **Table 4-4** shows the age distribution of the population of the City of Pico Rivera in 2010, and the proportionate age distribution of Los Angeles County residents in 2010.

According to the 2010 Census, Los Angeles County, as a whole, can be characterized as having a young population (median age of 34.8 years in 2010). Pico Rivera follows this trend with a median age of 34 years in 2010. In Pico Rivera, preschool and school age residents comprised 30 percent of the population in 2010. Young adults between the ages of 25 and 44 comprised 35 percent of the population. Finally, senior residents, ages 65 years and older, comprised 12.1 percent of the total population. As the majority of the population is school age or considered to be a young adult, it is evident that Pico Rivera is predominately made up of families.



Table 4-4:
Age Distribution

Age Group	2010			
	Los Angeles County		Pico Rivera	
	Population	Percent	Population	Percent
Preschool, under 5 years	645,793	6.6%	4,262	6.8%
School Age, 5-19 years	2,066,165	21.1%	14,702	23.4%
College Age, 20 to 24 years	752,788	7.7%	4,799	7.6%
Young Adults, 25 to 44 years	2,906,057	29.6%	17,225	27.4%
Middle Age, 45 to 64 years	2,382,103	24.2%	14,323	22.7%
Senior Citizens, 65 and over	1,065,699	10.9%	7,631	12.1%
Total	9,818,605	100%	62,942	100%
Median Age	34.8		34.0	

Source: U.S. Census Bureau, 2010 Demographic Profile Data.

Race and Ethnicity

The racial and ethnic composition of a community affects housing needs due to the particular household characteristics of different groups. **Table 4-5** shows the changes in the racial/ethnic composition of Pico Rivera residents between 2000 and 2010.

In Pico Rivera, between 2000 and 2010, there was a major and continuing shift in the racial/ethnic composition of the population. The greatest shift, reflecting a regional trend, has been the growth and predominance of the Hispanic population group. In 2010, the Hispanic population made up 91.2 percent of the total population, a 2.9 percent increase from 2000.

In addition to this trend, between 2000 and 2010, the Black (African-American) population increased by 0.3 percent, and the Asian/Pacific Islander population decreased by 0.1 percent. The 2010 Census identified 602 Black, and 1,656 Asian/Pacific Islander residents in the City. In 2010 the U.S Census also reports that 871 people identified as American Indian a small increase from 859 persons in 2000.

Table 4-5:
Racial and Ethnic Change

Race/Ethnicity	2000		2010	
	Persons	Percent	Persons	Percent
Hispanic or Latino (a)	56,000	88.3%	57,400	91.2%
White Alone	31,360	49.4%	37,411	59.4%
Black or African American Alone	450	0.7%	602	1.0%
American Indian and Alaska Native Alone	859	1.4%	871	1.4%
Asian/Pacific Islander Alone	1,759	2.7%	1,656	2.6%
Some Other Race Alone	25,551	40.3%	20,069	31.9%

Source: U.S. Census 2000 Summary File 1 (SF 1) - Sample Data and U.S. Census Bureau 2010 Summary File 2 (SF 2) – Sample Data.

Notes:

(a) Those reporting that they are of Hispanic origin may be of any race and are, therefore, included in one of the race categories.

Employment

The 2010 U.S. Census reports that there were 29,562 people in the Pico Rivera labor force. As shown in **Table 4-6**, there were 27,480 Pico Rivera residents employed, indicating an unemployment rate of 7.0 percent. Out of the six occupational categories listed in **Table 4-6**, 17.6 percent of the employed worked in educational services, and health care and social assistance occupations. The next highest category (with 11.8 percent of the employed) is manufacturing. Generally, pay compensation for managerial, professional and related occupations are significantly higher than all of the other occupation categories. However, because the categories listed below are so broad, it is difficult to draw more specific conclusions.

The construction industry has a 6.0 percent share of the employed labor force for the City. Current industry trends in Southern California suggest a significant drop in construction industry employment. The residential construction industry, although recently booming, has stalled and shrunk due to the contracting of the housing market as of the writing of this document. The education, health and social services industry, however, has been growing and is expected to continue to grow as long as the State population continues to grow and the aging “baby boomer” population continues to grow.



Table 4-6:
Employment by Sector

Industry Sector	Jobs	Percent
Agriculture, forestry, fishing and hunting, and mining	114	0.4%
Construction	1,785	6.0%
Educational services, and health care and social assistance	5,216	17.6%
Manufacturing	3,496	11.8%
Wholesale trade	1,444	4.9%
Retail trade	3,224	10.9%
Transportation and warehousing, and utilities	2,554	8.6%
Information	557	1.9%
Finance and insurance, real estate and rental leasing	1,617	5.5%
Professional, scientific, management, and administrative services	1,963	6.6%
Arts, entertainment and recreation	2,468	8.3%
Public administration	1,222	4.1%
Other professions	1,820	6.2%
Total (civilian employed population)	27,480	93.0%

Source: 2006-2010 American Community Survey Five-Year Estimates.

Household Characteristics

An analysis of household characteristics provides important information on the housing needs of the community. Income and affordability are best measured at the household level, as are the special needs of certain groups, such as large families, female-headed households or very low-income households. For example, if a City has a substantial number of young families whose incomes preclude the option of buying a home due to local housing costs; it may wish to initiate a homebuyer assistance program.

Household Composition and Size

The Bureau of the Census defines a "household" as all persons who occupy a housing unit, which may include single persons living alone, families related through marriage or blood, or unrelated persons sharing living quarters. Persons living in retirement or convalescent homes, dormitories, or other group living situations are not considered households. The characteristics of the households in a City are important indicators of the type of housing needed in that community.

According to the 2010 U.S. Census, there were 16,566 households in the City of Pico Rivera with an average household size of 3.77 persons. Of these households, 13,647 (approximately 82 percent) were families. Generally, Pico

Rivera was among the leading cities in the region with an overwhelming majority of family households. In comparison, in 2010, the Los Angeles County family households comprised 67.7 percent of all households. Single-person households also had a significant presence in the City. In 2010, 13.7 percent of all households in Pico Rivera were single-person households. The remaining 3.9 percent of households were unrelated non-family households, which consist of households with unrelated persons living together. Household characteristics are shown in **Table 4-7**.

Table 4-7:
Pico Rivera Household Characteristics

Household Type	2000		2010		Percent Change
	Households	Percent	Households	Percent	
Families	13,872	84.2%	13,647	82.4%	-1.6%
With children	7,167	43.5%	6,115	36.9%	-14.7%
Without children	6,705	40.7%	7,532	45.5%	12.3%
Singles	2,109	12.8%	2,276	13.7%	7.9%
Other non-families	487	3.0%	643	3.9%	32.0%
Total Households	16,468	100%	16,566	100%	0.6%
Average Household Size	3.83		3.77		
Average Family Size	4.12		4.10		

Source: U.S. Census Bureau 2000 and 2010.

Household size is an important indicator of a source of population growth. A City's average household size is also an indicator of the character and size of households, which represent the most basic unit of demand for housing. Although there can be more than one household in a housing unit, which is a trend that is increasing regionally, the measure of persons per household provides not only an indication of the number of persons residing in a household organizing unit, but the number of persons living in a housing unit. Average household size can be both a result and indicator of housing affordability and other household economic conditions.

As indicated in **Table 4-7**, between 2000 and 2010, the average household size in Pico Rivera decreased from 3.83 to 3.77 persons per household. However, as noted in **Table 4-8**, among neighboring cities, Pico Rivera had the highest persons per household compared to its neighboring cities. The persons per household among neighboring cities range from a low of 2.96 persons per household in the City of Whittier to a high of 3.73 persons per household in the City of Norwalk. The County of Los Angeles had 2.97 persons per household in 2010.



Table 4-8:
Average Household Size

City	Persons Per Household
Pico Rivera	3.77
Bellflower	3.13
Downey	3.27
Montebello	3.27
Norwalk	3.73
Whittier	2.96
Los Angeles County	2.97

Source: U.S. Census Bureau: State and County QuickFacts, 2010.

Overcrowding

The federal government defines an overcrowded household as one with more than one occupant per room, excluding bathrooms, kitchens, hallways, and porches. An overcrowded household results from either a lack of affordable housing (which forces more than one household to live together) and/or a lack of available housing units of adequate size.

According to the 2010 American Community Survey, 2,559 households, or 15.5 percent of all households in Pico Rivera were overcrowded. Of this total approximately 1,193 were renter households, representing 46.6 percent of all overcrowded households and 23.3 percent of all renter households. The incident of overcrowded households can lead to neighborhood deterioration due to the intensive use of individual housing units leading to excessive wear and tear, and the potential cumulative overburdening of community infrastructure and service capacity. Furthermore, overcrowding in neighborhoods can lead to an overall decline in social cohesion and environmental quality. Such decline can often spread geographically and impact the quality of life and the economic value of property and the vitality of commerce within a City.

Table 4-9:
Overcrowding by Tenure

Tenure	Total Housing Units	Overcrowded Households	Percentage	Severely Overcrowded Households	Percentage
Renters	5,122	849	16.6%	344	6.7%
Owners	11,355	980	8.6%	386	3.4%

Source: U.S. Census Bureau, 2006-2010 American Community Survey Five-Year Estimates.

Household Income and Income Distribution

Assessing income groups is a major component of evaluating housing affordability. According to the 2010 Census, the median household income in Pico Rivera was \$57,594 per year. The median household income for the County of Los Angeles was less but close to the City median at \$55,476 per year. Among neighboring cities, the median household income ranged from a low of \$39,167 in Bell Gardens to a high of \$60,488 in Norwalk.

The State Department of Housing and Community Development developed the following income categories based on the Median Family Income (MFI) of a Metropolitan Statistical Area (MSA) established by the U.S. Department of Housing and Urban Development:

- Very Low-Income: 50 percent or less of the area MFI;
- Low-Income: between 51 and 80 percent of the area MFI;
- Moderate-Income: between 81 and 120 percent of the area MFI;
- Upper-Income: greater than 120 percent of the area MFI.

The 2010 MFI for the Los Angeles County MSA (\$63,000) was used to interpolate the City's income distribution from the Census according to the above categories. The income distribution of the City of Pico Rivera, based on 2010 Census data, is presented in **Table 4-10**. In 2010, it is estimated that: 8.8 percent of the households earned less than \$14,999 annually; 21.6 percent earned between \$15,000 and \$34,999 annually; 13.5 percent earned between \$35,000 and \$49,999 annually; 20.8 percent earned between \$50,000 and \$74,999 annually; and 35.3 percent earned above \$75,000 annually.

Table 4-10:
Pico Rivera Household Income – 2010

Income Level	No. of Households	% of Total
< \$10,000	639	3.9%
\$10,000 - \$14,999	816	4.9%
\$15,000 - \$24,999	1,797	10.9%
\$25,000 - \$34,999	1,755	10.7%
\$35,000 - \$49,999	2,227	13.5%
\$50,000 - \$74,999	3,431	20.8%
\$75,000 - \$99,999	2,785	16.9%
\$100,000 - \$149,000	2,283	13.9%
\$150,000 +	744	4.5%
Total Reporting	16,477	100%



Source: U.S. Census Bureau, 2006-2010 American Community Survey Five-Year Estimates.

Housing Overpayment

State and Federal standards indicate that a household paying more than 30 percent of its income for housing is overpaying. Overpayment for housing can cause an imbalance on the remainder of a household's budget. In 2010, there were 16,477 total households paying mortgage or rent, of those households 45.5 percent were overpaying for housing according to the Census. Of these overpaying households, 4,474 (59.6 percent) were households with a mortgage, while the remaining 3,031 households (40.4 percent) were in renter-occupied units. **Table 4-11** summarizes housing overpayment statistics by tenure for the City of Pico Rivera and also LA County.

Table 4-11:
Summary of Housing Overpayment in Pico Rivera

Overpayment	Households	Percent	LA County Percent
Owners with mortgage	11,355	--	--
Overpayment (>30% income on housing)	4,474	39.4%	55.1%
Occupied units paying rent	5,122	--	--
Overpayment (>30% income on housing)	3,031	59.2%	56.5%

Source: U.S. Census Bureau, 2006-2010 American Community Survey Five-Year Estimates.

Special Needs Groups

State law recognizes that certain households have more difficulty in finding adequate and affordable housing due to special circumstances. Special needs populations include the elderly, persons with disabilities, female headed households, large households and farm workers. In addition, many often have lower incomes as a result of their condition. **Table 4-12** summarizes the special needs populations in Pico Rivera. Each of these population groups, as well as their housing needs is described below.

Table 4-12:
Special Needs Groups

Special Needs Group	Persons	Households	Percent (a)
TOTAL Persons or Households in City	62,517	16,328	
Large Households (5+ persons)		4,676	28.6%
Renter		1,347	(28.8%)
Owner		3,329	(71.2%)

Special Needs Group	Persons	Households	Percent (a)
Seniors (65+)	7,481		12.0%
With a Disability	2,582		(34.0%)
Senior Households		4,089	25.0%
Renter		723	(17.7%)
Owner		3,366	(82.3%)
Persons with Disability	6,481		10.4%
Female-Headed Households		2,944	18.0%
with Related Children		1,246	(42.3%)
Farm workers (b)	154		0.24%

Source: 2008-2010 American Community Survey Three-Year Estimates.

Notes:

(a) Numbers in () reflect the percent of the special needs group and not the percent of the total City population/ households. For example, the City's large households the number of renter versus owner households is divided by the total number of large households in the City.

(b) Persons employed in Agriculture, Farming, Forestry or Fishing Occupations.

Elderly

The special housing needs of the elderly are an important concern in Pico Rivera. Many of the elderly residents in the City are retired and living on a fixed low-income, which puts them at greater risk of impaction, or housing overpayment. In addition, the elderly maintain special needs related to housing construction and location. The elderly often require ramps, handrails, lower cupboards and counters to allow greater access and mobility. In terms of location, because of limited mobility, the elderly typically need access to service facilities (i.e., medical and shopping) and public transit facilities.

As reported in the 2008-2010 American Community Survey Three-Year Estimates, 7,481 City residents, or 12 percent of the total population, were 65 years old or older. In terms of tenure, 3,366 owner-occupied and 723 renter-occupied units were headed by occupants 65 years old or older. Many elderly persons have limited income potential, as they are most often retired and have fixed incomes. While the vast majority of seniors are homeowners, the number of lower income senior renters who are overpaying for housing remains a general concern moving into the 2014-2021 planning period. The City is aware of this issue and has worked with developers in the past to provide affordable rental housing specifically for seniors. There are multiple senior housing developments and health care centers in Pico Rivera that offer affordable units and special services for the elderly including, the El Rancho Vista Health Care Center, the Riviera Health Care Center, and the Colonial Gardens Nursing Home. Two senior housing developments, Verner Villa (75 units) and Telacu Del Rio



(69 units) receive federal assistance through the Department of Housing and Urban Development (HUD).

The City will continue to work with developers to provide affordable housing opportunities for senior residents and will continue to offer funding for home modifications through the Housing Rehabilitation Loan and Grant Program.

Persons with Disabilities

Physical and mental disabilities can hinder access to traditionally designed housing units as well as potentially limit the ability to earn adequate income. As shown in **Table 4-13**, the 2008-2010 American Community Survey Estimates indicates that 15 percent of Pico Rivera's population age 18 years and older has some form of work or mobility/self-care disability. A total of 12.8 percent of the City's population age 18 years and over has one or more disabilities.

Although no current comparisons of disability with income, household size, or race/ethnicity are available, it is reasonable to assume that a substantial portion of persons with disabilities would have annual incomes within Federal Section 8 income limits, especially those households not in the labor force. Furthermore, many lower-income persons with disabilities are likely to require housing assistance. Their housing needs are further compounded by design issues and location requirements, which can often be costly. For example, special needs of households with wheelchair-bound or semi-ambulatory individuals may require ramps, holding bars, special bathroom designs, wider doorways, lower cabinets, elevators, and other interior and exterior design features.

Housing opportunities for individuals with disabilities can be addressed through the provision of affordable, barrier-free housing. Rehabilitation assistance can be targeted toward renters and homeowners with disabilities for unit modification to improve accessibility.

Table 4-13:
Disability Status of Non-Institutionalized Persons

Age and Disability Status	Number	Percent(d)
Persons 18-64 Years Old with Disability	3,319	8.6%
With Employment Disability (a)	1,329	3.4%
Mobility/Self-Care (b)	2,763	7.1%
Sensory, Physical & Mental (c)	1,161	3.0%
Persons 65 Years and Over with Disability	2,582	34.5%
With Employment Disability (a)	935	12.5%
Mobility/Self-Care(b)	1,912	25.6%
Sensory, Physical & Mental (c)	1,397	18.7%

Age and Disability Status	Number	Percent(d)
Total Persons, 18 Years and Over with Disability	5,901	
With Employment Disability (a)	2,264	
Mobility/Self-Care (b)	4,675	
Sensory, Physical & Mental (c)	2,558	

Source: U.S. Census Bureau, 2008 - 2010 American Community Survey.

Notes:

- (a) Census data that represents persons with cognitive disability.
- (b) Census data that represents persons with self-care and an independent living difficulty.
- (c) Census data that represents persons with hearing and vision difficulty.
- (d) Percent of persons with disabilities of the represented population.

Persons with Developmental Disabilities

According to Section 4512 of the California Welfare and Institutions Code a "Developmental disability" means a disability that originates before an individual attains age 18 years, continues, or can be expected to continue, indefinitely, and constitutes a substantial disability for that individual which includes mental retardation, cerebral palsy, epilepsy, and autism. This term shall also include disabling conditions found to be closely related to mental retardation or to require treatment similar to that required for individuals with mental retardation, but shall not include other handicapping conditions that are solely physical in nature.

Many persons with developmental disabilities can live and work independently within a conventional housing environment. Individuals who have more severe developmental disabilities may require a group living environment where supervision is provided. The most severely affected individuals may require an institutional environment where medical attention and physical therapy are provided. Because developmental disabilities exist before adulthood, the first issue in supportive housing for individuals with developmental disabilities is the transition from the person's living situation as a child to an appropriate level of independence as an adult.

The State Department of Developmental Services (DDS) currently provides community based services to approximately 243,000 persons with developmental disabilities and their families through a statewide system of 21 regional centers, four developmental centers, and two community-based facilities. The Eastern Los Angeles Regional Center is one of 21 regional centers in the State of California that provides point of entry to services for people with developmental disabilities in Pico Rivera. The center is a private, non-profit community agency that contracts with local businesses to offer a wide range of services to individuals with developmental disabilities and their families.



Table 4-14 provides information from the Eastern Los Angeles Regional Center on the number of individuals with developmental disabilities in the City of Pico Rivera. In 2013, there were approximately 549 individuals actively utilizing services at the Eastern Los Angeles Regional Center for a developmental disability.

Table 4-14:
Residents with Developmental Disabilities by Age

Age Group	0-14 Years	15-22 Years	23-54 Years	55-65 Years	65 + Years	Total
	203	124	204	15	3	549

Source: Eastern Los Angeles Regional Center, 2013.

To assist with any housing needs for persons with developmental disabilities, the City will implement programs to coordinate housing activities and outreach with the Eastern Los Angeles Regional Center and encourage housing providers to designate a portion of new affordable housing developments for persons with disabilities, especially persons with developmental disabilities, and pursue funding sources designated for persons with special needs and disabilities.

Large Households

The 2010 Census reports that 4,676 households (28.6 percent) in the City of Pico Rivera are large households. Large households are defined as those with five or more members. The special needs of this household type are based on the potential limited availability of adequately sized, affordable housing units. The 2010 Census also indicates that 1,347 large households are renter households, representing 28.8 percent of all large households and 26.0 percent of all renter households in the City.

There are approximately 14,097 housing units in the City with four or more bedrooms. There are an additional 1,467 3-bedroom housing units. Cumulatively, over two-thirds of the City's housing stock has three bedrooms or more. However, due to the fact that some large families often have limited financial resources, these households may be more vulnerable to overcrowded living conditions. The housing needs of large households can be addressed through the expansion of existing smaller units, and the provision of new, affordably-priced larger units. The fact that the majority of unit overcrowding occurs in the City's rental housing stock indicates the need for larger rental units and/or rental subsidies to allow for large households to afford adequately sized units. The City has included a housing program to specifically address the needs of this group in the 2014-2021 Housing Plan.

Female-Headed Households

Single-parent households often require special consideration and assistance due to their greater need for affordable and accessible day care, health care, and other supportive services. In particular, many female-headed households with children are susceptible to having lower incomes than similar two-parent households. Single, female mothers also face social marginalization pressures that often limit their occupational choices, housing options and access to supportive services.

The 2008–2010 American Community Survey indicates that there are 2,944 female-headed households in the City of Pico Rivera, of which 1,246 have children under the age of 18. These numbers account for approximately 18 percent and 7.6 percent, respectively, of all households in the City. In the County, there are 491,428 female – headed households with no husband present, of which 261,586 have children under the age of 18. These numbers account for approximately 22 percent and 12 percent, respectively, of all households in the County. The percentage of female-headed households within the City is lower than that of County as a whole.

Farm Workers

Farm workers are traditionally defined as persons whose primary incomes are earned through seasonal agricultural work. Farm workers have special housing needs because they earn lower incomes than many other workers and move throughout the year from one harvest location to the next.

The 2008–2010 American Community Survey reported that less than one percent of the City of Pico Rivera's residents (154 persons) were employed in Agriculture, Farming, Forestry, and Fishing occupations. Due to Pico Rivera's urban setting, the non-existence of agricultural activities in the City, and nominal farm worker population, the special housing needs of this group can generally be addressed through overall programs for housing affordability.

Extremely Low-Income Households

According to 2005–2009 CHAS data generated for the City, there were approximately 2,525 very low-income households living in Pico Rivera. Very low-income households are those households that earn 50 percent or less of the median family income (MFI) for the statistical region in which they are located. Extremely low-income households are those households which earn less than 30 percent of the MFI. There are approximately 2,400 extremely low income households in Pico Rivera (renters and owners). **Table 4-15**, below, includes data characterizing affordability and other housing problems in Pico Rivera for various income groups.



There are limited opportunities to address the housing needs of extremely low-income households in Pico Rivera. However, the needs of this special needs group are taken into consideration and are generally addressed through the City's overall programs for housing affordability.

Table 4-15:
Housing Problems for All Households

Household by Type, Income & Housing Problem	Total Renters	Total Owners	Total Households
Extremely Low-Income (0-30% MFI)	1,415	985	2,400
# with any housing problems	1,110	765	1,875
# with cost burden > 30%	150	175	325
# with cost burden > 50%	935	565	1,500
Very Low-Income (31-50% MFI)	1,235	1,290	2,525
# with any housing problems	1,075	700	1,775
# with cost burden > 30%	670	145	815
# with cost burden > 50%	330	545	875
Low-Income (51-80% MFI)	1,150	2,050	3,200
# with any housing problems	745	1,030	1,775
# with cost burden > 30%	550	455	1,005
# with cost burden > 50%	25	445	470
Moderate-Income (81% + MFI)	1,335	6,780	8,115
# with any housing problems (a)	N/A	N/A	N/A
# with cost burden > 30%	4	535	539
# with cost burden > 50%	0	205	205
Total Households	5,135	11,105	16,240
# with any housing problems	2,930	2,495	5,425
# with cost burden > 30%	1,374	1,310	2,684
# with cost burden > 50%	1,290	1,760	3,050

Source: CHAS Data Book, 2005 - 2009.

Notes:

(e) Data Not Available.

Homeless Persons

During the 2013 Greater Los Angeles Homeless Count volunteers observed 24 homeless individuals along with 34 vehicles/tents/make-shift shelters that may have sheltered homeless persons in the City of Pico Rivera. Based on these numbers, City staff estimates the number of homeless within Pico Rivera to be 58 to 92 persons. The Los Angeles Homeless Services Authority (LAHSA) is currently in the process of generating the average number of homeless persons that reside in cars, vans, campers/RVs, tents and make-shift shelters, which will be multiplied by the number of the subject vehicles/shelters observed within the

City during the night of the Homeless Count (January 29, 2013 from 8:45 p.m. to 1:00 a.m.). The full homeless count report will be released in May or June 2013.

Emergency Shelters and Transitional and Supportive Housing

There are currently no emergency shelters or transitional housing facilities in the City of Pico Rivera. The additional emergency shelters and transitional housing facilities are available in the nearby Cities of Bell, Long Beach, Santa Ana and Downtown Los Angeles. These facilities provide temporary shelter and some services for individuals to help them prepare for re-entering market rate rental housing. **Table 4-16** lists homeless services and facilities in the region.

Table 4-16:

Inventory of Homeless Services and Facilities in the Region

Organization	Services Provided
American Red Cross 6706 Friends Avenue Whittier, CA 90601	Provides emergency shelters in an event of a disaster.
Southern California Alcohol and Drug Programs, Inc. Angel Step Inn Address: Confidential Site Downey, CA 90239	Emergency shelter for battered, substance abusing women and women with children.
Salvation Army Bell Shelter 5600 Rickenbacker Rd. #2d Bell, CA 90201 (323) 262-1804	Temporary emergency housing and support services for individuals. Services include; general program referral and counseling, emergency shelter vouchers, transportation assistance, mental health services, food and clothing distribution, and rental and utility payment assistance.
Christian Outreach Appeal 515 E. Third Street Long Beach, CA 90802 (562) 436-9877	Provides programs and informational resources for women and single mothers of jobs, training, and housing opportunities.
Catholic Charities – Family Shelter 123 East 14th. Long Beach, CA 90813 (562) 591-1351	Provides transitional housing for homeless men, women and children. Single residents must be elderly or have a disability. Stays of up to 45 days are permitted.
County of Los Angeles, Department of Consumer Affairs The Homelessness Prevention and Rapid Re-Housing Program (HPRP) 500 W. Temple Street, Room B-96 Los Angeles, CA 90012	Program offers short-term assistance to individuals that are soon to lose their homes or are recently homeless. This program is not designed to assist chronically homeless individuals.



Organization	Services Provided
Family Crisis Center Confidential Location Redondo Beach (310) 792-5900	Provides beds for up to 15 women with children under 18 who are victims of domestic violence. Shelter for adolescents at risk of becoming homeless is also provided. Services include referrals to homeless shelters and outpatient counseling. Stays of up to 6 months are permitted.
Harbor Interfaith Shelter 670 W 9th Street San Pedro, CA 90732 (310) 831-0589	Provides 20 single-bedroom units for families and children for up to 90 days. Provides food services to the public.
House of Yahweh 4430 West 147th Street Lawndale, CA 90260 (310) 675-1384	Provides transitional housing with 10 trailer units for families with children for up to 2 years. Provides food services to public.
Interfaith Food Center 14545 Leffingwell Road Whittier, CA 90604	Programs provide supportive services to tackle the root causes of homelessness through counseling, education and job training and support. Also, provides food services consisting of bags of groceries, sack lunches, prepared meals and food distribution to low-income individuals and families.
Long Beach Rescue Mission 1335 Pacific Avenue Long Beach, CA 90801 (562) 591-1292	Provides shelter and a 12-month substance abuse program for men and women. Up to 120 beds are provided. The length of stay varies. Provides food services to the public.
L.A. Center for Alcohol & Drug Abuse 11015 Bloomfield Avenue Santa Fe Springs, CA 90670	Offers New Vision Program, a six month residential substance abuse treatment program for men and women on parole, which includes a 60-day transitional phase and aftercare.
Los Angeles Homeless Services Authority (LAHSA) 811 Wilshire Boulevard, Suite 600 Los Angeles, CA 90017	Provides direct emergency services and transportation, emergency services and shelter referrals to homeless families and unaccompanied adults and youth, emergency assistance and referrals to social services agencies, and outreach services to homeless encampment dwellers or homeless persons reported through their hotline.
PATH (People Assisting the Homeless) Partners 340 North Madison Avenue Los Angeles, CA 90004	PATH Partners provides leadership and support to four partner organizations in the implementation of the Gateway Connections program, which is outlined in the Gateway Cities Homeless Action Plan.
Presbyterian Intercommunity Hospital (PIH) 12401 Washington Boulevard Whittier, CA 90602	A non-profit hospital providing health/medical services through their Community Benefit initiative throughout Service Planning Area 7 (SPA 7), of which Pico Rivera is a part. Included programs are their Charity Care Program allowing for free and/or partial-pay care for those who qualify (includes those without insurance), Health Insurance Enrollment Assistance, Care Force One Mobile Health Unit Services bringing free to low-cost basic/preventative healthcare directly to those in need and Community Health Education courses/classes.
Salvation Army/ Transitional Living Center 12000 E. Washington Boulevard Whittier, CA	A 124-bed facility that provides comprehensive services for families in transition, most of whom are single parents or victims of domestic violence and substance abuse.
Salvation Army 809 E. 5th St. Los Angeles, CA 90013 (213) 626-4786	Provides 286 beds for men and women for up to a stay of one year. Provides food services to the public.

Organization	Services Provided
Santa Fe Springs Transitional Living Center Santa Fe Springs, CA	Provides 124 beds for women and children dealing with domestic violence and substance abuse. Services provided include meals, child care, educational services, housing services, case management, and counseling.
Southern California Alcohol and Drug Programs, Inc. The Women's Council 11500 Paramount Boulevard Downey, CA 90241	Provides addiction counseling and life skills education for mothers living in shelter plus care and permanent housing.
Southern California Alcohol and Drug Programs, Inc. La Casita 10603 Downey Avenue Downey, CA 90241	Residential treatment for pregnant and parenting women and their children.
Southern California Alcohol and Drug Programs, Inc. Positive Steps 11501 Dolan Downey, CA 90241	Alcohol/Drug addiction prevention counseling and recovery.
Southern California Alcohol and Drug Programs, Inc. Los Angeles Area 11500 Paramount Boulevard Downey, CA 90241	Alcohol/Drug addiction prevention counseling and recovery.
Southern California Rehabilitation Center 7830 Quill Drive, Suite D Downey, CA 90242	Provides direct referrals to housing shelters and transitional housing services.
Southern California Alcohol & Drug Program 7348 Painter Avenue Whittier, CA 90602	Focuses on prevention and treatment of substance abuse and related problems among underserved and disadvantaged populations. Services also target co-occurring issues of homelessness, long-term welfare dependence, criminality, HIV/AIDS, and domestic violence for the purposes of increasing the success of their treatment interventions.
Transitional Living Centers 16119 Prairie Avenue Lawndale, CA 90260 (310) 542-4825	Provides residential stay for up to 12 persons for chronically mentally ill persons.
Whittier Area First Day Coalition 12426 Whittier Boulevard Whittier, CA 90602	Provides 45 beds and includes education, employment training, healthcare, and counseling services.
The Whole Child 10155 Colima Road Whittier, CA 90603	The Whole Child Housing Program provides community-based housing and supportive services to eligible homeless families with dependent children.
Women's and Children's Crisis Shelter Women-In-Transition Walk-In Center Pico Rivera, CA	Provides medical services, legal services, counseling, and housing services.

Source: California Department of Housing and Community Development, City of Pico Rivera, 2013



Housing Characteristics

A housing unit is defined as a house, apartment, or single-room occupied unit as separate living quarters or, if vacant, intended for occupancy as separate living quarters. Separate living quarters are those in which the occupants live and eat separately from any other person in the building and which have direct access from the outside of the building or through a common hall. A community's housing stock is the compilation of all its housing units.

Housing Growth

According to the 2006–2010 American Community Survey, there are 17,000 dwelling units in Pico Rivera, an increase of 193 units (1.1 percent) since 2000. The growth rate for the City is lower than the growth rate for the County overall (5.4 percent). Compared to neighboring jurisdictions, Pico Rivera had a low growth rate for the time period of 2000 to 2012. A comparison of housing growth trends for Pico Rivera and neighboring jurisdictions is provided in **Table 4-17**.

Table 4-17:
Housing Growth Trends

City or Jurisdiction	Housing Units		Change 2000-2010
	2000	2010	
Pico Rivera	16,807	17,000	1.1%
Bellflower	24,247	25,446	4.9%
Downey	34,749	34,836	0.3%
Montebello	19,416	19,980	2.9%
Norwalk	27,554	28,492	3.4%
Whittier	28,977	28,670	-1.0%
Los Angeles County	3,270,909	3,449,489	5.4%

Source: U.S. Census Bureau, 2006-2010 American Community Survey.

Housing Type and Tenure

Table 4-18 provides characterization of the City's housing stock in 2000 and 2010 by unit type. The 2010 Census indicates that single-family detached homes continue to be the predominant housing type in the City; however there is growth occurring in condominium and apartment complexes with two to four units. As the City is largely built out, most new housing development is occurring as infill on underutilized parcels. According to the 2010 Census, the proportion of owner-occupied households in Pico Rivera was 68.9 percent which is higher than that of renter-occupied households at 31.1 percent.

Table 4-18:
Comparative Housing Unit Mix in 2000-2010

Housing Type	2000		2010	
	Number of Units	Percent of Total	Number of Units	Percent of Total
Single-Family				
Detached	12,634	93.1%	13,029	95.3%
Attached	934	6.9%	642	4.7%
Total	13,568	80.7%	13,671	80.4%
Multi-Family				
2-4 Units	337	12.7%	434	15.3%
5+ Units	2,312	87.3%	2,399	84.7%
Total	2,649	15.8%	2,833	16.7%
Mobile Homes	590	3.5%	496	2.9%
Total Housing Units	16,807		17,000	
Total Occupied	16,468	100%	16,477	100%
Owner-occupied	11,587	70.4%	11,355	68.9%
Renter-occupied	4,881	29.6%	5,122	31.1%
Vacancies	339	2.0%	523	3.2%

Source: U.S. Census, 2000; U.S. Census Bureau, 2006-2010 American Community Survey.

Notes:

^(a) The 2000 census includes recreational vehicles (RVs) and other non-permanent mobile homes in its definition of "mobile homes - other." Department of Finance also includes manufactured housing under the count of mobile homes.

Age and Condition of Housing Stock

Table 4-19 shows the age of the housing stock in Pico Rivera. In general, housing over 30 years old is usually in need of some major rehabilitation, such as a new roof, plumbing, etc. As indicated in Table 4-17, approximately 87.2 percent of Pico Rivera's housing units were constructed prior to 1980 with a significant portion (49.2 percent) constructed between 1950 and 1960. Typically, units that are more than 30 years old, require preventative maintenance to avoid major housing deterioration. Some households, such as senior households, who are long time homeowners living on limited income, may not be able to afford the cost of major repairs or renovations needed to maintain their property. Assistance, however, is available through the City's housing rehabilitation assistance programs, including the Housing Rehabilitation Loan and Grant Programs. These existing programs can help preserve the City's existing affordable housing stock.



Table 4-19:
Age of Housing Stock

Structures Built	Number	Percent
Total Housing Units(a)	17,000	100%
2005 or later	75	0.4%
2000 to 2004	280	1.7%
1990 to 1999	675	4.0%
1980 to 1989	1,138	6.7%
1970 to 1979	1,372	8.1%
1960 to 1969	2,179	12.8%
1950 to 1959	8,378	49.2%
1940 to 1949	1,836	10.8%
1939 or earlier	1,067	6.3%

Source: U.S. Census Bureau, 2006-2010 American Community Survey.

Notes:

(b) Does not include mobile homes or manufactured housing units.

The Neighborhood Improvement Division is responsible for enforcing certain provisions of the Municipal Code to ensure a safe, orderly, and aesthetically pleasing community. Neighborhood Improvement Officers enforce violations on private property, such as zoning violations, building code violations and public nuisances. They focus on obtaining expeditious voluntary compliance in a fair and impartial manner through continuous case monitoring and by providing information and options to comply. The most common violations encountered include, but are not limited to garage conversions, overgrown/dead vegetation, junk/trash/debris, outdoor storage, canopy on driveway, trash cans in public view, non-permitted construction or conversions, non-permitted signage, excessive animals/illegal animals, non-permitted businesses, boats/trailers/RVs parked in the front yard, and inoperable vehicles not stored in the garage. According to the Division, there were approximately 3,780 residential property cases since 2006, for an average of 630 cases per year. Per data from the U.S. Census, the City estimates that units built between 1950-1960 (approximately 49 percent of the City's housing stock) are in need of minor rehabilitation, which may include new interior and exterior paint job, weatherstripping, and minor roofing repairs. The City estimates that housing units built prior to 1950 (approximately 17 percent of the City's housing stock) are in need of major rehabilitation, which may include plumbing and electrical repairs, installing a new roof, or addressing structural damage. The Housing Plan includes program to continue the implementation of the City's housing rehabilitation programs and code enforcement activities in order to ensure the preservation of Pico Rivera's housing stock.

Housing Costs

Affordability is determined by comparing the cost of housing to the income of local households. HUD defines affordable housing costs as contract rents or mortgage payments, including taxes and insurance, but not utilities, that are equal to or less than 30 percent of the gross income of very low-, low-, and moderate-income households.

Households spending more than 30 percent of gross annual income on housing experience a housing cost burden, which occurs when housing costs increase faster than household income. When a household spends more than 30 percent of its income on housing costs, it has less disposable income for other necessities such as health care. Lower income households with a burdensome housing cost are more likely to become homeless or experience overcrowding. Homeowners with a housing cost burden have the option of selling the homes and becoming renters. Renters, however, are vulnerable and subject to constant changes in the housing market.

For purposes of determining housing affordability, the California Health and Safety Code Section 50052.5 provides the following definition of affordable housing cost based on the area median income (AMI), which is adjusted by family size and income level for each multi-family income (MFI) range.

Table 4-20:
Affordable Housing Costs by Tenure

Income Level	Owner	Renters
Extremely Low-Income(0-30% MFI)	30% of 30% AMI	30% of 30% AMI
Very Low-Income (0-50% MFI)	30% of 50% AMI	30% of 50% AMI
Low-Income (51-80% MFI)	30% of 70% AMI	30% of 60% AMI
Moderate-Income (81-120% MFI)	35% of 110% AMI	30% of 110% AMI

Source: California Health and Safety Code Section 50052.5

For Sale Housing

The 2010 Census documents a median housing unit value of \$271,000 in Pico Rivera. **Table 4-21** compares single-family and condominium sales prices during December 2012 in Pico Rivera and nearby communities by ZIP code, and contrasts this with the sale prices during December 2011. A total of 36 units were sold in the City during 2012, commanding a median sales price of \$271,000. Median sale prices in Pico Rivera were lower than all neighboring communities listed below. The year to year price increase was comparable to that experienced among all the neighboring jurisdictions, the majority of which experienced an increase in single-family median home prices.



Table 4-21:
2010 Median Housing Unit Values

City	Zip Code	No. of Home's Sold	Median Home Price	% Change from 2011	No. of Condos Sold	Median Condo Price	% Change from 2011
Pico Rivera	90660	36	\$271,000	5.2%	7	\$215,000	-25.9%
Bellflower	90706	25	\$320,000	4.9%	11	\$210,000	0.5%
Downey	90240	15	\$425,000	1.0%	1	\$225,000	N/A
	90241	11	\$400,000	-13.0%	4	\$184,000	N/A
	90242	24	\$325,000	3.2%	3	\$160,000	0.0%
Montebello	90640	23	\$330,000	1.5%	8	\$200,000	2.6%
Norwalk	90650	72	\$294,000	7.7%	5	\$220,000	11.4%
Whittier	90601	21	\$355,000	1.7%	4	\$204,000	47.8%
	90602	17	\$340,000	11.3%	N/A	N/A	N/A
	90603	25	\$437,000	36.6%	4	\$365,000	N/A
	90604	31	\$340,000	1.2%	5	\$145,000	-18.2%
	90605	26	\$328,000	15.3%	N/A	N/A	N/A
	90606	20	\$303,000	21.3%	1	\$177,000	N/A
Los Angeles County		5,082	\$365,000	17.7%	1,669	\$300,000	19.0%

Source: DQNEWS – December 2012 Los Angeles Times ZIP Code Chart, <http://dqnews.com>

According to Trulia.com, in January 2013, there were 15 less housing listings in Pico Rivera than in December 2012. A sample of 82 sold homes (single-family residences and condominiums/townhouses) sold in late 2012, showed that the majority (53.7 percent) had 3 bedrooms. The second most sold type (28 percent) had 2 bedrooms. Four-bedroom homes were 18.3 percent of the total homes sold. In comparison, **Table 4-22**, below, indicates that two and three-bedroom homes still constitute the greatest proportion of housing units within the City. Three-bedroom homes make up the most significant part (45.3 percent) of the City's housing stock. Four or more bedroom homes were approximately 15

percent of the housing stock. Most of these larger homes were built during or after the 1980s.

Table 4-22:
Number of Bedrooms

Bedrooms	Number	Percent
Occupied Housing Units	16,477	96.9%
No Bedroom	563	3.3%
1-bedroom	1,644	9.7%
2-bedrooms	4,598	27.0%
3-bedrooms	7,695	45.3%
4-bedrooms	2,003	11.8%
5 or more bedrooms	497	2.9%

Source: U.S. Census Bureau, 2006-2010 American Community Survey.

Housing Rental Rates

According to the 2006-2010 American Community Survey Estimates, there were 16,477 total occupied units in Pico Rivera. Approximately 48.6 percent of the renter-occupied units were in buildings with 2 or more units. The median gross rent for Pico Rivera was \$1,123 per month between 2006 and 2010. This was the third highest median rent level among all neighboring cities, which had a median rental range from \$1,045 in Montebello to a high of \$1,207 in Norwalk. The median rent for the County overall was approximately \$1,117. **Table 4-23** provides a comparison of median rental rates for Pico Rivera and its neighboring jurisdictions.

Table 4-23:
Median Housing Rental Rates

Jurisdiction	Median Gross Rent
Pico Rivera	\$1,123
Bellflower	\$1,094
Downey	\$1,139
Montebello	\$1,045
Norwalk	\$1,207
Whittier	\$1,091
County of Los Angeles	\$1,117

Source: U.S. Census Bureau, 2006-2010 American Community Survey.

Rental information for Pico Rivera was obtained from internet rental listings on Craig's List and Trulia. **Table 4-24** presents results of the rental survey by unit type, including apartments, condominiums/townhomes, and single-family homes.



Table 4-24:
Inventory of Rental Units

Unit Type and Bedrooms	Units Advertised	Rental Range	Median Rent
Apartments			
1	6	\$850 - \$1,250	\$1,050
2	2	\$1,350 - \$1,600	\$1,475
3	4	\$1,800 - \$2,100	\$1,950
Condominiums/Townhomes			
2	0	N/A	N/A
3	5	\$1,800-\$2,350	\$2,075
Single-Family Homes			
1	0	N/A	N/A
2	1	\$1,500-\$1,600	\$1,550
3	4	\$1,800 – \$2,100	\$1,950

Source: Trulia.com and Craigslist.com January 2013.

Tenure and Housing Size

As indicated in **Table 4-25**, The City had a total of 16,477 occupied housing units in 2010. The majority of these units were owner-occupied (69 percent). In comparison, renter-occupied units constituted approximately 31 percent of all occupied units in the City. About 95 percent of the owner-occupant units were single-family attached and detached dwellings. Approximately 1.6 percent of all owner-occupied units were in buildings with 2 or more units. Overall, owner-occupied units were primarily single family dwellings while renter-occupied units were found in almost equally found in single family and multiple family buildings.

Table 4-25:
Tenure by Number of Units in Structure

Tenure by Units in Structure	Number	Percent
Total Occupied Housing Units	16,477	100%
Owner-Occupied	11,355	69.0%
1-detached or attached	10,792	95.0%
2 – 4 units	150	1.3%
5 or more units	35	0.3%
Other Unit Types	369	3.2%
Renter-Occupied	5,122	31.0%
1-detached or attached	2,507	48.9%
2 – 4 units	284	5.5%
5 or more units	2,204	43.1%
Other Unit Types	127	2.5%

Source: U.S. Census Bureau, 2006-2010 American Community Survey

A review of recent Craig's List listings for Los Angeles, a regional internet classified ad website, show that rental rates in Pico Rivera are comparable to those in the immediate neighboring Cities of Montebello and Whittier.

Housing Costs and Affordability

The costs of home ownership and rent can be compared to a household's ability to pay for housing, using the 2012 HUD-established Area Median Family Income (MFI) limit for Los Angeles County of \$64,800. **Table 4-26** illustrates maximum affordable mortgage payments and rents for a four-person household in Los Angeles County. Affordable housing cost is based on a maximum of 30 percent of gross household income devoted to mortgage or rental costs. These maximum affordable costs would be adjusted downward for smaller households, or upward for larger households.

Comparison of these maximum affordable housing costs with the sales price data of housing units sold in Pico Rivera indicates that moderate income households (81 to 120 percent MFI) would be able to afford some single-family homes in the City.

According to the data in **Table 4-26**, very low-income households would not be able to afford rental apartments in the City given the current market trends. The lowest priced rental unit offered, according to the data collected, was a one-bedroom apartment for \$850/month. The maximum rent affordable to very low-income households is \$810 (for a four-person household). Some low-income households are also priced out of the rental market in Pico Rivera. The maximum rental rate affordable to a low-income household (four-person) is \$1,134. This would make only studios and some one-bedroom apartments available to the highest earning low-income households.

Moderate-income households could afford rental units within the City. However, they would be limited to mostly one and two-bedroom apartment units. The range of affordability for moderate-income rental housing is \$696 to \$2,138 per month. Rental rates for one and two-bedroom units range from \$850 to \$1,600. Some 3-bedroom apartments would also be affordable to the moderate-income household with a rent cost of 1,750 and below.

As previously indicated, there are condominiums, townhouses and single-family residences for rent in the City but in limited numbers. Their rental rates range from a low of \$1,500 to a high of \$2,350 per month. Within this range, there are limited rental opportunities for some moderate-income households.



Table 4-26:
Housing Affordability by Income Group

Income Group			Affordable Payment		Housing Costs		Maximum Affordable Price	
	AMI adjusted by Size		Renter	Owner	Utilities	Taxes & Insurance(a)	Owner(b)	Renter
Extremely Low (0-30% MFI)	30% AMI							
Two Person (1 bedroom)	\$13,293		\$332	\$332	\$50	\$80	\$47,112	\$282
Three Person (2 bedrooms)	\$15,192		\$380	\$380	\$75	\$90	\$50,017	\$305
Four Person (3 bedrooms)	\$17,091		\$427	\$427	\$100	\$95	\$54,086	\$327
Five Person (4 bedrooms)	\$23,325		\$583	\$583	\$125	\$100	\$83,390	\$458
Very Low (30-50% MFI)	50% AMI							
One Person (Studio)	\$12,650		\$316	\$316	\$50	\$115	\$35,219	\$266
Two Person (1 bedroom)	\$21,075		\$527	\$527	\$50	\$115	\$84,263	\$477
Three Person (2 bedrooms)	\$33,725		\$843	\$843	\$100	\$130	\$142,767	\$743
Four Person (3 bedrooms)	\$32,400		\$810	\$810	\$125	\$140	\$126,904	\$685
Five Person (4 bedrooms)	\$38,875		\$972	\$972	\$175	\$145	\$151,790	\$797
Low (50-80% MFI)	60% AMI	70% AMI						
One Person (Studio)	\$15,180	\$17,710	\$443	\$443	\$48	\$150	\$57,107	\$395
Two Person (1 bedroom)	\$25,290	\$29,505	\$738	\$738	\$85	\$165	\$113,544	\$653
Three Person (2 bedrooms)	\$40,470	\$47,215	\$1,180	\$1,180	\$125	\$190	\$201,504	\$1,055
Four Person (3 bedrooms)	\$38,880	\$45,360	\$1,134	\$1,134	\$175	\$210	\$174,406	\$959
Five Person (4 bedrooms)	\$46,650	\$54,425	\$1,361	\$1,361	\$200	\$220	\$219,026	\$1,161
Moderate Income (81-120% MFI)	110% AMI							
One Person (Studio)	\$27,830		\$696	\$812	\$135	\$405	\$63,268	\$561
Two Person (1 bedroom)	\$46,365		\$1,159	\$1,352	\$135	\$405	\$189,149	\$1,024
Three Person (2 bedrooms)	\$74,195		\$1,855	\$2,164	\$157	\$475	\$356,734	\$1,698
Four Person (3 bedrooms)	\$71,280		\$1,782	\$2,079	\$211	\$571	\$302,009	\$1,571
Five Person (4 bedrooms)	\$85,525		\$2,138	\$2,494	\$238	\$628	\$379,195	\$1,900

Source: Compiled by ESA.

Notes:

- (a) Property taxes and insurance based on averages for the region.
- (b) Calculation of affordable home sales prices based on a down payment of 20%, annual interest rate of 5%, 30-year mortgage, and monthly payment 30% of gross household income. 3. Based on 2012 Los Angeles County MFI \$64,800 and 2012 HCD State Income Limits 4. Monthly affordable rent based on payments of no more than 30% of household income.

Assisted Housing At-Risk of Conversion

State Housing Element law requires an analysis of the potential for currently rent-restricted low-income housing units to convert to market rate housing, and to propose programs to preserve or replace any units “at risk” of conversion. This section presents an inventory of all assisted rental housing in Pico Rivera , and evaluate those units at risk of conversion during the next ten years (2014-2024). As shown in **Table 4-27**, there are currently 302 rental properties with affordability covenants'; 216 are at risk of converting to market rate during the 2014-2021 planning period and 16 units are at-risk of converting to market rate during 2022-2024 period. Consistent with the requirement to analyze the impacts of the potential conversion of these units to market-rate units, an analysis of preservation of assisted housing at-risk of conversion is presented below.

Table 4-27:

Affordable Housing At-Risk of Conversion to Market Rate

Project	Total Affordable Units	Year Built	Termination of Covenant	Types of Government Assistance	Risk Status (2014-2024)
Verner Villa 9220 Verner St.	75	1980	2015	HUD Sec 8 NC	At-Risk
Telacu Pico Rivera 9036 Washington Blvd.	69	2004	2042	Redevelopment Low-Mod Funds	Not At-Risk
Pavilion Apartments 8731 Telegraph Rd.	129	1964	2015	Federal Low-Income Housing Tax Credit	At-Risk
7026 Camellia Ln.	1	2002	2023	Redevelopment Low-Mod Funds	At-Risk
4004 Rosemead Blvd., Unit 2	1	1998	2019	Redevelopment Low-Mod Funds	At-Risk
7038 Camellia Ln.	1	2001	2023	Redevelopment Low-Mod Funds	At-Risk
7038 Blossom Ct.	1	1996	2023	Redevelopment Low-Mod Funds	At-Risk
9029 Grove Terrace	1	1998	2023	Redevelopment Low-Mod Funds	At-Risk
9050 Primrose Dr.	1	2002	2023	Redevelopment Low-Mod Funds	At-Risk
7105 Blossom Ct.	1	1996	2019	Redevelopment Low-Mod Funds	At-Risk
4317 Paramount Blvd., Unit E	1	1993	2019	Redevelopment Low-Mod Funds	At-Risk
9011 Grove Terrace	1	1998	2023	Redevelopment Low-Mod Funds	At-Risk
7118 Blossom Ct.	1	1996	2023	Redevelopment Low-Mod Funds	At-Risk
9030 Primrose Dr.	1	1998	2023	Redevelopment Low-Mod Funds	At-Risk
7043 Camellia Ln.	1	2001	2023	Redevelopment Low-Mod Funds	At-Risk



Project	Total Affordable Units	Year Built	Termination of Covenant	Types of Government Assistance	Risk Status (2014-2024)
9019 Grove Terrace	1	1998	2023	Redevelopment Low-Mod Funds	At-Risk
7038 Orchid Ln.	1	1998	2023	Redevelopment Low-Mod Funds	At-Risk
7126 Blossom Ct.	1	1996	2023	Redevelopment Low-Mod Funds	At-Risk
4313 Paramount Blvd., Unit B	1	1993	2019	Redevelopment Low-Mod Funds	At-Risk
9041 Grove Terrace	1	2001	2023	Redevelopment Low-Mod Funds	At-Risk
7010 Camellia Ln.	1	2001	2023	Redevelopment Low-Mod Funds	At-Risk
7104 Camellia Ln.	1	2001	2023	Redevelopment Low-Mod Funds	At-Risk
7018 Camellia Ln.	1	2001	2023	Redevelopment Low-Mod Funds	At-Risk
9285 Sierra Vista Circle	1	1997	2019	Redevelopment Low-Mod Funds	At-Risk
8238 San Luis Potosi	1	2004	2019	Redevelopment Low-Mod Funds	At-Risk
8308 San Luis Potosi	1	2004	2019	Redevelopment Low-Mod Funds	At-Risk
4639 Myrtle St.	1	2004	2019	Redevelopment Low-Mod Funds	At-Risk
8230 San Luis Potosi	1	2004	2057	Redevelopment Low-Mod Funds	Not At-Risk
8234 San Luis Potosi	1	2004	2019	Redevelopment Low-Mod Funds	At-Risk
8312 San Luis Potosi	1	2004	2019	Redevelopment Low-Mod Funds	At-Risk
8314 San Luis Potosi	1	2004	2019	Redevelopment Low-Mod Funds	At-Risk
5029 Cord Ave.	1	1999	2019	Redevelopment Low-Mod Funds	At-Risk
TOTAL	302			TOTAL AT-RISK (2014-2024)	232

Source: City of Pico Rivera, 2013.

In general, the cost for new land in the City ranges from \$10/square foot up to \$15/square foot. The actual construction cost for residential development ranges from \$100/square foot up to \$130/square foot. The total replacement cost for the at-risk units identified in **Table 4-27** are summarized below:

- The cost for replacing the 75-unit Verner Villa Apartments would total more than \$7,856,040. This cost assumes that 3.4 acres of land will be required and each unit will have a total floor area of 850 square feet (two-bedroom units). The land cost will be approximately \$1,481,040 (assuming \$10/square foot) while the construction cost will be

approximately \$6,375,000 (assuming \$100/square foot for an 850-square foot unit= \$85,000/unit).

- The cost of replacing the Pavilion Apartments would total more than \$12,620,250. This cost assumes that 3.8 acres of land will be required and each unit will have a total floor area of 850 square feet (two-bedroom). The land cost will be approximately \$1,655,200 (assuming \$10/square foot) while the construction cost will be approximately \$10,965,000 (assuming \$100/square foot for an 850-square foot unit= \$85,000/unit).
- The cost of replacing the 28 single-family dwelling units would total more than \$6,860,000. This cost assumes that 2.9 acres of land (average 4,500 square feet per dwelling unit) will be required and each unit will have a total floor area of 2,000 square feet (three bedroom units). The land cost will be approximately \$1,260,000 (assuming \$10/square foot) while the construction cost will be approximately \$5,600,000 (assuming \$100/square foot for an 2,000-square foot unit= \$200,000/unit).

To address at-risk units, Program 3 in the Housing Plan commits the City to monitor these units, ensure compliance with noticing requirements, establish partnerships with entities qualified to acquire and manage at-risk units to have a team and action plan ready to move forward upon notice of conversion, and provide assistance and education to tenants (see Program 3 for more details).

Further, the City of Pico Rivera is strongly committed to the preservation of affordable housing units and therefore has identified the following resources in an effort to save such at-risk units. **Table 4-44** lists a menu of funding programs available for various housing activities, including programs that may be utilized to purchase covenants or deed restrictions to maintain affordability of units. Funding programs that can be used for new construction includes the following:

- State and Federal Home Investment Partnership Act (HOME) Funds
- Section 202 Supportive Housing for the Elderly
- Section 207 Multifamily Rental Housing
- Section 207 Manufactured Home Parks
- Section 213 Cooperative Housing
- Section 811 Supportive Housing for Persons with Disabilities
- Low Income Housing Tax Credit (LIHTC)
- California Housing Finance Agency (CHFA) Multiple Rental Housing Program
- Redevelopment Housing Fund
- Tax Exempt Housing Revenue Bond
- California Community Reinvestment Corporation
- Federal Home Loan Bank Affordable Housing Program

The City has an ongoing housing program to facilitate the preservation of at-risk housing units. The City has provided funding assistance in the past, through



Redevelopment Low- and Moderate-Income Housing Funds, to assist in the development of affordable housing projects. The City will actively work to create programs and seek additional funding in which the focus is to preserve these units beyond the expiration of the covenant so that the owners are able to have affordable housing options.

The following non-profit corporations are potential organizations with the experience and capacity to assist in preserving at-risk units:

- Los Angeles Center for Affordable Tenant Housing
- BUILD Leadership Development Inc.
- Century Housing Corporation
- Century Pacific Equity Corporation
- Community Partnership Development Corporation
- DML & Associates Foundation
- East Los Angeles Community Corporation
- Foundation for Quality Housing Opportunities Inc.
- Housing Authority of the City of Los Angeles
- Housing Corporation of America
- Jamboree Housing Corporation
- Keller & Company
- Los Angeles Housing Partnership Inc.
- Los Angeles Low Income Housing Corporation (LALIH)
- National Community Renaissance
- Neighborhood Housing Services of the Inland Empire Inc.
- Nexus for Affordable Housing
- Orange Housing Development Corporation
- Southern California Housing Development Corporation
- Southern California Presbyterian Homes
- The East Los Angeles Community Union (TELACU)

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Housing Constraints

This section of the Housing Element examines constraints that could hinder the City's achievement of its objectives and the resources that are available to assist in the production, maintenance and improvement of the City's housing stock.

Constraints to the provision of housing may be governmental, such as development standards and zoning regulations or non-governmental which may include market and environmental factors. State law requires that Housing Elements analyze potential and actual governmental and non-governmental constraints to the production, maintenance, and improvements of housing for all persons of all income levels and disabilities. The constraints analysis must also demonstrate efforts by the local jurisdiction to remove governmental constraints that hinder achievement of housing goals.

Governmental Constraints

Governmental constraints are policies, development regulations, standards, requirements or other actions imposed by the various levels of government upon land and housing ownership and development. Although Federal and State agencies play a role in the imposition of governmental constraints, the actions of these agencies are, for the most part, beyond the influence of local government and are therefore not addressed in this document. Apart from federally determined interest rates and State Building Codes, most governmental constraints are local. Land use controls, building codes, processing procedures, and development fees are all factors that may constrain the maintenance, improvement and/or development of housing in the City.

State and federal regulations, which the City has no control over, can also add to governmental constraints. Regulations related to environmental protection, building codes, and other topics have significant, often adverse, impacts on housing costs and availability. While constraints exist at other levels of government, this section emphasizes policies and regulations that can be mitigated by the City.

Land Use Controls

The Land Use Element of the City of Pico Rivera's 1993 General Plan sets forth the City's policies for guiding local development. These policies, together with existing zoning regulations, establish the amount and distribution of land to be allocated for different uses within the City. The City of Pico Rivera 1993 General Plan and Zoning Ordinance provide for a range of different intensities of residential land use, including the following:

- Rural Residential Land Use Designation: 1-2 dwelling units per acre
- Low Density Residential Land Use Designation: 1-8 dwelling units per acre
- Medium Density Residential Land Use Designation: 6-14 dwelling units per acre
- Highest Density Residential Land Use Designation: 14-30 dwelling units per acre

Housing supply and cost are greatly affected by the amount of land designated for residential use and the density at which development is permitted. According to the 1993 General Plan, approximately 40 percent of the City's land area is designated for residential use. Single-family residential neighborhoods are by far the most common residential use in Pico Rivera, accounting for 33 percent of all City acreage, and 89 percent of residential acreage in the City. The Final EIR for the Pico Rivera 1993 General Plan documents a residential "build out" of 18,583 dwelling units, or 1,474 units above the City's existing (2010) housing stock of 17,109 units. This figure includes all vacant and developed residential land.

The City of Pico Rivera is currently in the process of updating the General Plan and corresponding sections of the Zoning Code, which will implement new land use policies and development standards. The City anticipates that all new housing units are likely to come from underutilized commercial, industrial, and residential properties. This will occur through the expansion of the existing housing supply through recycling of lower density development or underutilized land to higher densities. The updated General Plan is anticipated for adoption in 2014. Residential densities in the General Plan update are:

- Rural Residential Land Use Designation: 0-2 dwelling units per acre
- Low Density Residential Land Use Designation: 2-6 dwelling units per acre
- Medium Density Residential Land Use Designation: 6-14 dwelling units per acre
- High Density Residential Land Use Designation: 14-30 dwelling units per acre

Residential Development Standards

The City's current residential development standards are similar to the cities immediately surrounding Pico Rivera. The surrounding cities developed and matured during the same period. The density permitted, yard setback requirements, and other standards regulating residential development in the City are in concert with those being used by other surrounding communities and to a great extent, throughout the suburbs of Los Angeles and Orange Counties.

As previously mentioned, the City is currently updating the General Plan, which will introduce new land use designations. Concurrently, the City will update current residential standards in order to implement new mixed-use designations and allow the development of higher density residential projects to meet the



City's current RHNA need. The current residential development standards for residential development are shown in **Table 4-28**.

Table 4-28:
Residential Development Standards

Development Standard	Zone					
	R-E	S-F	R-I	PUD-A	PUD-B	R-M
Lot Frontage and Access	(a)		(b)		(a), (c)	
Lot Area	15,000 sq. ft.	6,500 sq. ft.	4,200 sq. ft. (d)	1,500 sq. ft. (d)	2,600 sq. ft. (d)	12,500 sq. ft. (e)
Dwelling Unit Density	One per lot (f)	One per lot (g)	One per lot	1-30 DU/Acre (h),(i)	1-30 DU/Acre	30 DU/Acre (j)
Floor Area per Dwelling Unit Senior Citizen Housing	Not listed	Not listed	Not listed	Not listed	Not listed	500 sq. ft.
Lot Size Lot Width						
Corner or Reverse Corner Lot	100 ft.	70 ft.	Not listed	N/A	40 ft.	(k)
Interior Lot	100 ft.	60 ft.		25 ft.	40 ft.	(k)
Lot Depth	150 ft.	100 ft. (l)		N/A	65 ft.	(k)
Yard Setbacks Front	30 ft.	20 ft.	20 ft. to garage 15 ft. to residence (any portion) Minimum 50% of front setback 20 ft.	N/A	18 ft. to garage 15 ft. to residence (any portion)	25 ft.
Side Interior Street Rear	10 ft. 20 ft.	5 ft. 10 ft.	4 ft. (m) 8 ft. (m)	N/A N/A	4 ft. (m) 8 ft. (m)	5 ft. 10 ft.
Case I (no door or window openings in the rear wall of dwelling)	10 ft.	5 ft.	50% min. 20 ft. and 50% min. 15 ft.	N/A	50% min.	10 ft.
Case II (with door or window openings in rear wall of dwelling)	15 ft.	10 ft.	Not listed	N/A	20 ft. and 50% min.	15 ft.
Building Heights	24 ft.	24 ft.	26 ft.	26 ft.	26 ft.	28 ft.
Lot Coverage	35% lot area (n)	40% lot area (n)	50%	80% lot area (n)	50%	50% lot area (n)

Source: City of Pico Rivera Zoning Ordinance accessed January 2013.

Notes:

- (a) Every lot shall have and maintain frontage along a publicly dedicated and improved street, and shall have unobstructed access to such street or to a publicly dedicated and improved alley.
- (b) Every lot shall be provided with a means of access to a publicly dedicated and improved street. For purposes of the R-1 and PUD zoned districts, the front property line shall be considered that portion of property from which vehicular access is taken.
- (c) In the case when development occurs on a corner or reverse corner lot that has frontage along a major, secondary, collector or local street, or any combination thereof, as designated and defined in the Circulation Element of the General Plan, the front lot line and permitted vehicular access to such lot shall be determined by that portion of the lot congruent with the right-of-way of the street designated as having the highest classification of traffic-generating capacity. All other lot lines shall be relative to such determined front lot as set forth herein.
- (d) This requirement shall apply only to an individually owned lot upon which a single-family dwelling unit is located.
- (e) Except in selected areas of the community where it has been clearly demonstrated and established through the zone reclassification process that such areas possess those characteristics more closely associated with single family residential neighborhoods, lots may contain less than twelve thousand five hundred square feet of lot area, but in no case shall the lot area be less than six thousand square feet.
- (f) Any lot having a lot area greater than the minimum required herein may be developed with more than one detached single-family dwelling unit. A lot qualifying for such additional dwelling unit development shall contain not less than fifteen thousand square feet of lot area for each such dwelling unit thereafter. In no case shall there be more than a total of four such dwelling units, and such development thereof shall be subject to a precise plan of design.
- (g) Any lot having a lot area greater than the minimum required herein may be developed with more than one detached single-family dwelling unit. A lot qualifying for such additional dwelling unit development shall contain not less than six thousand square feet of lot area for the first single-family dwelling unit and not less than five thousand square feet of lot area for each such dwelling unit thereafter. In no case shall there be more than a total of four such dwelling units, and such development thereof shall be subject to a precise plan of design.
- (h) The total number of dwelling units permitted shall not exceed or be less than the following distribution of dwelling unit densities:
- Not less than fifteen percent of the total number of dwelling units permitted shall be developed at a density of eight dwelling units per acre;
 - Not less than twenty-five percent of the total number of dwelling units permitted shall be developed at a density of fourteen dwelling units per acre; and
 - Not more than sixty percent of the total number of dwelling units permitted shall be developed at a density of twenty dwelling units per acre.
- (i) When implementing the dwelling unit densities as hereinabove provided, such densities shall be distributed throughout the planned residential unit development project in order to obtain the maximum amount of dispersion. In no case shall there be more than twenty dwelling units grouped or clustered on any given acre of land within the project. Contiguous lots and/or attached dwelling units which are grouped or clustered in any manner so as to form or appear to form a single building or dwelling structure may be permitted; provided, however, that such grouping or clustering shall not contain more than six dwelling units and/or lots, nor shall the horizontal dimension of such building or dwelling structure exceed eighty feet.
- (j) The number of dwelling units permitted shall be subject to the following distribution of dwelling unit densities:
- Lots containing six thousand square feet but not more than eight thousand five hundred square feet of lot area shall not be developed with more than one dwelling unit for each three thousand square feet of lot area. Such lots shall be designated by the zone classification symbol "R-M-3000."
 - Lots containing eight thousand five hundred square feet but not exceeding twelve thousand five hundred square feet of lot area shall not be developed with more than one dwelling unit for each two thousand five hundred square feet of lot area. Such lots shall be designated by the zone classification symbol "R-M-2500."
 - Lots containing twelve thousand five hundred square feet but not exceeding twenty thousand square feet of lot area shall not be developed with more than one dwelling unit for each two thousand square feet of lot area. Such lots shall be designated by the zone classification symbol "R-M-2000."
 - Lots containing twenty thousand square feet of lot area or more may be developed with any combination of dwelling unit densities as hereinabove set forth in paragraphs a, b and c of this subsection, and may also include but shall not be developed with more than one dwelling unit for each one thousand four hundred fifty square feet of lot area. Any such lot



qualifying or approved for the exclusive development of one dwelling unit for each one thousand four hundred fifty square feet of lot area shall be designated by the zone classification symbol "R-M-1450."

- Apartment or residential complex designed, built, maintained for and occupied exclusively by senior citizens and/or physically handicapped persons may be developed to a greater density than otherwise permitted herein, such maximum density to be determined and prescribed by conditional use permit

(k) Every lot shall have a lot width and depth as hereinafter required:

- Lots containing six thousand to eight thousand five hundred square feet of lot area shall have a lot width of not less than sixty feet, and a lot depth of not less than one hundred feet. Corner or reverse corner lots shall have a lot width of not less than sixty-five feet. Lots fronting on or backing up to a major or secondary highway, or railroad or flood control right-of-way shall have a lot depth of not less than one hundred twenty feet.
- Lots containing more than eight thousand five hundred up to twelve thousand five hundred square feet of lot area shall have a lot width of not less than eighty-five feet and a lot depth of not less than one hundred feet. Corner or reverse corner lots shall have a lot width of not less than ninety-five feet. Lots fronting on or backing up to a major or secondary highway, or railroad or flood control right-of-way shall have a lot depth of not less than one hundred thirty feet.
- Lots containing more than twelve thousand five hundred to twenty thousand square feet of lot area shall have a lot width of not less than one hundred feet and a lot depth of not less than one hundred twenty-five feet.
- Lots containing more than twenty thousand square feet of lot area shall have a lot width of not less than one hundred twenty-five feet and a lot depth of not less than one hundred sixty feet

(l) Lots fronting on and/or backing up to a major or secondary highway, railroad or flood control right-of-way shall have a lot depth of not less than one hundred thirty feet.

(m) Zero lot line development permitted on one interior lot line, with a minimum eight-foot opposite side yard setback.

(n) Development on any lot shall not exceed this maximum amount of aggregate total building coverage except as indicated below:

- Forty-five percent lot coverage allowed for single-family residential zoned lots containing five thousand five hundred square feet or less

Table 4-29 summarizes the City's parking requirements for residential uses. Parking requirements are determined by the housing type (single-family versus multi-family), the zone, and the number of dwelling units. The City has found that these parking standards do not negatively impact the supply and affordability of housing. Along with the development standards listed in **Table 5-1**, the parking standards will be updated through the General Plan update in order to implement new mixed-use designations and higher density residential projects.

Table 4-29:
Off-Street Parking Requirements

Residential Use	R-E, S-F, R-I, and PUD Zones	R-M Zone
Single-family dwelling units, duplexes and garage conversions	Two parking spaces in a garage for each dwelling unit with the exception of nonconforming dwelling units.	
• Guesthouse	One garage or carport attached to the guesthouse	
Multiple-family dwelling units	Two parking spaces in a garage or carport for each dwelling unit	
• Apartment developments containing eight or more dwelling units		One open guest parking space for each eight dwelling units or fraction thereof

Residential Use	R-E, S-F, R-I, and PUD Zones	R-M Zone
• Roominghouses and boardinghouses, and other similar uses having guestrooms		Two parking space in a garage or carport for each three guestrooms. In dormitories, each 100 square feet of habitable floor area shall be considered equivalent to one guestroom
Other uses permitted in residential zones		
• Childcare centers, day nurseries and other similar uses	One open parking space for each 300 square feet of net building floor area, or for each 10 children the facility is designed and/or licensed for, whichever is greater	
• Convalescent, nursing and/or resthomes	One open parking space for each two beds and/or residents for which the facility's capacity is licensed	
• Mobilehome parks		Two open parking spaces on each mobilehome site, and one open guest parking space for each four mobilehome sites
• Senior citizen housing		One parking space for each three dwelling units

Source: Pico Rivera Municipal Code, accessed May 2013.

Density Bonus

State law mandates that all cities and counties shall adopt an ordinance that specifies how the city/county intends to comply with Government Code Sections 65915-65918 regarding density bonus opportunities. The City has amended the Zoning Code to address density bonus incentives.

Provisions for a Variety of Housing Types

Housing Element Law requires jurisdictions to identify available sites in appropriate zone districts with development standards that encourage the development of a variety of housing types for all income levels, including multi-family rental housing, factory-built housing, mobile homes, emergency shelters, and transitional housing. The following paragraphs describe how the City makes provisions for these types of housing.

Multi-Family Rental Housing

Multiple-family housing is the second most predominant dwelling type in the City, comprising about 17 percent of the total housing units. The number of multi-family units has increased in recent years as underdeveloped multi-family zoned lots with only one unit located on them are recycled and redeveloped with higher density uses. The City's Zoning Ordinance provides for multiple-family units in the Residential Infill (R-I), Multiple Family Residential Variable Density (R-M), and the Planned Unit Development (PUD) zoning districts.



Mobile Homes/Manufactured Housing

The 2006-2010 American Community Survey Estimates, report there were 496 mobile homes in the City in 2010. A more recent mobile home survey conducted by the Planning Division Staff found, however, that there are actually 405 mobile homes in the City. The City of Pico Rivera provides for mobile homes within existing mobile home parks, and manufactured homes in residential established neighborhoods provided they meet the National Manufactured Housing Construction and Safety Standards Act of 1974. Manufactured units must be installed on a permanent foundation in compliance with all applicable building regulations and Title 25 of the California Health and Safety Code.

Existing mobile home parks in Pico Rivera are show in **Table 4-30**.

Table 4-30:
Pico Rivera Mobile Home Parks

Name	Address	Number of Units
Citrus Drive	4731 Citrus Dr Pico Rivera, CA 90660	28
Elms Mobile Estates	8527 Whittier Blvd Pico Rivera, CA 90660	25
Rio Vista	4101 Paramount Blvd Pico Rivera, CA 90660	119
Shamrock	4850 Durfee Ave Pico Rivera, CA 90660	11
Villa Nova Mobile Home Park	8509 Beverly Blvd #3 Pico Rivera, CA 90660	155
Westland Estates Mobile Home Park	4139 Paramount Blvd Pico Rivera, CA 90660	67
	Total:	405

Source: Pico Rivera Community and Economic Development Department, January, 2013.

Second Units

The City amended the Zoning Code to incorporate a Second Unit Ordinance that conforms to state requirements. The amendment includes development standards and procedures for review.

Transitional and Supportive Housing and Emergency Shelters

The City amended the Zoning Code to allow emergency shelters in a newly established Emergency Shelter Overlay Zone by right without any other discretionary permit required. A map of the Emergency Shelter Overlay Zone is provided in Appendix B. Pursuant to State law, the City has also amended the Zoning Ordinance for transitional and supportive housing to be considered a residential use and only subject to those restrictions that apply to other residential uses of the same type in the same zone.

Single Room Occupancy (SRO) Housing

The City amended the Zoning Code to treat SRO's as a type of transitional housing and to be considered a residential use only subject to those restrictions that apply to other residential uses of the same type in the same zone, along with applicable development and operational standards.

Housing for Persons with Disabilities

Physical disabilities can hinder access to housing units of traditional design as well as limit the ability to earn adequate income. In 2010, approximately 12.8 percent of Pico Rivera's population (18 years and over) was reported to be living with a disability. This count includes age-related as well as other disabilities. Housing opportunities for individuals with physical disabilities are maximized through the provision of affordable, barrier-free housing. Special modifications include units with access ramps, wider doorways, assist bars in bathrooms, lower cabinets, and elevators. This is accomplished through the City's compliance with the Federal Americans with Disabilities Act (ADA) and the 2007 Title 24 Part 2, California Building Code regulations. In addition, the City administers the Housing Rehabilitation Loan and Grant Program that provides financial assistance to households with person with disabilities to perform modifications such as those described above.

Per state law, cities must develop reasonable accommodation procedures to provide relief to Code regulations and permitting procedures that have a discriminatory effect on housing for individuals with disabilities. The City has amended the Zoning Code to incorporate a Reasonable Accommodation Ordinance that conforms to state requirements. The process for reasonable accommodation includes submittal of an application form to the City's Planning Division, an administrative review by City staff, and a decision within 30 days after the application is submitted. An application for a reasonable accommodation is granted if all of the following findings are made:

1. The housing, which is the subject of the request, will be used by an individual with a disability as defined under the Fair Housing Acts.
2. The requested reasonable accommodation is necessary to make specific housing available to an individual with a disability under the Fair Housing Acts.
3. The requested reasonable accommodation would not impose an undue financial or administrative burden on the City.
4. The requested reasonable accommodation would not require a fundamental alteration in the nature of a City program or law, including but not limited to land use and zoning.



5. The requested reasonable accommodation would not adversely impact surrounding properties or uses.
6. There are no reasonable alternatives that would provide an equivalent level of benefit without requiring a modification or exception to the City's applicable rules, standards and practices.

The City of Pico Rivera defines a “family” as one or more persons related by blood or marriage, or not more than five persons not related by blood or marriage, excluding servants, but living together as a single household in a dwelling unit.” The City has found that this definition is a constraint and has amended the Zoning Ordinance to update the definition of “family” in compliance with State law.

Housing Types Permitted by Zoning District

Table 4-31 summarizes housing types permitted by zoning district in the City of Pico Rivera.

Table 4-31:

Housing Types Permitted by Zoning District

Use	R-E	S-F	R-I	PUD	R-M	ESO ^(a)
Single-family	P	P	P	C	P	
Multi-family (2-4 units)	C	C	X	X	C	
Multi-family (5+ units)	X	X	X	C	C	
Community care facility (≤ 6 persons)	P	P	P	P	P	
Community care facility (7+ persons)	C	C	C	C	C	
Emergency shelter (up to 30 occupants)						P
Emergency shelter (more than 30 occupants)						C
Single-room occupancy units			P		P	
Manufactured homes	P	P	P	P	P	
Mobilehomes						C
Transitional housing	P	P	P	P	P	
Supportive housing	P	P	P	P	P	
Second units	P	P		P		

Source: Pico Rivera Municipal Code, accessed May 2013.

Notes: ^(a) Emergency Shelter Overlay Zone

Development Impact and Planning Entitlement Fees

The City collects development impact fees and planning entitlement fees from developers to cover the costs of processing permits and providing necessary services and infrastructure. Fees are usually collected upon filing of an application for development projects that require discretionary approval or at the time building permits are issued.

Development Impact Fees

Development impact fees collected from developers include school fees (\$2.63/square foot) and a Public Image Enhancement Fee (applies to residential units valued at >\$100,000) which is 0.05 percent of the building valuation. In addition, a park fee is required for each multi-family residential unit built if the land requires subdivision. The parkland fees are adjusted annually for the CPI-U. Additional development impact fees include the General Plan Maintenance Fee, the Maintenance of Building Plans Fee, and the Automated Building Permit and System Maintenance Fee, which are minimal fees. Additionally, residents pay taxes for public utilities, which are fees charged to provide revenues to enhance services, facilities and infrastructure serving residents, businesses, employees and visitors in the City.

Planning Entitlement Fees

Table 4-32 provides a listing of planning entitlement fees the City of Pico Rivera charges for residential development. These fees are typically collected at the time a development entitlement application is filed with the City. In addition, there may be other fees assessed depending upon the circumstances of the development. For example, the builder may need to pay an inspection fee for sidewalks, curbs, and gutters if installation is required or the builder may need a variance, conditional use permit, or site plan review for special entitlement issues. The planning entitlement fees listed in **Table 4-32** show those which are typically charged for a standard residential development.

Table 4-32:
Fees Charged For Residential Development

Fee Type	Fee
Zoning Consistency Review	\$95- per application (SFD) Fences, water heaters, ground mounted HVAC \$70 Residential-Minor (Double for code enforcement violations) \$345 Residential- New structure (Double for code enforcement violations)
Precise Plan of Design	\$210 1 unit-\$920 2 to 4 units-\$1,835



Fee Type	Fee
	5 or more residential units-\$1,945
Conditional Use Permit Review	\$2,270
Conditional Use Permit Minor Modification	\$925-Zoning Administrator \$1,875-Planning Commission
Variance	\$1,640
Minor Variance	\$200 (S-F zone, owner occupied), \$1,875 (all others)
Zone Reclassification	\$2,220
Zone Code Amendment	\$5,285
Environmental Categorical Exemption	\$125 per application
Environmental Initial Study	\$530
Negative Declaration	\$825 (plus Los Angeles County Clerk/Recorder Fee)
Mitigated Negative Declaration	\$1,465 (plus Los Angeles County Clerk/Recorder Fee)
Environmental Impact Report	Deposit with charges at the fully burdened costs and 100% of contracted services, plus Los Angeles
Tentative Parcel Map	\$2,605
Tentative Tract Map	\$3,795
Certificate of Compliance	\$570
Lot Line Adjustment	\$1,140
Final Parcel Maps- Map Analysis	\$2,795 per map (Includes up to three submittals) plus \$900 for each submittal after the 3rd submittal.
Final Tract Map- Maps Analysis	5-10 lots-\$3,520 11-25 lots- \$5,715 26-50 lots-\$8,060 51-100 lots-\$10,985 101-150 lots-\$16,550 151 or more lots-\$21,525 (Includes up to three submittals) plus \$1,300 for each submittal after the 3rd submittal

Source: City of Pico Rivera Community and Economic Development Department

As a means of assessing the cost that fees contribute to development in Pico Rivera, the City has updated and calculated the total Building, Planning, and Engineering fees associated with single family and multi-family development prototypes. **Table 4-33** presents the development fees for a 1,500-square-foot, two-bedroom/two-bathroom single-family unit as well as the development fees for a 1,000-square-foot, two bedroom/one-bathroom multiple-family unit. For a single family residential unit, the amount of the development fee is approximately \$17,811.75. Furthermore, the development fee for a multiple-family unit is approximately \$12,521.75.

The development processing fees and school fees are largely determined by square footage, valuation and a number of other factors including the number of bedrooms, bathrooms, outlets, etc. This makes it difficult to accurately determine the average and actual fees charged to a developer for residential development. In summary, Pico Rivera development fees represent a small portion of overall cost of residential development, and are comparable to other Los Angeles jurisdictions. The City has worked hard to keep fees low and will continue to do so, utilizing allocated funds to promote development of affordable housing, housing for extremely low income and residents with disabilities.

Table 4-33:
Total Typical Fees Per Type of Unit

Fees	Single Family Unit (a)	Multi-Family (per unit) (b)
Planning ZCR	\$345.00	\$345.00
Building Plan Check	\$1,771.00	\$1,296.75
Waste Management Deposit	\$9,000.00 (3% valuation- Not a City Fee)	\$6,000.00 (3% valuation- Not a City Fee)
Park Fees	N/A	\$1,250.00
School Fees	\$3,945.00 (\$2.63 per sq.ft.- Not a City Fee)	\$2,630.00 (\$2.63 per sq.ft.- Not a City Fee)
Public Image Enhancement Fee	\$1,500.00 (0.5% of valuation over 150,000)	\$1,000.00 (0.5% of valuation over 150,000)
Building Permit with Mechanical, Electrical and Plumbing	\$2,082.75	\$1,595.75
TOTAL	\$17,811.75	\$12,521.75

Source: City of Pico Rivera, 2013.

Notes:

(a) Calculations based on a single-family unit 1,500 sq ft of living area with 400 sq. ft. garage space.
b. Building Valuation per unit of \$300,000.

(b) Calculations based on a multi-unit 1,000 sq ft of living area with 400 sq ft garage space with a building valuation of \$200,000 per unit.

Building Codes and Enforcement

In addition to land use controls, local building codes also affect the cost of housing. Pico Rivera has adopted the California Building Code (2010) which establishes minimum construction standards. As required of all jurisdictions in California, Pico Rivera, has adopted the latest (2010) California Green Building Code establishes construction standards necessary to protect public health, safety, and welfare. The provision of the California Building Code is to ensure that barrier-free design is incorporated in all buildings, facilities, site work and other developments to which this code applies and to ensure that they are accessible to and usable persons with disabilities.



The following are local amendments to the Building code (Chapter 15.08) adopted by Pico Rivera to protect public health and safety from hazards indigenous by the City:

- The City amended the definition for emergency helicopter landing facilities on high-rises references applicable fire code provisions and reads: A landing area on the roof of a high-rise building that is not intended to function as a helicopter or helistop but is capable of accommodating fire or medical helicopters engaged in emergency operations, in accordance with California Fire Code Section 1107.
- The City included more specific standards for maximum height and number of stories for buildings equipped throughout with an approved automatic sprinkler system.
- The City amended exceptions for automatic sprinkler system standards.
- The City amended minimum roof covering classifications for types of construction.
- The City added the following to Section 1505.1.3 of Volume 1: The entire roof covering of every existing structure where more than 50 percent of the total roof area is replaced within any one-year period, the entire roof covering of every new structure, and any roof covering applied in the alternation, repair or replacement of the roof of every existing structure, shall be fire-retardant roof covering that is at least Class A, unless approved by the building official.
- The City added the following exception to Section 3109.1 of Volume 2: Exemption of public bodies of water. Where bodies of water are located on public land within the City of Pico Rivera, this section need not be complied with where it has been determined by the Building Official that dispensing with any or all of the provisions of this section will adequately protect the public health, safety and welfare. This section shall not apply to public bodies of water located on land owned, possessed or under control of the State, County, Municipal or other governmental entities or their lessees or assigns.
- The City added the following definition: Private pool, is any constructed pool or spa, permanent or portable, and over 18 inches deep, which is intended for non-commercial use as a swimming pool by not more than three owner families and their guests.
- The City added requirements for new safety features for construction of new private pools.
- The City added a Construction and Maintenance of Parking Areas chapter.
- The City added a Relocation of Buildings chapter.
- The City added a Grading and Excavations chapter.
- The City amended general requirements for patio covers.

These local amendments do not constrain the development of housing, but rather ensure that applicants adhere to the proper process to obtain permits and that the health and safety of residents is considered.

Local Processing and Permit Procedures

The processing time needed to obtain development permits and required approvals is often cited as a prime contributor to the high cost of housing. Additional time may be necessary for environmental review, depending on the location and nature of a project. The time required to process a project varies greatly from one project to another and is directly related to the size and complexity of the proposal and the number of actions or approvals needed to complete the process. **Table 4-34** identifies the typical processing time most common in the entitlement process. It is important to note that each project is not required to complete every step in the process (i.e. small scale projects consistent with General Plan designations and zoning districts do not generally require General Plan amendments, rezoning, or variances), and certain review and approval procedures may run concurrently. For example, a ministerial review for a single-family home may be processed concurrently with the design review. The City encourages the joint processing of related applications for a single project. As an example, a rezone petition may be reviewed in conjunction with the required site plan, a tentative tract map, and any necessary variances. Such procedures save time, money, and effort for both public and private sector developers.

Table 4-34:
Permit Review Timelines

Type of Approval or Permit	Typical Processing Time	Approval Body
Zoning Consistency Review	1 week	City Staff
Minor Conditional Use Permit	4 weeks	Zoning Administrator
Conditional Use Permit	8-12 weeks	Planning Commission
Variance	8-12 weeks	Planning Commission
Zone Change	8-12 weeks	City Council
General Plan Amendment	8-16 weeks	City Council
Design Review (Appeal)	4-8 weeks	Planning Commission
Final Subdivision Map	8-12 weeks	Community Development Director
Subdivision Maps	8-12 weeks	City Council
Parcel Maps	8-12 weeks	City Council
Negative Declaration (Mitigated)	8-12 weeks	Community Development Director or Planning Commission
Environmental Impact Report	4-6 months	City Council

Source: City of Pico Rivera, 2013.

In response to State law, California cities have been working to improve the efficiency of permit and review processes by providing 'one-stop processing,' thereby eliminating duplication of effort. The City works closely with developers to expedite approval procedures in order to diminish unnecessary timing constraints on development. For larger projects, an initial pre-consultation meeting with the



Community and Economic Development Department, Public Works Department, and the Fire Department is arranged to discuss the development proposal. The application along with the site plan is first reviewed by the City's Planning Division and other agencies such as Public Works for consistency with the General Plan and Zoning Code. Concurrently, the Planning Division staff also provides an administrative design review of projects. There is no formal design review committee or adopted design review criteria in the City of Pico Rivera. Projects are reviewed for design on a case-by-case basis. Depending on the complexity of a project, a single-family development is approved in four to six weeks from date of plan submission, and a multi-family development is approved in 4-8 weeks in R-E and S-F zones, and 8-16 weeks in PUD and R-M zones. The difference in processing times is due to the City's current requirement of a Conditional Use Permit (CUP) for multi-family developments in the City. The City will amend the Zoning Ordinance to remove the CUP requirement for multi-family developments prior to the adoption of 2014-2021 Housing Element. This revision will reduce the processing time for multi-family developments. Once the project is approved, the Building Division performs plan checks and issues building permits, and larger projects requiring minor use permits are sent to the Zoning Administrator.

To encourage and facilitate the development of a variety of housing types, the City continues to monitor permit processing times to ensure the fastest possible turnaround for applications. Through the City's streamlined processing, a 42-unit condominium development was completed in the City in 2008.

On and Off-Site Improvement Requirements

On and off-site improvements may be required in conjunction with development based on the location of the project and existing infrastructure. Dedication and construction of streets, alleys, and other public easements and improvements may be required to maintain public safety and convenience. In general, full street width dedication and construction is required in the City along with proper drainage facilities and street signs. The typical residential street in Pico Rivera has a 58-foot width, which includes a minimum roadway width of 36 feet. Sidewalks are required to be at a minimum four feet wide running along both sides of the street.

The on and off-site improvements required by the City are necessary to adequately provide the infrastructure and public facilities that support housing development. These on and off site improvements have not been determined to be a constraint to the development of affordable housing.

Non-Governmental Constraints

Construction Costs

The cost of building materials for residential construction has risen dramatically in recent years. According to the U.S. Department of Labor, the overall cost of residential construction materials rose by 2 percent between 2011 and 2012, with steel costs increasing 0.4 percent and the cost of cement increasing 1.5 percent. With the slowdown of the real estate market from 2008 until 2012, the price of construction materials has shown a significant decrease compared to the construction boom. The 2 percent increase in overall construction costs experienced over the past year is primarily due to the cost of labor.

Together, the cost of building material and construction labor are the most significant cost components of developing residential units. In the current southern California market, construction costs are estimated to account for upwards of 50 percent of the sales price of a new home. Typical construction costs for high-density apartment (20 units per acre) development run around \$150,000 per unit including \$10,000 per unit for structured parking. Hard construction costs for development of medium-density (15 units per acre) condominiums over podium parking run approximately \$200,000 per unit, including \$35,000 per unit for the parking structure.

Variations in the quality of materials, type of amenities, labor costs and the quality of building materials could result in higher or lower construction costs for a new home. Pre-fabricated factory built housing, with variation on the quality of materials and amenities may also affect the final construction cost per square foot of a housing project. Furthermore, the unit volume - that is the number of units being built at one time - can change the cost of a housing project by varying the economies of scale. Generally, as the number of units under construction at one time increases, the overall costs decrease. With a greater number of units under construction, the builder is often able to benefit by making larger orders of construction materials and pay lower costs per material unit.

Density bonuses granted to a project, can also impact construction costs. Municipalities often grant density bonuses as an incentive for the builder to provide affordable units at the project site. The granting of a density bonus provides the builder with the opportunity to create more housing units and therefore more units for sale or lease than would otherwise be allowed without the bonus. Since greater units can potentially increase the economy of scale, the bonus units could potentially reduce the construction costs per unit. This type of cost reduction is of particular benefit when density bonuses are used to provide affordable housing.



Land Availability and Cost

There is very little vacant residential land available in the City. This is a significant constraint to the development of new housing within the City. Another constraint to the development of additional residential units can occur on underdeveloped properties. The economy of land value and the cost of new construction can limit what a property owner can expect to achieve on an underdeveloped property. Even with an allowable 30 units per acre, as permitted by the Pico Rivera Municipal Code, recycling and redevelopment can be difficult.

Section 6, Housing Resources, includes an analysis and discussion of vacant and underutilized residentially-zoned parcels in the City that can accommodate new housing. Aside from the residential zones in the City that accommodate residential development (R-E, R-I, S-F, PUD, and R-M zones), the City has also identified opportunities in which commercial and industrial properties can be “recycled” for residential purposes and has specifically identified sites which will support the development of housing in a mixed-used configuration and higher densities. The land resources analysis indicates that there is sufficient capacity at these sites for new units to accommodate the City’s RHNA allocation.

The price of raw land and any necessary improvements is a key component of the total cost of housing. The diminishing supply of land available for residential construction combined with a fairly steady demand for such development has served to keep the cost of land high and rising in southern California. In addition, the two factors which most influence land holding costs are the interest rate on acquisition and development loans, and government processing times for plans and permits. The time it takes to hold land for development increase the overall cost of the project. This cost increase is primarily due to the accrualment of interest on the loan, the preparation of the site for construction and processing applications for entitlements and permits.

Availability of Financing

The availability of financing in a community depends on a number of factors, including the type of lending institutions active in the community, lending practices, rates and fees charged, laws and regulations governing financial institutions, and equal access to those institutions. Through analysis of Home Mortgage Disclosure Act (HMDA) data on the disposition of residential loan applications, an assessment can be made of the availability of residential financing within a community.

According to the Home Mortgage Disclosure Act data for Pico Rivera, residential lending activity in the City consisted of 121 applications for conventional home purchase loans in 2010, reflecting one percent of the ownership housing stock.

Table 4-35 provides the status of home purchase loan applications in both Pico Rivera and Los Angeles County. As illustrated by this table, the 63 percent loan

approval rate in Pico Rivera was lower than the 71 percent approval rate Countywide.

Table 4-35:
Disposition of Loans

	Loans Approved ^(a)		Loans Denied		Loans Withdrawn/ Incomplete	
	Pico Rivera	LA County	Pico Rivera	LA County	Pico Rivera	LA County
Number of Conventional Loan Applications	76	38,827	19	8,054	26	7,601
Percent of Total Conventional Loan Applications	63%	71%	27%	16%	21%	14%

Source: Home Mortgage Disclosure Act (HMDA), 2010. Compiled by ESA.

Notes:

^(a)Approved loans include: loans originated and applications approved, but not accepted

The Home Mortgage Disclosure Act (HMDA) also provides data on the total number of applications for home improvement loans made to lending institutions in Pico Rivera. Home improvement loans generally have lower approval rates than loans used to purchase homes. In 2010, for example, 55 home improvement loans were made in the City of Pico Rivera. Approximately 36 percent were approved and 51 percent denied, indicating a significant gap differential between those who were actually able to obtain the financing to complete home improvements and those that were not. It is important to note that the number of home improvement loans specified here does not include loans made available to residents through the City's Housing Rehabilitation Program.

Environmental Constraints

Environmental hazards affecting housing units include geologic and seismic conditions that provide the greatest threat to the built environment. The City has identified areas where land development should be carefully controlled. The following hazards may impact future development of residential units in the City.

Seismic and Geologic Hazards

Pico Rivera's topography is relatively flat, ranging from approximately 200 feet above sea level in the northern portion of the City to 140 feet above sea level in the southern portion. Several soil types can be found in the City, the majority of which have low potential for shrink-swell or erosion hazards.



The Los Angeles Basin is crisscrossed by numerous regional earthquake faults, several of which lay in the vicinity of Pico Rivera. While most of these faults are inactive, a few result in occasional earthquakes. Those faults most likely to impact the City as a result of seismic activity include the San Andreas, the Sierra Madre, and the Raymond Hills Faults. The primary seismic hazards associated with earthquakes are ground rupture and ground shaking. The extent of both and accompanying levels of damage are dependent upon a number of factors including magnitude of the event, distance from the epicenter, and underlying soil conditions. In addition, ground shaking can induce several seismic hazards that may result in damage. These include liquefaction, differential settlement, landslides, and seiching. The central portion of the City and the Whittier Narrows Dam area has medium liquefaction potential, while the remainder of the City has low local liquefaction potential. While the potential for differential settlement, landslides, and seiches exist within Pico Rivera, given soil, topographic and other conditions, their likelihood and potential severity are generally limited.

The California Building Standards Code, adopted by the City, regulates the design and construction of foundations, building frames, retaining walls, excavation, and other building elements. A key objective of this code is to mitigate the effects of seismic shaking and adverse soil conditions.

Flooding

The Federal Emergency Management Agency (FEMA) publishes maps that identify areas of the City subject to flooding in the event of a major storm. These Flood Insurance Rate Maps (FIRMs) indicate areas that may be inundated in the event of a 100-year or a 500-year storm. In addition, the maps indicate the base flood elevations at selected intervals of the floodway. The City in its entirety had at one time been located within a designated "AR" Flood Zone, which indicated that there was a flood risk from the San Gabriel and Rio Hondo rivers. This flood zone designation resulted in higher flood insurance rates for property owners. However, upstream flood control measures were implemented and improvements to local river and dam areas have been accomplished. As a result, the City is now designated as an "X" Flood Risk Zone indicating that the area is outside of the 500-year flood and that flood insurance is no longer mandated.

The entire City lies within the flood inundation area of the Whittier Narrows Dam. Flood risk for this structure under normal operations or as a consequence of an event such as an earthquake is classified as high by both the Corps of Engineers Dam Safety Action Classification System, and the FEMA HAZUS program. However, because of current design and construction practices and ongoing programs of reviews and modification, catastrophic dam failure is considered unlikely.

Fire Hazards

The most serious fire threat within the City is building and structure fires. Like most southern California cities on the urban fringe, the late summer fires that result from the accumulation of this brush have the potential to spread into the City proper. Since the City center is largely developed, there is less potential for fire in central City communities. Other fire hazards within the City may be associated with heavy industrial uses, older commercial and residential structures, the presence of hazardous materials, and arson.

Noise

Primary noise sources in Pico Rivera is and will continue to be transportation related. Existing and future traffic noises are greatest along the City's major roadways. Both the Burlington Northern Santa Fe (BNSF) and Union Pacific railroads maintain lines through the City. Future transit facilities to be located in the City are being considered and include the Metro Gold Line Eastside Extension, which would run along Washington Boulevard. The California High Speed Rail Authority is also considering an east-west alignment of the High Speed Rail line through the City, to be located north of Slauson Avenue. Implementation of either transit facility would result in substantially higher, although intermittent noise levels along those transit corridors and within adjacent sources.



Housing Resources

This section summarizes the land, financial, and administrative resources available for the development and preservation of housing in Pico Rivera. The analysis includes an evaluation of the availability of land resources for future housing development; the City's ability to satisfy its share of the region's future housing needs, the financial resources available to support housing activities, and the administrative resources available to assist in implementing the City's housing programs and policies.

Regional Housing Needs Allocation (RHNA)

Pico Rivera's Regional Housing Needs Allocation (RHNA) for the 2014-2021 planning period has been determined by SCAG to be 850 housing units, including 217 units for very low-income households, 131 units for low-income households, 140 units for moderate-income households, and 362 units for above moderate-income households.

The housing allocation for each jurisdiction is divided into four household income categories used in Federal and State programs: Very Low (50 percent of AMI); Low (50-80 percent of AMI); Moderate (80-120 percent of AMI); and Above-Moderate Income (over 120 percent of AMI). The allocations are further adjusted to avoid an over-concentration of lower income households in any one jurisdiction. The City must also plan for the needs of extremely low-income households, which is assumed to be 50 percent of the very low-income share. The 2014-2021 Regional Housing Needs Allocation for the City of Pico Rivera is shown in **Table 4-36**.

Table 4-36:
Regional Housing Needs Allocation 2014-2021

Income Group	Number of Units	Percent of Total
Extremely Low ^(a)	109	--
Very Low	217	25.5%
Low	131	15.4%
Moderate	140	16.5%
Above Moderate	362	42.6%
Total	850	100%

Source: Regional Housing Needs Assessment, SCAG October 2012.

Notes:

- (a) Extremely Low-Income households are assumed to be 50 percent of the Very Low-Income housing need

AB 1233 Compliance

In January 2006, changes to Housing Element law, including Assembly Bill 1233, created additional incentive for jurisdictions to achieve a compliant Element. AB 1233 requires “communities that failed to comply with requirements to make available sufficient sites to meet their regional housing need in the previous planning period must, within the first year of the new planning period, zone or rezone enough sites to accommodate the RHNA not accommodated from the previous planning period.”

The Housing Element for the 2006-2014 planning period was adopted in 2012 and certified by HCD, but the City chose not to complete the rezoning necessary to provide adequate sites to accommodate the City’s lower income RHNA. Rezoning did not occur because the City embarked on a comprehensive General Plan Update. Through that work effort, more appropriate opportunity sites were identified for redevelopment and consistency with the General Plan and Zoning Code updates. Specifically per Program 3.3.4.1, Housing Sites/Underutilized Sites Inventory Program and Program 3.3.4.2, General Plan/Zoning Ordinance Provision. Consequently, the City is required to plan for the current planning period of 2014-2021 as well as any unaccommodated shortfall identified from the previous (2006-2014) planning period. The 2006-2014 RHNA for Pico Rivera is shown in **Table 4-37**.

Table 4-37:
Regional Housing Needs Allocation 2006-2014

Income Group	Number of Units	Percent of Total
Very Low	211	24.7%
Low	134	15.7%
Moderate	143	16.7%
Above Moderate	367	42.9%
Total	855	100%

Source: Regional Housing Needs Assessment, SCAG July 2007.

The two planning period allocations combined result in a final housing needs allocation as shown in **Table 4-38**. The total fair share allocation for Pico Rivera for the combined planning periods is 1,705 units.



Table 4-38:
Combined 2006-2014 and 2014-2021 RHNA

	Very Low	Low	Moderate	Above Moderate	Total
2006-2014 RHNA	211	134	143	367	855
2014-2021 RHNA	217	131	140	362	850
Total	428	265	283	729	1,705

Source: Regional Housing Needs Assessment, SCAG July 2007.

As Pico Rivera's 2006-2014 Housing Element was adopted, but not fully implemented the City must evaluate two key factors to determine their exact shortfall, in compliance with AB 1233. First, as the RHNA process establishes January 1, 2006 as the baseline for growth projections for the Housing Element planning period of 2006-2014, jurisdictions may count any new units built or approved since January 1, 2006 toward their 2006-2014 RHNA allocation. As Pico Rivera's Housing Element was adopted and certified, but not fully implemented, any units built or approved from 2006 to the present may be credited toward the City's 2006-2014 RHNA allocation of 855 units. Second, as AB 1233 focuses on units that are accommodated specifically on rezoned sites, the shortfall will primarily include lower income units that were to be accommodated on mixed-use and higher density residential sites identified in the 2006-2014 Housing Element. **Table 4-39** below, presents the number of units that the City must address in their 2014-2021 sites inventory, including any shortfall from the 2006-2014 planning period.

Table 4-39:
2014-2021 RHNA Including AB 1233 Shortfall

	Very Low	Low	Moderate	Above Moderate	Total
2006-2014 RHNA	211	134	143	367	855
2006-2014 Units Accommodated by Credits of Units Constructed	0	0	0	66	66
Subtotal	211	134	143	301	789
2014-2021 RHNA	217	131	140	362	850
TOTAL	428	265	283	663	1,639

Source: Regional Housing Needs Assessment, SCAG July 2007.

As shown in **Table 4-39**, between 2006 and 2012 the City approved and developed 66 above moderate-income units. Units constructed within the 2006-2014 planning period are listed in **Table 4-40**.

Table 4-40:
Units Constructed 2006-2014

Address	Number of Units	Year Built	Affordability
3916 Rosemead Blvd.	9	2012	Above Moderate-Income
9003–9083 Catherine St.	42	2008	Above Moderate-Income
9044 Burma Rd.	1	2007	Above Moderate-Income
8630 Elba St.	1	2007	Above Moderate-Income
8928 Ibsen St.	1	2008	Above Moderate-Income
8717 West Blvd.	1	2008	Above Moderate-Income
8719 West Blvd.	1	2008	Above Moderate-Income
9749 Myron St.	1	2009	Above Moderate-Income
8737 Beverly Blvd.	1	2009	Above Moderate-Income
9718 Planter St.	1	2012	Above Moderate-Income
8510 Manzanar Ave.	1	2012	Above Moderate-Income
3923 Durfee Ave.	1	2013	Above Moderate-Income
3919 Durfee Ave.	1	2012	Above Moderate-Income
9217 Salma Ln.	1	2012	Above Moderate-Income
8345 Whittier Blvd.	1	2012	Above Moderate-Income
8349 Whittier Blvd.	1	2012	Above Moderate-Income
9235 Salma Ln.	1	2012	Above Moderate-Income
TOTAL	66		

Source: City of Pico Rivera, 2013.

Based on the requirements of AB 1233, as shown in **Table 4-39**, for the 2014-2021 planning period the City must make available sites to accommodate a total of 1,639 units, including 428 units for very low income, 265 units for low income (a total of 693 lower income units), 283 units for moderate income, and 663 units for above moderate income.

Densities to Accommodate Lower Income Housing

Density is a critical factor in the development of affordable housing. Maintaining low densities typically increases the cost of construction per unit, while higher



density development lowers the per-unit land cost and facilitates construction in an economy of scale. In addition to the potential for density bonus provisions, more intense residential development is achieved through a number of mechanisms, including clustering of residential development and zero lot line development, subject to City development standards. Clustering of housing can produce higher densities on a portion of land while creating space for amenities, and retaining the overall density assignment of the entire property. This method is effective when portions of the property not utilized for residential development can be developed with compatible uses, such as open space/recreation, parks, schools and public facilities.

Affordability is typically correlated with density. The State Housing and Community Development Department (HCD) has established "default densities" that by definition are considered sufficient to provide market-based incentives for the development of housing for lower-income households. For jurisdictions with a population greater than 25,000 and located within a Metropolitan Statistical Area (MSA) with a population of more than 2 million, the default density is 30 dwelling units per acre (or higher). Pico Rivera has a population greater than 25,000 and is within the Long Beach-Los Angeles-Ontario MSA; consequently the default density for the City is 30 dwelling units per acre.

To facilitate and encourage the development of housing units affordable to very low- and low-income residents, the City has identified zones with densities appropriate to accommodate the development of a variety of housing types.

Residentially Zoned Land

The Land Use Element of the City of Pico Rivera's General Plan sets forth the City's policies for guiding local development. These policies, together with existing zoning regulations, establish the amount and distribution of land to be allocated for different uses within the City. The City of Pico Rivera's General Plan and Zoning Ordinance provides for a range of different intensities of residential land use, including the following:

- Rural Residential Land Use Designation (0-2 du/ac)
- Low Density Residential Land Use Designation (2-6 du/ac)
- Medium Density Residential Land Use Designation (6-14 du/ac)
- Highest Density Residential Land Use Designation (14-30 du/ac)

Within the City there are a number of vacant or underutilized sites currently zoned residential that are appropriate to accommodate a portion of the City's remaining RHNA. A parcel specific inventory and map are provided in **Appendix A**.

Table 4-41 provides a summary of land designated for residential uses in the General Plan and is currently available to accommodate a portion of the City's remaining RHNA allocation.

Table 4-41:

Summary of Unit Capacity for Current Residentially Zoned Sites

Proposed General Plan Designation	Number of Parcels	Density	Total Acreage	Potential Units	Income Group
Low Density Residential	1	2-6 du/ac	0.42	2	Above Moderate
High Density Residential	8	14-30 du/ac	1.71	36	Moderate
TOTAL	12			38	

Rezoning for Adequate Sites

After accounting for construction achievements and vacant and underutilized residentially-zoned sites, the City has a shortfall of sites to accommodate its growth needs. Pursuant to AB 2348, jurisdictions with a shortfall of vacant and underutilized residential land to meet its RHNA needs must commit to a rezoning program to provide adequate sites to meet its remaining needs. The program must adhere to the following parameters:

- Sites must be rezoned to accommodate 100 percent of the RHNA shortfall for lower income units;
- Rezoned sites must accommodate owner-occupied and rental multifamily residential uses by-right; and
- At least 50 percent of the very low- and low-income housing need shall be accommodated on sites designated for residential use and for which nonresidential use or mixed uses are not permitted.

Pico Rivera's rezoning program must provide for adequate sites to accommodate the remaining RHNA need of 1,639 units. To accommodate these units, the City has provided Program 15 in Section 2, Housing Plan to rezone the identified sites in **Table 4-42**.

The City has evaluated the development capacity of each area based on the existing land uses and other site characteristics. The majority of the sites identified are along the City's older commercial and industrial thoroughfares containing underutilized buildings surrounded or adjacent to parking lots that are minimally used during peak business hours. Older commercial and retail businesses are located in buildings needing major rehabilitation, often adjacent to small vacant lots or vacant buildings. Identified parcels that are currently



zoned industrial are in areas where the City would like to discourage such uses in the future. Many of the warehouses and truck yards located in these areas are underutilized or vacant, and some property owners have expressed interest in developing their sites with residential uses. The City also considered market conditions and development trends while identifying the suitable and feasible sites. With the potential introduction of an LA Metro Gold Line station in Pico Rivera, the City would like to encourage more mixed-use transit-oriented development and higher density housing in the community. The City has recently completed newer commercial developments that are now thriving retail centers for both residents and visitors. These commercial centers can serve to support future residential growth in identified parcels. Pico Rivera and other communities in the Gateway Cities Council of Governments subregion have experienced market trends towards both horizontal and vertical mixed uses. Recent higher density residential developments in the neighboring city of Montebello illustrate the types of development that can occur in the City of Pico Rivera. While the housing market has slowed over the past couple of years, the City continues to receive applications and developer interest for higher density residential development and mixed-use development.

Within the current planning period the City has approved a number of multifamily projects including a 14-unit condominium development in 2007 (approved but not developed), a 42-unit condominium development in 2008 (approved and developed), and a 9-unit condominium development in 2012 (approved and developed). The lack of vacant land in the City has required creative redevelopment and infill projects resulting in higher density residential projects on smaller sites.

Table 4-42:
Sites for Rezoning Program

Proposed Areas	Acres	Current GP/Zoning	Proposed Zoning	Proposed Minimum Density	Potential Unit Capacity
Area 1	1.13	Single-Family Residential (S-F)	Medium Density Residential	6 to 14 du/ac	15
Area 2	5.83	General Commercial (C-G) Multiple Family Residential Variable Density (R-M) Parking (P)	High Density Residential	30 du/ac	174
Area 3	2.03	Public Facilities (P-F)	Mixed-Use Overlay	30 du/ac	30

Proposed Areas	Acres	Current GP/Zoning	Proposed Zoning	Proposed Minimum Density	Potential Unit Capacity
Area 4	21.94	General Commercial (C-G) Limited Industrial (I-L) Multiple Family Residential Variable Density (R-M)	Mixed-Use Overlay High Density Residential	30 du/ac	489
Area 5	8.16	General Commercial (C-G) Single-Family Residential (S-F)	Mixed-Use Overlay	30 du/ac	122
Area 6	5.68	General Commercial (C-G) Parking (P)	Mixed-Use Overlay	30 du/ac	85
Area 7	12.44	General Commercial (C-G) Parking (P) Professional and Administrative (P-A) Multiple Family Residential Variable Density (R-M)	Mixed-Use Overlay	30 du/ac	186
Area 8	2.8	General Commercial (C-G)	Mixed-Use Overlay	30 du/ac	42
Area 9	6.93	General Industrial (I-G)	Mixed-Use Overlay	30 du/ac	103
Area 10	9.82	General Commercial (C-G) Professional and Administrative (P-A)	Mixed-Use Overlay	30 du/ac	147
Area 11	11.42	General Commercial (C-G)	Mixed-Use Overlay	30 du/ac	171
Area 12	1.67	General Commercial (C-G) Parking (P)	Mixed-Use Overlay	30 du/ac	25
Area 13	0.97	General Commercial (C-G)	Mixed-Use Overlay	30 du/ac	14
TOTAL					1,603



AREA 1



Current GP/Zoning: Single-Family Residential (S-F)

Proposed Zoning: Medium Density Residential

Proposed Density: 6-14 du/ac

Acreage: 1.13

Existing Land Use: Convenience store and parking lot

Potential Unit Capacity: 15

Description: Area 1 is located at the intersection of Kruse Road and Narrows Drive. The majority of the site is a parking lot surrounding a small convenience store located at the northeast corner of the site. The site is currently surrounded by single-family residential uses. The City considers these parcels to be underutilized and poised for redevelopment to medium density residential uses, consistent and complimentary to the surrounding neighborhood. Assuming a density of 6-14 du/ac dwelling units per acre, Area 1 can accommodate approximately 15 dwelling units at densities appropriate to accommodate moderate-income households.

To further encourage and facilitate the development of affordable units for low- and very low-income families on the Site, the City will offer a menu of development incentive opportunities, including: development fee modifications, streamlined processing, density bonus incentives, and reductions in development and parking standards, as indicated in the Housing Plan. Funding for potential regulatory and financial incentives will be prioritized to encourage housing for extremely low- and very low-income households.





AREA 2



Current GP/Zoning: General Commercial (C-G)

Multiple Family Residential Variable Density (R-M)

Parking (P)

Proposed Zoning: High Density Residential

Proposed Density: 16-30 du/ac

Acreage: 5.83

Existing Land Use: Commercial service uses including a car wash, motel, coffee shop, and auto service shop

Potential Unit Capacity: 174

Description: Area 2 is located at the intersection of Rosemead Boulevard and Olympic Way. The parcels within this area are occupied by dilapidated commercial service uses the City anticipates will discontinue during the planning period. The northwest corner of the area is occupied by a self-service car wash surrounded by a parking lot. The City considers these parcels to be underutilized and poised for redevelopment to high density residential uses. The parcels in the northeast corner contain existing older multi-family residential uses and the area is adjacent to other residential uses. Assuming a density of 16-30 dwelling units per acre, Area 2 can accommodate approximately 174 dwelling units at densities appropriate to accommodate lower income households.

To further encourage and facilitate the development of affordable units for low- and very low-income families on the Site, the City will offer a menu of development incentive opportunities, including: development fee modifications, streamlined processing, density bonus incentives, and reductions in development and parking standards, as indicated in the Housing Plan. Funding for potential regulatory and financial incentives will be prioritized to encourage housing for extremely low- and very low-income households.





AREA 3



Current GP/Zoning: Public Facilities (P-F)

Proposed Zoning: Mixed-Use

Proposed Minimum Density: 30 du/ac

Acreage: 2.03

Existing Land Use: Truck yard

Potential Unit Capacity: 30

Description: Area 3 is located at the intersection of Beverly Boulevard and San Gabriel River Parkway. This parcel is currently occupied by a County truck yard. The City considers this parcel as underutilized and is not consistent with the adjacent residential uses; redevelopment to mixed use is appropriate. Assuming a 50% development capacity and a maximum permitted density of 30 dwelling units per acre, Area 3 can accommodate approximately 30 units at densities appropriate to accommodate lower income households.

To further encourage and facilitate the development of affordable units for low- and very low-income families on the Site, the City will offer a menu of development incentive opportunities, including: development fee modifications, streamlined processing, density bonus incentives, and reductions in development and parking standards, as indicated in the Housing Plan. Funding for potential regulatory and financial incentives will be prioritized to encourage housing for extremely low- and very low-income households.





AREA 4



SITE 1

Current GP/Zoning: Limited Industrial (I-L)
General Commercial (C-G)

Proposed Zoning: Mixed-Use

Proposed Minimum Density: 30 du/ac

Acreage: 11.18

Existing Land Use: Truck distribution center, old apartment complex, and storage buildings

Potential Unit Capacity: 167

Description: Site 1 within Area 4 is located along Durfee Avenue between Olympic Boulevard and West Boulevard. The majority of parcels to the north are occupied by a truck distribution center that the City anticipates will discontinue during the planning period. Parcels to the south are occupied by an old apartment complex and multiple dilapidated storage buildings. The City considers these parcels to be underutilized and inconsistent with surrounding residential uses. Future housing development in this area will benefit from proximity to employment opportunities, services, and retail along Whittier Boulevard. Assuming a 50% development capacity and a maximum permitted density of 30 dwelling units per acre, Site 1 in Area 4 can accommodate approximately 167 units at densities appropriate to accommodate lower income households.

These parcels are part of the Durfee Avenue Corridor Plan currently being developed by the City of Pico Rivera. The City of Pico Rivera was awarded a grant to design and construct a railroad grade separation along Durfee Avenue to increase vehicular, pedestrian, and bicycle safety and mobility. The Corridor Plan will guide specific improvement activities, such as final design of the grade

separation, complete streets improvements along the corridor, including recommended cross-sections, and required right-of-way acquisitions. The Corridor Plan will also provide a land use concept that will lead to conversion of older, industrial buildings to multi-unit residential uses and revitalization of the adjacent neighborhoods. The City is currently in contact with interested developers to analyze the feasibility of multiple parcels for a large mixed-use development.

To further encourage and facilitate the development of affordable units for low- and very low-income families on the Site, the City will offer a menu of development incentive opportunities, including: development fee modifications, streamlined processing, density bonus incentives, and reductions in development and parking standards, as indicated in the Housing Plan. Funding for potential regulatory and financial incentives will be prioritized to encourage housing for extremely low- and very low-income households.



**SITE 2**

Current GP/Zoning: General Commercial (C-G)

Multiple Family Residential Variable Density (R-M)

Limited Industrial (I-L)

Proposed Zoning: High Density Residential

Proposed Density: 16-30 du/ac

Acreage: 10.76

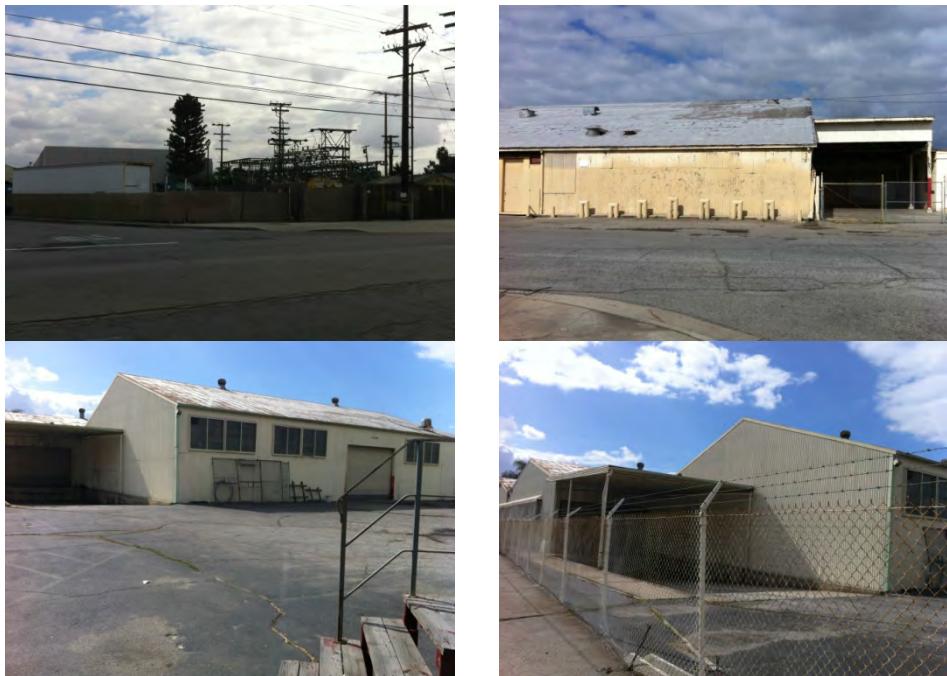
Existing Land Use: Truck yard, industrial buildings, and low-density multi-family housing

Potential Unit Capacity: 322

Description: Site 2 within Area 4 is located along Durfee Avenue between Stephens Street and Whittier Boulevard. These parcels are occupied dilapidated industrial buildings, which the City anticipates will discontinue during the planning period. The area has a number of older low-density multi-family developments that have the potential for redevelopment to higher density developments. The City considers these parcels to be underutilized. Future housing development in this area will benefit from proximity to employment opportunities, services, and retail along Whittier Boulevard. Assuming a density of 16-30 dwelling units per acre, Site 2 in Area 4 can accommodate approximately 246 dwelling units at densities appropriate to accommodate lower income households.

These parcels are part of the Durfee Avenue Corridor Plan currently being developed by the City of Pico Rivera. The City of Pico Rivera was awarded a grant to design and construct a railroad grade separation along Durfee Avenue to increase vehicular, pedestrian, and bicycle safety and mobility. The Corridor Plan will guide specific improvement activities, such as final design of the grade separation, complete streets improvements along the corridor, including recommended cross-sections, and required right-of-way acquisitions. The Corridor Plan will also provide a land use concept that will lead to conversion of older, industrial buildings to multi-unit residential uses and revitalization of the adjacent neighborhoods. The City is currently in contact with interested developers to analyze the feasibility of multiple parcels for a large mixed-use development.

To further encourage and facilitate the development of affordable units for low- and very low-income families on the Site, the City will offer a menu of development incentive opportunities, including: development fee modifications, streamlined processing, density bonus incentives, and reductions in development and parking standards, as indicated in the Housing Plan. Funding for potential regulatory and financial incentives will be prioritized to encourage housing for extremely low- and very low-income households.





AREA 5



Current GP/Zoning: General Commercial (C-G)
Single-Family Residential (S-F)

Proposed Zoning: Mixed-Use

Proposed Minimum Density: 30 du/ac

Acreage: 8.16

Existing Land Use: Motel, gas station, and retail and services

Potential Unit Capacity: 122

Description: Area 5 is located along Rosemead Boulevard at the intersections of Beverly Boulevard and Beverly Road. The parcels within Area 5 are occupied by various uses including, an old motel, gas station, a small retail building, U-Haul, and an auto center. The current uses are surrounded by large parking lots, and all but one structure is single-story. The parcel currently zoned single-family residential is vacant. The City considers these parcels to be underutilized and poised for redevelopment to mixed-use. Assuming a 50% development capacity and a maximum permitted density of 30 dwelling units per acre, Area 5 can accommodate approximately 122 units at densities appropriate to accommodate lower income households.

To further encourage and facilitate the development of affordable units for low- and very low-income families on the Site, the City will offer a menu of development incentive opportunities, including: development fee modifications, streamlined processing, density bonus incentives, and reductions in development and parking standards, as indicated in the Housing Plan. Funding for potential regulatory and financial incentives will be prioritized to encourage housing for extremely low- and very low-income households.





AREA 6



Current GP/Zoning: General Commercial (C-G)
Parking (P)

Proposed Zoning: Mixed-Use

Proposed Minimum Density: 30 du/ac

Acreage: 5.68

Existing Land Use: Retail and service uses

Potential Unit Capacity: 85

Description: Area 6 is located at the intersection of Rosemead Boulevard and Mines Avenue. The parcels within Area 6 are occupied by single-story retail and service uses that are arranged in a conventional strip mall development. Over 50% of the area is covered by the parking lot that is greatly underutilized even during peak business hours. The City considers these parcels to be underutilized and poised for redevelopment to mixed-use. Assuming a 50% development capacity and a maximum permitted density of 30 dwelling units per acre, Area 6 can accommodate approximately 85 units at densities appropriate to accommodate lower income households.

To further encourage and facilitate the development of affordable units for low- and very low-income families on the Site, the City will offer a menu of development incentive opportunities, including: development fee modifications, streamlined processing, density bonus incentives, and reductions in development and parking standards, as indicated in the Housing Plan. Funding for potential regulatory and financial incentives will be prioritized to encourage housing for extremely low- and very low-income households.





AREA 7



Current GP/Zoning: General Commercial (C-G)
Parking (P)
Professional and Administrative (P-A)
Multiple Family Residential Variable Density (R-M)

Proposed Zoning: Mixed-Use

Proposed Minimum Density: 30 du/ac

Acreage: 12.44

Existing Land Use: Hotel/motel, multi-family development, and offices

Potential Unit Capacity: 186

Description: Area 7 is located along Telegraph Road, close to the intersection of Rosemead Boulevard. The parcels within Area 7 are occupied by a motel and small hotel, a three-story multi-family development, and office uses. The majority of parcels occupied by office uses are mostly parking lot areas that are underutilized during peak business hours. The area currently has multi-family uses that can be complemented by future mixed-use development. The City considers these parcels to be underutilized and poised for redevelopment. Assuming a 50% development capacity and a maximum permitted density of 30 dwelling units per acre, Area 7 can accommodate approximately 186 units at densities appropriate to accommodate lower income households.

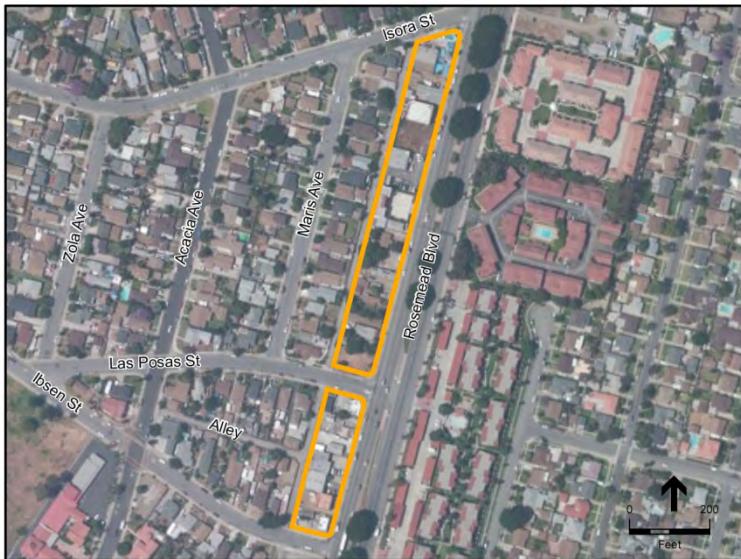
To further encourage and facilitate the development of affordable units for low- and very low-income families on the Site, the City will offer a menu of development incentive opportunities, including: development fee modifications, streamlined processing, density bonus incentives, and reductions in development and parking standards, as indicated in the Housing Plan. Funding for potential

regulatory and financial incentives will be prioritized to encourage housing for extremely low- and very low-income households.





AREA 8



Current GP/Zoning: General Commercial (C-G)

Proposed Zoning: Mixed-Use

Proposed Minimum Density: 30 du/ac

Acreage: 2.8

Existing Land Use: Small commercial/retail buildings, vacant buildings and vacant lots

Potential Unit Capacity: 42

Description: Area 8 is located along Rosemead Boulevard between Isora Street and Ibsen Street. Existing uses include small commercial/retail buildings, vacant buildings, and two vacant lots. The vacant buildings are small and dilapidated with for-sale signs posted in front of some properties. Businesses in this area are outdated single-story structures. The City considers these parcels to be underutilized and poised for redevelopment with proper lot consolidation. Assuming a 50% development capacity and a maximum permitted density of 30 dwelling units per acre, Area 8 can accommodate approximately 42 units at densities appropriate to accommodate lower income households.

To further encourage and facilitate the development of affordable units for low- and very low-income families on the Site, the City will offer a menu of development incentive opportunities, including: development fee modifications, streamlined processing, density bonus incentives, and reductions in development and parking standards, as indicated in the Housing Plan. Funding for potential regulatory and financial incentives will be prioritized to encourage housing for extremely low- and very low-income households.





AREA 9



Current GP/Zoning: General Industrial (I-G)

Proposed Zoning: Mixed-Use

Proposed Minimum Density: 30 du/ac

Acreage: 6.93

Existing Land Use: Indoor swap meet and parking

Potential Unit Capacity: 103

Description: Area 9 is located at the intersection of Paramount Boulevard and East Slauson Avenue. The majority of the site is occupied by the Pico Rivera Indoor Swap Meet, which the City anticipates will discontinue operation during the planning period. The parcel is adjacent to existing residential uses. The City considers these parcels to be underutilized and poised for redevelopment to mixed-use. Assuming a 50% development capacity and a maximum permitted density of 30 dwelling units per acre, Area 9 can accommodate approximately 103 units at densities appropriate to accommodate lower income households.

To further encourage and facilitate the development of affordable units for low- and very low-income families on the Site, the City will offer a menu of development incentive opportunities, including: development fee modifications, streamlined processing, density bonus incentives, and reductions in development and parking standards, as indicated in the Housing Plan. Funding for potential regulatory and financial incentives will be prioritized to encourage housing for extremely low- and very low-income households.





AREA 10



Current GP/Zoning: General Commercial (C-G)
Professional and Administrative (P-A)

Proposed Zoning: Mixed-Use

Proposed Minimum Density: 30 du/ac

Acreage: 9.82

Existing Land Use: Motels, small multi-family development, small office building, and a vacant lot

Potential Unit Capacity: 147

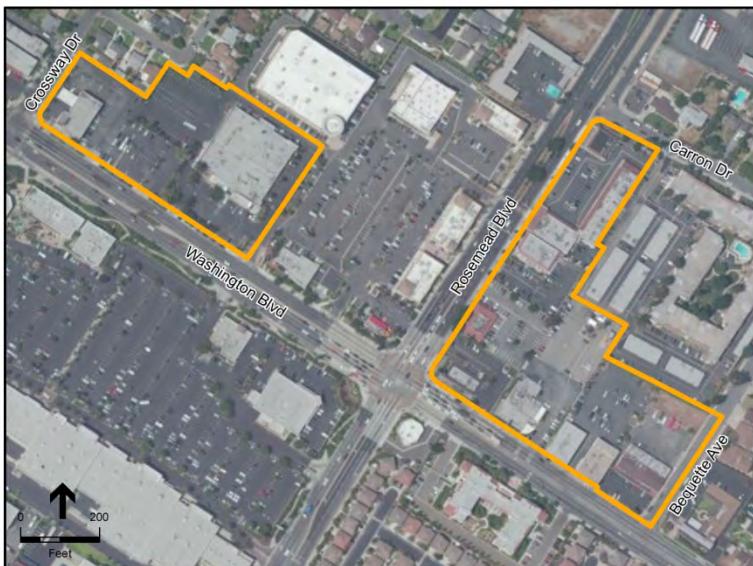
Description: Area 10 is located along Rosemead Boulevard, close to the intersection of Washington Boulevard. The parcels within Area 10 are occupied by two old motels, a small multi-family development, a small office building, and a vacant lot. The City considers these parcels to be underutilized and poised for redevelopment to mixed-use. Future housing development in this area will benefit from proximity to employment opportunities, services, and retail along Washington Boulevard. Assuming a 50% development capacity and a maximum permitted density of 30 dwelling units per acre, Area 10 can accommodate approximately 147 units at densities appropriate to accommodate lower income households.

To further encourage and facilitate the development of affordable units for low- and very low-income families on the Site, the City will offer a menu of development incentive opportunities, including: development fee modifications, streamlined processing, density bonus incentives, and reductions in development and parking standards, as indicated in the Housing Plan. Funding for potential regulatory and financial incentives will be prioritized to encourage housing for extremely low- and very low-income households.





AREA 11



Current GP/Zoning: General Commercial (C-G)

Proposed Zoning: Mixed-Use

Proposed Minimum Density: 30 du/ac

Acreage: 11.42

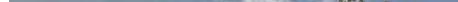
Existing Land Use: Single-story retail and services buildings, small office building, and parking lot

Potential Unit Capacity: 171

Description: Area 11 is located along Washington Boulevard, on the northeast and west side as it intersects Rosemead Boulevard. A portion of this area was identified in the Washington Boulevard Light Rail Corridor study funded by SCAG's Compass Blueprint Program. The study identified the parcels on the east side as a potential area for mixed-use, including multifamily residential development. The area is occupied by single-story retail and services buildings, small office buildings, and underutilized parking lots. The City considers this site to be underutilized and poised for redevelopment to mixed-use. Future housing development in this area will benefit from proximity to employment opportunities, services, and retail along Washington Boulevard. Assuming a 50% development capacity and a maximum permitted density of 30 dwelling units per acre, Area 11 can accommodate approximately 171 units at densities appropriate to accommodate lower income households.

To further encourage and facilitate the development of affordable units for low- and very low-income families on the Site, the City will offer a menu of development incentive opportunities, including: development fee modifications, streamlined processing, density bonus incentives, and reductions in development and parking standards, as indicated in the Housing Plan. Funding for potential

regulatory and financial incentives will be prioritized to encourage housing for extremely low- and very low-income households.





AREA 12



Current GP/Zoning: General Commercial (C-G)
Parking (P)

Proposed Zoning: Mixed-Use

Proposed Minimum Density: 30 du/ac

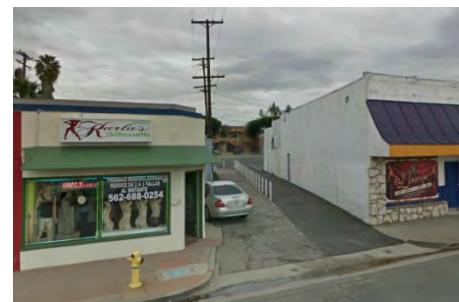
Acreage: 1.67

Existing Land Use: Single-story retail and food service buildings and underutilized parking lots

Potential Unit Capacity: 25

Description: Area 12 is located at the northeast intersection of Rosemead Boulevard and Telegraph Road. The area is occupied by single-story retail and food service buildings and underutilized parking lots. The City considers this site to be underutilized and poised for redevelopment to mixed-use. Future housing development in this area will benefit from proximity to employment opportunities, services, and retail along Telegraph Road. Assuming a 50% development capacity and a maximum permitted density of 30 dwelling units per acre, Area 12 can accommodate approximately 25 units at densities appropriate to accommodate lower income households.

To further encourage and facilitate the development of affordable units for low- and very low-income families on the Site, the City will offer a menu of development incentive opportunities, including: development fee modifications, streamlined processing, density bonus incentives, and reductions in development and parking standards, as indicated in the Housing Plan. Funding for potential regulatory and financial incentives will be prioritized to encourage housing for extremely low- and very low-income households.





AREA 13



Current GP/Zoning: General Commercial (C-G)

Proposed Zoning: Mixed-Use

Proposed Minimum Density: 30 du/ac

Acreage: 0.97

Existing Land Use: Single-story retail building and a small multi-family building

Potential Unit Capacity: 14

Description: Area 13 is located along Washington Boulevard, at the intersection of Crossway Drive. The area is occupied by single-story retail building and a small multi-family building. The City considers this site to be underutilized and poised for redevelopment to mixed-use. Assuming a 50% development capacity and a maximum permitted density of 30 dwelling units per acre, Area 13 can accommodate approximately 14 units at densities appropriate to accommodate lower income households.

To further encourage and facilitate the development of affordable units for low- and very low-income families on the Site, the City will offer a menu of development incentive opportunities, including: development fee modifications, streamlined processing, density bonus incentives, and reductions in development and parking standards, as indicated in the Housing Plan. Funding for potential regulatory and financial incentives will be prioritized to encourage housing for extremely low- and very low-income households.





Summary of Available Sites

As outlined in the previous section, **Table 4-38** and **Table 4-39** illustrate the City's RHNA allocation for the 2014-2021 planning period as well as unaddressed carry over units from the 2008-2014 planning period. **Table 4-43** provides a summary of the strategies the City has identified to facilitate the development of new residential units to accommodate their remaining RHNA allocation.

Table 4-43:

Accommodation of the 2014-2021 RHNA

	Very Low	Low	Moderate	Above Moderate	Total
Remaining RHNA	428	265	283	663	1,639
Current Residentially-Zoned Sites (Appendix A)	0	0	18(a)	20(a)	38
Sites in Rezoning Program (Table 6-7)		1,588	15	0	1,603
TOTAL(b)		(895)	250	643	2
(Remaining RHNA minus Current Residentially-Zoned Sites and Sites in Rezoning Program)					
Unaccommodated RHNA	0	0	0	0	0

Notes:

^(a) Densities of 24 units per acre are appropriate to facilitate the development of moderate and above moderate income housing; therefore the unit potential has been divided evenly between the two income categories.

^(b) Parentheses indicate a surplus of units.

Sites currently zoned residential can accommodate 18 moderate-income units and 20 above moderate-income units. Sites identified in the rezoning program can accommodate 1,588 very low- and low-income units and 15 moderate-income units. The surplus of very low- and low-income units can be used to meet the remaining RHNA need for moderate- and above moderate-income units. After determining the total capacity for all available sites, including current residentially-zoned sites and sites identified in the rezoning program, the City has met the remaining RHNA need of 1,639 dwelling units as shown in **Table 4-43**.

Environmental Constraints

Potential environmental constraints to future development of sites identified include the seismic and liquefaction hazards, which are addressed in the Non-Governmental Constraints section of the Housing Element. Parcels identified in the Sites Inventory were compared with all hazards maps included in the City's Safety Element; none were found to be within areas that have development restrictions due to risk of damage from disasters (such as floods, wildfires, or seismic events). The sites inventoried have a land use designation which was determined based on surrounding land uses and has already examined potential

environmental constraints. Aside from the constraints mentioned above, there are no additional constraints that would impede the development of new housing units in the future on the identified sites.

Infrastructure Constraints

The 2014-2021 Housing Element promotes the production of housing which in turn may result in population growth. Through the current General Plan update, the City's total RHNA allocation of 1,639 units will be added to the updated General Plan's residential "build out." Analysis of infrastructure capacity for the General Plan will ensure that there is enough capacity available to accommodate development consistent with the City's RHNA allocation. To ensure that infrastructure needs of specific projects are addressed, the City requires that project applications for new development be reviewed for adequate infrastructure. Applications are evaluated on a case-by-case basis to ensure there is the capacity to service new developments. Infrastructure requirements and costs are also discussed in the Non-Governmental Constraints Section of the Housing Element.

The adoption of the updated Housing Element would not in itself require or result in the construction of new storm water drainage facilities or expansion of existing facilities. The Whittier Narrows Dam, completed in 1957, captures local storm water flows for groundwater replenishment. Per Municipal Code, Title 16, Chapter 16.04 Storm Water and Urban Runoff Pollution Prevention, prior to construction of new development, the project would be evaluated for its potential to discharge pollutants to the Municipal Separate Storm Sewer System (MS4) Discharges within the Coastal Watersheds of Los Angeles County. Further, once a new development project has been evaluated for its potential to discharge pollutants, the city requires BMPs to be installed during construction and following project completion. Compliance with the City's Municipal Code and Urban Water Management Plan would ensure that adequate drainage is provided, that future development takes into account existing capacity and infrastructure conditions, and that urban runoff from new development is minimized.

Increase in population due to new housing development could increase demand on water resources. Water service in the City is provided by the City of Pico Rivera Water Department and Pico Water Company. Approximately 80 percent of the City's water supply is provided by groundwater resources pumped through wells and distributed throughout the City. The remaining 20 percent is purchased through agreements with the Metropolitan Water District. Population growth has been accounted for and factored in the 2010 Urban Water Management Plan (UWMP), and indicates that water sources are available to provide water for future growth. The project is not recommending any increase in population in excess of the SCAG projections upon which the 2010 UWMP relied for its water demand projections.



The County Sanitation District maintains and operates the sewer system in the City. The City is served by the Los Angeles County Sanitation District No. 2 and sewer lines are maintained by the County Department of Public Works. Sewage from the City are conveyed through sewer mains into the Joint Water Pollution Control Plan (JWPCP) in Carson. The JWPCP is one of the largest wastewater treatment plants in the world and is the largest of the Sanitation Districts' wastewater treatment plants. The facility provides both primary and secondary treatment for approximately 280 million gallons of wastewater per day (mgd), and has a total permitted capacity of 400 mgd. On average a housing unit generates approximately 180 gallons of sewage on a daily basis. Given the projected demand and the existing treatment capacity, future developments' treatment demand can be met by the service provider.

Financial Resources

A variety of potential funding sources are available to finance housing activities in Pico Rivera. Due to both the high cost of developing and preserving housing, and limitations on both the amount and uses of funds, layering of funding sources may be required for affordable housing programs and projects. **Table 4-44** lists the potential funding sources that are available for housing activities. They are divided into five categories: federal, State, county, local, and private resources. The list serves as comprehensive resource and does not indicate the City's participation in each program.

In previous years, the primary source of funds for affordable housing activities in Pico Rivera was the Redevelopment Agency housing set-aside fund. On Dec. 29, 2011, the California Supreme Court ruled to uphold ABx1 26, which dissolved all redevelopment agencies (RDAs) in the State. A companion bill, ABx1 27, which would have allowed the RDAs to continue to exist, was also declared invalid by the court. The court's decision required that all RDAs within California be eliminated no later than February 1, 2012. The City of Pico Rivera Redevelopment Agency was dissolved as of February 1, 2012 and the City selected the Pico Rivera Housing Assistance Agency to be the Successor Agency responsible for all enforceable obligations owed.

Pico Rivera previously relied on estimated redevelopment housing set-aside revenues \$2.0 million annually to support the development of affordable housing and the implementation of programs outlined in the Housing Plan. For the 2014-2021 planning cycle, the City is investigating new funding sources to utilize to continue administering its existing programs.

Table 4-44:
Financial Resources Available for Housing Activities

Program Name	Description	Eligible Activities
1. Federal Programs and Funding Sources		
Community Development Block Grant (CDBG)	The Community Development Block Grant (CDBG) program is a flexible program that provides communities with resources to address a wide range of unique community development needs.	Acquisition Rehabilitation Homebuyer Assistance Economic Development Homeless Assistance Public Services
Home Investment Partnership (HOME)	HOME funds are used to assist low income (80% AMI) households.	New Construction Acquisition Rehabilitation Homebuyer Assistance Rental Assistance
Emergency Shelter Grant (ESG) Program	Funds emergency shelters, services and transitional housing for homeless individuals and families.	Homeless Assistance Public Services
Neighborhood Stabilization Program (NSP) Funds	Provides funds to purchase abandoned and foreclosed homes and residential property.	Acquisition Homebuyer Assistance
Choice Neighborhoods Grants	Funds to address distressed neighborhoods and public and assisted projects to transform them into viable and sustainable mixed-income neighborhoods by linking housing improvements with appropriate services, schools, public assets, transportation, and access to jobs. Planning grants and implementation grants are available.	New Construction Acquisition Rehabilitation Economic Development Public Services
Section 202 Housing for Seniors	HUD provides capital advances to finance the construction, rehabilitation or acquisition with or without rehabilitation of structures that will serve as supportive housing for very low-income elderly persons, including the frail elderly, and provides rent subsidies for the projects to help make them affordable.	Acquisition Rehabilitation New Construction
Section 811 Housing for Persons with Disabilities	Grants to non-profit developers of supportive housing for persons with disabilities, including group homes, independent living facilities and intermediate care facilities.	Acquisition Rehabilitation New Construction Rental Assistance
Housing Opportunities for Persons with AIDS (HOPWA)	HOPWA is an entitlement grant distributed to the largest jurisdiction in each county. HOPWA funds may be used for a wide range of housing, social services, program planning, and development costs. These include, but are not limited to, the acquisition, rehabilitation, or new construction of housing units; costs for facility operations; rental assistance; and short-term payments to prevent homelessness. HOPWA funds also may be used for health care and mental health services, chemical dependency treatment, nutritional services, case management, assistance with daily living, and other supportive services.	Acquisition Rehabilitation Homebuyer Assistance Homeless Assistance Public Services Rental Assistance



Program Name	Description	Eligible Activities
Supportive Housing Program	Provides funding to develop supportive housing and services that will allow homeless persons to live as independently as possible. Grants under the Supportive Housing Program are awarded through a national competition held annually.	Homeless Assistance Public Services
Shelter Plus Care	Provides rental assistance for hard-to-serve homeless persons with disabilities in connection with supportive services funded from sources outside the program.	
2. State Programs		
Low-income Housing Tax Credit (LIHTC)	Tax credits are available to persons and corporations that invest in low-income rental housing. Proceeds from the sale are typically used to create housing. Tax credits are available between 4% and 9%.	New Construction
Building Equity and Growth in Neighborhoods (BEGIN)	Grants to cities to provide down payment assistance (up to \$30,000) to low and moderate income first-time homebuyers of new homes in projects with affordability enhanced by local regulatory incentives or barrier reductions. One funding round annually through 2009.	Homebuyer Assistance
CalHome	Grants to cities and non-profit developers to offer homebuyer assistance, including down payment assistance, rehabilitation, acquisition/rehabilitation, and homebuyer counseling. Loans to developers for property acquisition, site development, predevelopment and construction period expenses for homeownership projects. One funding round annually through 2011.	Predevelopment Site development Site acquisition Rehabilitation Acquisition/Rehab Down payment assistance Mortgage financing Homebuyer counseling
Transit-Oriented Development Housing Program	Under the program, low-interest loans are available as gap financing for rental housing developments that include affordable units, and as mortgage assistance for homeownership developments. In addition, grants are available to cities, counties, and transit agencies for infrastructure improvements necessary for the development of specified housing developments, or to facilitate connections between these developments and the transit station.	Homebuyer Assistance Predevelopment Site development Infrastructure
Infill Incentive Grant Program	Funding of public infrastructure (water, sewer, traffic, parks, site clean-up, etc) to facilitate infill housing development. One funding round annually.	Regulations pending
CalHFA FHA Loan Program	Provides fixed rate FHA mortgages in Federally Designated Targeted Areas.	Homebuyer Assistance
CalHFA Homebuyer's Down payment Assistance Program	CalHFA makes below market loans to first-time homebuyers of up to 3% of sales price. Program operates through participating lenders who originate loans for CalHFA. Funds available upon request to qualified borrowers.	Homebuyer Assistance

Program Name	Description	Eligible Activities
CalHFA Mental Health Services Act Funds	Jointly administered by the California Department of Mental Health and the California Housing Finance Agency on behalf of counties, the Program offers permanent financing and capitalized operating subsidies for the development of permanent supportive housing, including both rental and shared housing, to serve persons with serious mental illness and their families who are homeless or at risk of homelessness. MHSA Housing Program funds will be allocated for the development, acquisition, construction, and/or rehabilitation of permanent supportive housing.	New Construction Acquisition Rehabilitation Homeless Assistance Public Services Rental Assistance New
CalHFA New Issue Bond Program (NIBP)	Provides affordable housing bond funding to CalHFA and other housing finance agencies. This funding allows developers to secure a source of affordable financing in the marketplace which otherwise could not be obtained.	New Construction Acquisition Rehabilitation Preservation
Golden State Acquisition Fund (GSAF)	Affordable Housing Innovation Program (AHIP): provides loans for developers through a nonprofit fund manager to provide quick acquisition financing for the development or preservation of affordable housing.	New Construction Acquisition Rehabilitation Preservation
Emergency Housing and Assistance Program Operating Facility Grants (EHAP)	Provides operating facility grants for emergency shelters, transitional housing projects, and supportive services for homeless individuals and families.	Homeless Assistance Public Services
Emergency Housing and Assistance Program Capital Development (EHAPCD)	Funds capital development activities for emergency shelters, transitional housing, and safe havens that provide shelter and supportive services for homeless individuals and families.	Homeless Assistance Public Services
Emergency Solutions Grant (ESG) Program	Funds projects that serve homeless individuals and families with supportive services, emergency shelter/transitional housing, assisting persons at risk of becoming homeless with homelessness prevention assistance, and providing permanent housing to the homeless population. The Homeless Emergency Assistance and Rapid Transition to Housing (HEARTH) Act of 2009 places new emphasis on assisting people to quickly regain stability in permanent housing after experiencing a housing crisis and/or homelessness.	Homeless Assistance Public Services
Infill Infrastructure Grant Program (IIG)	Provides grants for infrastructure construction and rehabilitation to support higher-density affordable and mixed-income housing in infill locations.	Predevelopment Site development Infrastructure



Program Name	Description	Eligible Activities
Multifamily Housing Program:	Provides funding for new construction, rehabilitation, or acquisition and rehabilitation of permanent or transitional rental housing. Projects are not eligible if construction has commenced as of the application date, or if they are receiving 9% federal low income housing tax credits. Eligible costs include the cost of child care, after-school care and social service facilities integrally linked to the assisted housing units; real property acquisition; refinancing to retain affordable rents; necessary onsite and offsite improvements; reasonable fees and consulting costs; and capitalized reserves.	Acquisition Rental Assistance Public Services Site development Infrastructure Development Fees
Predevelopment Loan Program (PDLP)	Provides predevelopment capital to finance the start of low income housing projects.	Predevelopment
3. County Programs		
Housing Choice Vouchers (formerly Section 8)	Rental assistance payments to owners of private market rate units on behalf of low-income (50% MFI) tenants.	Rental Assistance
Home Ownership Program (HOP)	The County of Los Angeles provides a secondary mortgage loans to first time homebuyers. HOP has been designed to meet the needs of low-income families and individuals who want to purchase a new home, but are unable to qualify without financial assistance.	Homebuyer Assistance
Mortgage Credit Certificate (MCC)	Federal tax credit for low- and moderate-income homebuyers who have not owned a home in the past three years. Allocation for MCC is provided by the State and administered by the County.	Homebuyer Assistance Income Tax Credit
Affordable Homeownership Program (AHOP)	The Los Angeles Community Development Commission provides first-time homebuyer assistance to low-income families and individuals to purchase newly constructed homes that were partially financed with CDC development funding.	Homebuyer Assistance
Housing Economic Recovery Ownership (HERO)	The Los Angeles County HERO program was designed to meet the needs of low, moderate and middle-income households who want to purchase a foreclosed or abandoned single family home, but are unable to qualify without financial assistance. This program provides a secondary mortgage for the purchase of that home, down payment assistance, and rehabilitation grant opportunities. The secondary mortgage is a 0% interest loan. No repayment of loan will be due until the home is sold, transferred, or refinanced, or no longer- owner-occupied.	Rehabilitation Acquisition Homebuyer Assistance

Program Name	Description	Eligible Activities
Infill Sites Rental Program (ISRP)	The ISRP is designed to provide financial assistance for acquisition and rehabilitation of foreclosed residences for affordable rental housing to low-income persons. Developers must agree to operate the housing at affordable rents for a period of 55-years.	Rehabilitation Acquisition
4. Local Programs		
Tax Exempt Housing Revenue Bond	The City can support low-income housing by holding the required TEFRA hearing prior enabling the issuance of housing mortgage revenue bonds. The bonds require the developer to lease a fixed %age of the units to low-income families at specified rental rates.	New Construction Rehabilitation Acquisition
5. Private Resources/Financing Programs		
Federal National Mortgage Association (Fannie Mae)	Fixed rate mortgages issued by private mortgage insurers; mortgages which fund the purchase and rehabilitation of a home; low down-payment mortgages for homes in underserved areas.	Homebuyer Assistance
National Housing Trust	The Green Affordable Housing Preservation Loan fund through the National Housing Trust Provides below market predevelopment and interim development loans to affordable housing developers who seek to incorporate green building techniques when rehabilitating existing affordable housing. Under the program, a portion of the loan will be forgiven when the developer demonstrates that they have incorporated practical, environmentally friendly design elements in the property's rehabilitation plan.	Predevelopment Development Loans
California Community Foundation	Provides support for general operating of existing nonprofit affordable housing developers, with the focus on supporting the development and preservation of permanent affordable housing.	New Construction Rehabilitation Acquisition
MacArthur Foundation:	Preserving Affordable Rental Housing Program is a \$150 million initiative that seeks to preserve and improve affordable rental housing.	Preservation Rehabilitation Acquisition
Local banks:	Thanks to the Community Reinvestment Act of 1977, commercial banks are required to "meet the credit needs" of all the areas from which they draw deposits. They usually do this through below-market loans to both developers and qualified low-income homebuyers, and grants to community development nonprofits. Many banks have set up a separate community development division, and partner with local organizations that provide services like homeownership counseling to their borrowers. Larger banks often have a separate foundation to handle the grants.	Homebuyer Assistance



Potential Future Funding Sources

In addition to the funding sources listed in **Table 4-43**, affordable housing advocates are working with large foundations in hopes of creating a low-interest loan fund from endowments. Housing groups are also continuing attempts to broaden infrastructure financing authority. An infrastructure financing district (IFD) may be formed pursuant to California Government Code Section 53395 et seq. (the “IFD Law”). These districts have rights to the tax increment for financing public infrastructure. This authority exists at both the state and local level, but under current law requires a vote. Another hurdle is that current IFD law prohibits IFDs within any portion of a redevelopment project area that is or has been previously created; coupled with the fact that the legislative intent of the IFD law is that IFD areas are substantially undeveloped. However, many advocates remain hopeful that IFDs may provide an opportunity to fill the redevelopment gap. Current drafts of new legislation would allow cities to create infrastructure districts without voter approval and make IFDs more user-friendly. There is also proposed legislation that, in addition to allowing for IFD formation by resolution, would require set-asides for affordable housing where an IFD is formed in a transit village development district. Certain legislation also seeks to broaden the share of property tax increment that IFDs in specified locations may collect, and seeks to address the current deficiencies in the IFD Law.

Administrative Resources

Described below are several non-profit agencies that are currently active and have completed projects in Los Angeles County. These agencies serve as resources in meeting the housing needs of the City, and are integral in implementing activities for acquisition/rehabilitation, preservation of assisted housing, and development of affordable housing.

Habitat for Humanity

Habitat is a non-profit, Christian organization that builds and repairs homes for sale to very low-income families with the help of volunteers and homeowner/partner families. Habitat homes are sold to partner families at no profit with affordable, no interest loans.

Jamboree Housing Corporation (JHC)

JHC is a non-profit developer that has developed and implemented numerous affordable housing projects throughout Southern California and the State. Jamboree has also established an in-house social services division to assist residents in maintaining self-sufficiency. “Housing with a HEART” (Helping Educate, Activate and Respond Together) now operates at most Jamboree-owned properties.

Mercy Housing California

Mercy Housing has offices in Los Angeles, San Francisco, and Sacramento. Mercy Housing serves more than 10,000 people at about 100 properties. Residents range from families to people with special needs to seniors.

Neighborhood Housing Services of Los Angeles County (NHS)

Neighborhood Housing Services of Los Angeles County (NHS) strengthens communities through the development and maintenance of quality affordable housing, creation and preservation of affordable homeownership opportunities, support of local leaders, providing financial education and increasing the financial independence of families and people in need.

Energy Conservation Opportunities

As cities construct more housing to meet growing population demands, the consumption rate of energy becomes a significant issue. The primary uses of energy in urban areas are for transportation, lighting, water, heating and space heating and cooling. The high cost of energy demands that efforts be taken to reduce or minimize the overall level of urban consumption.

There are many opportunities for conserving energy in new and existing residential units. Construction of energy efficient buildings does not lower the price of housing. However, housing with energy conservation features should result in reduced monthly occupancy costs as consumption of fuel and energy is decreased. Similarly, retrofitting existing structures with energy conserving features can result in a reduction in utility costs. Examples of energy conservation opportunities include weatherization programs and home energy audits; installation of insulation; installation or retrofitting of more efficient appliances, and mechanical or solar energy systems; and building design and orientation which incorporates energy conservation considerations. The City enforces all provisions of Title 24 of the California Administrative Code, which provides for energy conservation features in new residential construction.

Southern California Edison programs: Southern California Edison offers a variety of energy conservation services under the Low Income Energy Efficiency programs (LIEE), which help qualified homeowners and renters conserve energy and control electricity costs. Eligible customers can receive services from local community agencies and licensed contractors working with Edison. Services include weatherization, efficient lighting and cooling, refrigerator replacement, and energy education. In addition, Edison participates in the California Alternative Rates for Energy (CARE) program, which provides a 15% discount reduction on electric bills for low-income customers and the Family Electric Rate Assistance Program (FERA) that provides discounts for families with household incomes slightly exceeding the low-income energy program allowances.



Southern California Gas programs: The Southern California Gas Company offers two direct assistance programs to limited income customers: (1) a no-cost weatherization (attic insulation and water heater blankets) and (2) a no-cost furnace repair and replacement service. The Gas Company also participates in the State LIEE and CARE programs, helping low-income customers conserve energy and providing them with a discount on their gas bills.

Techniques to Conserve

Many modern design methods used to reduce residential energy consumption are based on proven techniques that have been known to humans since the earliest days of collective settlement. These methods can be categorized in three ways:

1. Building design that keeps natural heat in during the winter and out in the summer. Designs aim to reduce air conditioning and heating demands. Proven building techniques in this category include:
 - Orienting windows and openings of a building to follow the path of the sun, in order to minimize solar gain in the summer and maximize solar gain in the winter;
 - Utilizing “thermal mass,” earthen materials such as stone, brick, concrete, and tiles that absorb heat during the day and release heat at night;
 - “Burying” sections of the structure in a hillside or berm to insulate the home against extremes of temperature;
 - Application of window coverings, insulation, and other materials to reduce heat exchange between the interior and the exterior of the home;
 - Strategic placement of openings and the use of ventilating devices that take advantage of natural air flow (particularly cool evening breezes); and
 - Designing eaves and overhangs above windows to block direct summer solar gain during the summer, but allow for solar gain during the winter.
2. Building orientation that allows natural elements to maintain a comfortable interior temperature. Examples include:
 - Orienting the long axis of a building in a north-south position;
 - Minimizing the southern and western exposure of exterior surfaces;
 - Designing the structure to admit the maximum amount of sunlight into the building and to reduce exposure to extreme weather conditions; and
 - Positioning dwelling units to take advantage of natural air circulation and evening breezes.

3. Use of landscaping features to moderate interior temperatures. Such techniques include:
 - Planting of deciduous shade trees and other plants to protect the home;
 - Design including natural or artificial flowing water; and
 - Strategic placement of trees and hedges to control air flow.

In addition to natural techniques that have been used historically, a number of modern energy conversion methods have been developed and advanced in more recent years. These include:

- Implementation of solar panels and other devices to generate electricity;
- Application of solar energy to heat water;
- Employment of window glazing to repel summer heat and trap winter warmth;
- Use of weather-stripping and other insulating devices to reduce heat gain and loss; and
- Acquire energy efficient home appliances.

State Building Code Standards

The California Energy Commission was created in 1974 by the Warren-Alquist State Energy Resources Conservation and Development Act. Upon its creation the first task of the Commission was to adopt energy conservation standards for new construction. The first set of residential energy conservation standards were developed in the late 1970s (Title 24, Part 6 of the California Code of Regulations) and have been periodically revised in the years following. Pico Rivera currently utilizes Tier 1 of the California Green Building Code and has not adopted any local amendments to the building standards.

A focus of the Commission's energy conservation standards is the definition of "climate zones". These zones were created to allow for flexible approaches to energy conservation that can be tailored to different geographic regions of the State. The City of Pico Rivera is located in Climate Zone 10, which covers the semi-arid inland valleys. This climate zone is characterized by a mild winters, hot summers, desert winds, and abundant sunshine.

Because of these climate conditions, a substantial percentage of residential energy use goes to space cooling between the months of May and October. Residential site design and construction techniques that can reduce the amount of energy used for space cooling would significantly reduce overall energy demand. As discussed above, a number of traditional and modern techniques can decrease energy throughout the City.



Progress Report

Section 65581 of the Government Code underscores the need for the periodic review of the Housing Element. This process of review and evaluation permits local officials to evaluate trends in the community and to initiate new programs that will further housing goals. The City established six issue areas to be addressed in the previous planning period. For each issue area, housing programs were established to assist the City in reaching their objectives. **Table 4-45** provides a brief description of the housing programs outlined in the previous Element, the program's objective and the progress/status of the program. In providing the status of the program the table will indicate whether the program will be carried into the next planning period.

Table 4-45:
Housing Accomplishments

Housing Element Program	Evaluation of Effectiveness
Owner-Occupied Housing Rehabilitation Programs	
1. Housing Rehabilitation Loan Program Objective: Provide loans to low- and moderate-income homeowners to repair and improve up to 12 housing units per year.	Effectiveness: The Single-Family Residential Rehabilitation Loan Program provides zero percent, simple interest, deferred payment loans to seniors, persons with disabilities, and families with low- and moderate-incomes who own and occupy their homes and need financial assistance to make repairs and improvements. This program is backed by federal funds with the loans secured by a deed of trust. Payment is typically not due until the home is sold, transferred in ownership, refinanced or the 30th year of the loan. Appropriateness: This program will be included in the 2014-2021 Housing Element.
2. Housing Rehabilitation Grant Program Objective: Provide grants to very low-income homeowners to repair and improve up to 30 housing units per year.	Effectiveness: Since 2006, the City has provided grants for 54 major and 103 minor housing rehabilitation projects. The Housing Rehabilitation Grant Program provides grants up to \$12,000 to low-income homeowners who need financial assistance for health- and safety-related improvements and/or minor home repairs such as exterior painting and/or sandblasting, exterior stuccoing, installation of security doors and deadbolt locks, and security strapping of hot water heaters. From the period 2010-2015, the City anticipates providing improvements to up to 150 homeowners. Appropriateness: This program will be included in the 2014-2021 Housing Element.
3. Neighborhood Improvement Program- Code Enforcement Objective: Continue to enforce Pico Rivera's development and health and safety codes for to correct violations in substandard structures, and require the demolition of those units that cannot be rehabilitated through up to 800 inspections per year.	Effectiveness: The City has maintained a proactive code enforcement program. The City receives on average 630 residential cases per year reporting violations, usually related to property maintenance issues. The City's program has successfully brought cited residential units into compliance with City code. From the period 2010-2015, the City anticipates inspecting up to 1,500 housing units specifically in low- and moderate-income block groups based on an official designation of deteriorating and/or deteriorating area. The City also implements the Graffiti Removal

Housing Element Program	Evaluation of Effectiveness
	<p>Program, which provides funding in eligible low- and moderate-income block groups for neighborhood improvement activities.</p> <p>Appropriateness: As the City's housing stock continues to age, proactive code enforcement will be both appropriate and necessary to maintain the City's residential standards. This program will be included in the 2014-2021 Housing Element.</p>
At-Risk Housing Conservation	
<p>4. Subsidized At-Risk Housing Monitoring</p> <p>Objective: Monitor Federally-assisted rental housing developments that may convert to market rate units during the next five-year time frame, and preserve identified at-risk housing units.</p>	<p>Effectiveness: The 2006-2014 Housing Element indicates that the 75-unit Verna Villa Apartments is at-risk of conversion to market rate prior to July 2014. The City's Housing Division is currently monitoring this apartment complex and will work with the owners and the Department of Housing and Urban Development (HUD) to maintain the affordability status of these units, if possible.</p> <p>Appropriateness: To ensure that any future conversions are not detrimental to the City's inventory of affordable housing, staff will closely monitor any at-risk units. The City will work with HUD during the 12-month negotiation period to identify incentives that would maintain the affordable status of the project or to negotiate a purchase, if possible. The City will also continue to offer a variety of development incentives (e.g., parking variances, density bonuses, etc.) to promote the development of affordable units. This program will be included in the 2014-2021 Housing Element.</p>
Programs to Assist in the Development of Affordable Housing	
<p>5. Bonuses and Incentives</p> <p>Objective: Prepare and adopt a Density Bonus Ordinance to provide bonuses and incentives to developers who construct projects with qualifying percentages of affordable housing units.</p>	<p>Effectiveness: The City has amended the Zoning Code to include a Density Bonus Program.</p> <p>Appropriateness: This program is essential to the development of affordable units, as it allows developers the flexibility to construct at densities above what is allowed by the Municipal Code. The City will modify this program for the 2014-2021 Housing Element to promote the adopted Density Bonus Ordinance on the City website and at City Hall.</p>
<p>6. Developer Consultation</p> <p>Objective: Provide early consultation with potential developers with information to assist them in developing affordable and assisted housing.</p>	<p>Effectiveness: The City works closely with developers to expedite approval procedures in order to diminish unnecessary timing constraints on development. For larger projects, an initial pre-consultation meeting with the Community and Economic Development Department, Public Works Department, and the Fire Department is arranged to discuss the development proposal. Through the City's streamlined processing, a 42-unit condominium development was completed in the City in 2008.</p> <p>Appropriateness: The City provides information and handouts on the City's website to assist potential developers. A Residential Development Handout is posted on the website, which summarizes residential development standards and related fees. To encourage and facilitate the development of a variety of housing types, the City continues to monitor permit processing times to ensure the fastest possible turnaround for applications. This program will be included in the 2014-2021 Housing Element.</p>



Housing Element Program	Evaluation of Effectiveness
7. California Gold Down Payment Objective: Publicize the California Rural Home Mortgage Finance Authority on the City's website, which allows qualified families to take a second mortgage of up to 6% off the sale price of the home to cover down payment and closing costs.	Effectiveness: Since this program is administered by the California Rural Home Mortgage Finance Authority, the City is unclear how active or effective the program has been. Appropriateness: Though the California Gold Down Payment program is limited, it provides an opportunity for lower income households to become first-time home buyers. The City will continue this program as part of a broader "Partnership Program," aimed at strengthening and establishing partnerships with other jurisdictions and local organizations to address community housing needs.
8. Mortgage Credit Certificates Objective: Publicize the Mortgage Credit Certificate (MCC) Program on the City's website, which allows qualified first-time homebuyers to take tax credits on their annual mortgage interest payment as a dollar for dollar tax credit against federal income tax.	Effectiveness: The City currently provides information on the County program on their website and directs residents, as appropriate, to apply for the program. As funding sources for the County were impacted during the planning period, it is unclear how active or effective the program has been. Appropriateness: Though the MCC Program is limited, it provides an opportunity for lower income households to become first-time homebuyers. The City will continue this program as part of a broader "Partnership Program," aimed at strengthening and establishing partnerships with other jurisdictions and local organizations to address community housing needs.
9. Grant Acquisition Program Objective: Pursue grant and loan programs that are available from a variety of governmental and non-profit sources to assist in the development of new housing opportunities for extremely low-income households, other lower income households, and first-time homebuyers.	Effectiveness: The City currently receives Community Development Block Grant (CDBG) funds from the Department of Housing and Urban Development. The City anticipates a funding allocation of \$650,000 per year from 2010-2015. These grants are used to preserve and develop decent affordable housing, create a suitable living environment, and expand economic opportunities. Appropriateness: The City will continue to participate and administer funds received through the CDBG program. For the 2014-2021 planning cycle, the City is investigating new funding sources to continue administering existing programs and address the needs of lower income households. This program will be included in the 2014-2021 Housing Element.
10. Redevelopment Low-Income Housing Fund Objective: Develop 2 to 5 units per year utilizing the 20% Low-Mod fund of tax increment revenue generated by the Redevelopment Agency.	Effectiveness: On June 28, 2011, the Governor of California signed ABx126 which dissolved all California Redevelopment Agencies. Resulting legislation allowed a City to retain the housing assets of and housing functions previously performed by the redevelopment agency or select the local housing authority to perform these duties. The City of Pico Rivera chose the Pico Rivera Housing Assistance Agency to take over the housing functions of the dissolved Redevelopment Agency. The Pico Rivera Housing Assistance Agency will continue to manage remaining funding obligations for projects that utilized the Low-Moderate Income Housing Fund. Appropriateness: With the dissolution of the City's Redevelopment Agency and the taking of RDA funds, the City has limited funding to assist low- and moderate-income households. Due to both the high cost of developing and preserving housing, and limitations on both the amount and uses of funds, layering of funding sources may be required for affordable housing programs and projects. For the 2014-2021 planning cycle, the City is investigating new

Housing Element Program	Evaluation of Effectiveness
	funding sources to utilize to continue administering existing programs.
11. Section 8 Housing Assistance Voucher Program Objective: Provide 500 rental assistance contracts per year to very low-income households, including senior households.	Effectiveness: The City has been allocated a maximum 517 Section 8 vouchers by the Department of Housing and Community Development. From the period 2009-2010, 505 vouchers were issued, totaling \$447,832 per month. In 2012, the number of active vouchers was 491, with 3,770 residents and non-residents on the waiting list. Appropriateness: The Section 8 Program administered by the County of Los Angeles, provides opportunities for very low-income households to rent units at affordable rates. This program will be included in the 2014-2021 Housing Element.
Programs to Provide New Housing Opportunities	
12. Housing Sites/Underutilized Sites Inventory Program Objective: Continuously evaluate existing residential and non-residential properties to identify new sites that may be appropriately developed as residential, including affordable housing. And encourage the development of underutilized R-M zoned sites as well as those that are included in the Mixed-Use Overlay designation.	Effectiveness: Due to staffing reductions, budget cuts, and time constraints, the City was unable to effectively implement this program. Generally, the City provides information and handouts to potential residential developers on the City website. The City also offers pre-consultation with potential developers and provides technical assistance and available incentives for housing development. Appropriateness: The City will effectively implement this program within the planning period. This program will be modified for the 2014-2021 Housing Element to publicize the underutilized sites inventory on the City website and at City Hall. Other components of this program (Bonuses and incentives, developer consultation, infrastructure analysis, and expedited permit processing) will be addressed by other programs in the 2014-2021 Housing Element.
13. General Plan/Zoning Ordinance Revision Objective: Amend the General Plan and Zoning Code to: <ul style="list-style-type: none"> • Establish a Mixed-Use Overlay; • Permit the development of Single-Room Occupancy (SRO) units; • Ensure that potential constraints to new housing development are identified and addressed; and • Allow by-right development of transitional and supportive housing in all residential zones and be subject to the same requirements as other residential uses located in the same zone. 	Effectiveness: Due to funding reductions, staff cutbacks, and time constraints the City was unable to complete these specific Zoning Code amendments in the time specified in the 2006-2014 Housing Plan. Appropriateness: This program will be modified for the 2014-2021 Housing Element to appropriately zone identified sites to meet the City's RHNA need through the establishment of a Mixed-Use Overlay and increasing minimum residential densities at specific sites. Other components of this program (Single-Room Occupancy (SRO) units, addressing potential constraints to housing development, and transitional and supportive housing) will be addressed by other programs in the 2014-2021 Housing Element.
14. Second Unit Program Objective: Amend the Zoning Code to permit the construction of second units and include related development standards.	Effectiveness: The City has amended the Zoning Code to address Second Units and related development standards in the City. Appropriateness: The City will effectively implement this program within the planning period. The City will modify this program for the 2014-2021 Housing Element to promote the adopted Second Unit Program on the City website and at City Hall.



15. Lot Consolidation Program	<p>Effectiveness: The City provides information and handouts on the City website to assist potential developers. A Residential Development Handout is posted on the website, which summarizes residential development standards and related fees. Due to funding reductions, staff cutbacks, and time constraints the City was unable to fully implement the Lot Consolidation Program in the manner and time specified in the 2006-2014 Housing Plan. Generally, the City encourages pre-consultation with developers and provides technical assistance and available incentives for housing development.</p> <p>Appropriateness: The City will effectively implement this program within the planning period. Some sites identified to meet the City's RHNA need are small and will benefit from lot consolidation in order to promote more efficient development. The City will modify this program for the 2014-2021 Housing Element to publicize the underutilized sites inventory on the City website and at City Hall, and provide technical assistance to developers and owners in support of lot consolidation.</p>
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Programs to Remove Governmental Constraints

16. Ordinance Review	<p>Effectiveness: Due to funding reductions, staff cutbacks, and time constraints the City was unable to complete the Zoning Code amendments in the time specified in the 2006-2014 Housing Plan.</p> <p>Appropriateness: The City recognizes the importance of identifying constraints to the development of housing and will complete all Zoning Ordinance amendments identified in the 2006-2014 Housing Plan by the end of the planning period. The City will modify this program for the 2014-2021 Housing Element to address constraints to the development of housing if any are identified in the Housing Constraints analysis.</p>
17. Reasonable Accommodation Program	<p>Effectiveness: The City has amended the Zoning Code to include formal reasonable accommodation procedures. The City maintains a policy directive to assist residents in need of reasonable accommodation and offers financial assistance through the Housing Rehabilitation Loan and Grant Programs and will continue to direct eligible residents to apply for funds. Applicants can apply for loans or grants to complete improvement projects that remove constraints to their living facilities. In general, City Staff grants modifications and deviations from the Municipal Code to accommodate the needs of persons with disabilities.</p> <p>Appropriateness: The City will effectively implement this program within the planning period. The City will modify this program for the 2014-2021 Housing Element to promote the adopted reasonable accommodation procedures on the City website and at City Hall.</p>

Emergency Housing Programs

18. Emergency Shelters, Transitional Housing, and Supportive Housing Program	<p>Effectiveness: The City has amended the Zoning Code to meet the requirements of SB 2 for emergency shelters, transitional and supportive housing, and Single-Room Occupancy (SRO)</p> <p>Appropriateness: The City will effectively implement this program within the planning period. The City will modify this program for the 2014-2021 Housing Element to continue to monitor the inventory of sites appropriate to accommodate emergency shelters, transitional and supportive housing, and SROs; and work with key organizations to ensure the needs of the</p>
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Housing Element Program	Evaluation of Effectiveness
shelters in identified industrial zones.	homeless and extremely low-income individuals are met.
<p>19. Community Based Transitional Housing Program</p> <p>Objective: Continue to provide funding support for the Community Based Transitional Housing Provider.</p>	<p>Effectiveness: There are currently no transitional or permanent supportive housing facilities within Pico Rivera. However, through the City's current update of the Zoning Code, transitional and supportive housing will be considered a residential use and only subject to those restrictions that apply to other residential uses of the same type in the same zoning district.</p> <p>Appropriateness: The City will continue to commit funding to a community based transitional housing provider to serve the needs of Pico Rivera. The City anticipates that the transitional housing provider will provide temporary housing and offer services including, child care, healthcare, and employment training. From the period 2010-2015, the City hopes to fund assistance for up to 70 individuals through allocated CDBG funds. This program will be included in the 2014-2021 Housing Element.</p>
<p>20. Women's and Children's Crisis Shelter Program</p> <p>Objective: Continue to provide funding to support the Women's and Children's Crisis Shelter.</p>	<p>Effectiveness: The Women's and Children's Crisis Shelter operate several facilities in southeast Los Angeles County. Services provided include medical services, legal services, counseling and housing services.</p> <p>Appropriateness: The City will continue to commit funding to the Women's and Children's Crisis Shelter. From the period 2010-2015, the City hopes to fund assistance for up to 250 individuals through allocated CDBG funds. This program will be included in the 2014-2021 Housing Element.</p>
Programs to Promote Equal Housing Opportunities	
<p>21. Fair Housing Counseling Program</p> <p>Objective: Continue the contract with the Southern California Housing Rights Center to implement the Fair Housing Program.</p>	<p>Effectiveness: The City has continued its contract with the Housing Rights Center to implement Fair Housing Education and Outreach. The organization's Fair Housing Program is designed to raise awareness of fair housing laws that protect individuals and families against housing discrimination. The organization develops and distributes educational literature and resources that describe ways to prevent housing injustices and applicable laws, and also offers free fair housing law workshops for landlords, tenants, nonprofit organizations, and city employees.</p> <p>Appropriateness: The City currently provides information on the program on their website and directs residents, as appropriate, to utilize services offered by the Housing Rights Center. This program will be included in the 2014-2021 Housing Element.</p>
Programs to Promote Energy Conservation	
<p>22. Energy Conservation Program</p> <p>Objective: Continue to implement a range of programs and techniques that are effective in reducing residential energy consumption.</p>	<p>Effectiveness: In 2012, the City kicked-off its Energy Efficiency Program, Pico Rivera Only You Can Save Energy, which aims to provide residents with simple, powerful, and engaging messages about the importance of saving energy. Through a grant from the U.S. Department of Energy, as part of the American Recovery and Investment Act, the City was able to create an informational and instructional video that offers conservation tips. The City mailed the video in CDs to 16,500 residents and businesses. The City has also replaced 437 of its existing incandescent traffic/pedestrian signal lights with high-efficiency LED lights and upgraded five outdated HVAC units at three City-owned facilities to enhance energy efficiency. The</p>



Housing Element Program	Evaluation of Effectiveness
	<p>City continues to support ongoing energy conservation programs from Southern California Edison and Sempra Energy Company, and publishes multiple brochures and information guides to help residents conserve water.</p> <p>Appropriateness: The City recognizes this program as essential to encourage reduction in residential energy consumption. This program will be included in the 2014-2021 Housing Element.</p>

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CHAPTER 6

Community Facilities Element

Introduction

Community facilities and the delivery of municipal services are an extremely important and often unnoticed component of the quality of life enjoyed by those who live, work, and own property in Pico Rivera.

A key attribute of a livable community is feeling and being safe, whether as a resident, worker, business owner, or visitor. A safe community that has low crime rates; responsive police, fire and emergency services; safe routes for travel for those on bikes and pedestrians; well-maintained properties and spaces; and a strong sense of community that enhances the perception and experience of safety and well-being positively affects investment, businesses attraction, and property values.

Efficient water and energy supply, wastewater, stormwater, and communications systems are vital to most daily activities. These facilities require regular maintenance and improvements to enhance efficiency and take advantage of technological advances. Many of these facilities are also owned and maintained by agencies other than the City, requiring close coordination between Pico Rivera's needs and the capabilities of the agencies providing the facilities and services.

This element addresses the community's existing and future facility and service needs, including general government, law enforcement, fire protection, water, wastewater, and energy. It is intended to provide for a fiscally-sound community that maintains appropriate service and facilities standards, delivers services in an efficient and effective manner, meets the expectations of its constituents, and consistently aims to be better and more productive.

General Government Facilities

General government facilities maintained by the city include City Hall, the city maintenance yard and other parks and recreation facilities. Pico Rivera's City Hall houses city departments, including: Administration, City Clerk, Community and Economic Development, Finance and Public Works. The Recreation and Community Services Department is located in a separate building, south of City Hall. In addition, the Records Retention Center is located on Lundahl Drive.



Pico Rivera City Hall



City Council Meeting



Sheriff's Station
40th Anniversary



Fire Station #40

The City's maintenance yard, located at 9633 Beverly Road houses various division of Public Works field staff. The maintenance operations include streets, facilities, fleet, traffic signing and striping, street sweeping, water operations, sewer maintenance, and parks.

Sheriff Facilities

Law enforcement within Pico Rivera is provided on a contractual basis by the Los Angeles County Sheriff's Department. By contracting for law enforcement, the City of Pico Rivera receives comprehensive services, including patrol and traffic law enforcement, detective, and support services. The Sheriff's station in the City of Pico Rivera is located adjacent to City Hall at 6631 Passons Boulevard, as shown in **Figure 6-1**.

Fire Protection Facilities

Fire protection and paramedic services for the City are provided on a contractual basis by the Los Angeles County Fire Department. There are three fire stations located in the city, as shown in **Figure 6-1**. Each station operates three shifts, providing 24-hour coverage. The locations and service areas for each fire station are summarized as follows:

Fire Station #25: Located at 9209 E. Slauson Boulevard, serves the portion of the city from Slauson Boulevard to the south city limit.

Fire Station #40: Located at 4864 Durfee Avenue, provides fire protection services from the north city limit to Mines Avenue and paramedic services for the entire city.

Fire Station #103: Located at 7300 Paramount Boulevard, serves the central portion of the city from Mines Avenue to Slauson Boulevard.

Fire Hazards

Primary fire hazards in the city are structural and industrial fires. Los Angeles County has a number of ordinances, programs, and requirements pertaining to fire hazards. These include ordinances establishing buffer areas for brush management, as well as requirements as part of subdivision ordinances that establish standards for access and minimum water fire flow requirements.

Man-made structures can be threatened by fire, depending on their use, construction, and condition. Buildings that present more than a normal level of threat from fire are generally older wood frame structures. Another factor that increases the risk of fire is the use of older single-unit homes for commercial purposes, especially those that utilize combustible materials, such as paints, solvents, and fuels. Because the City is essentially built out, the risk of wildland fires is limited.

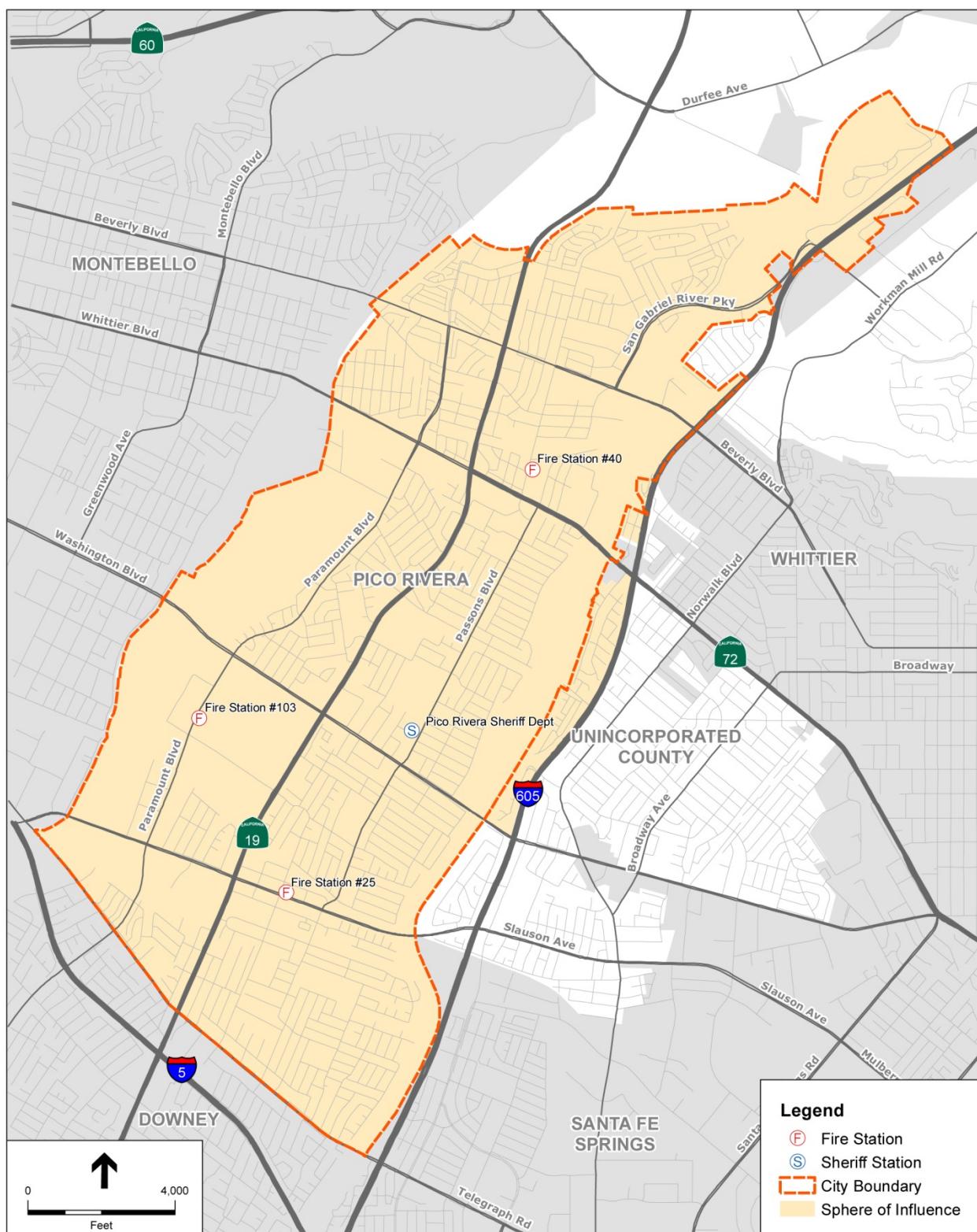


Figure 6-1: Fire and Sheriff's Facilities

Water Facilities

Pico Rivera is served by two water purveyors: the City of Pico Rivera Water Authority (PRWA) and the Pico Water District (PWD). Each purveyor maintains its own distribution system and operates several water supply wells to extract local groundwater from the Central Basin aquifer. The city's total size is 8.9 square miles, of which approximately 32 percent (2.87 square miles) is served by PWD, and the remaining 68 percent (6.03 square miles) is served by PRWA, as shown in **Figure 6-2**. Both PRWA and PWD supply water to their respective residential, commercial, industrial, and fire protection customers within Pico Rivera. General Plan policies related to water facilities will be implemented by both the PRWA and PWD, as applicable.

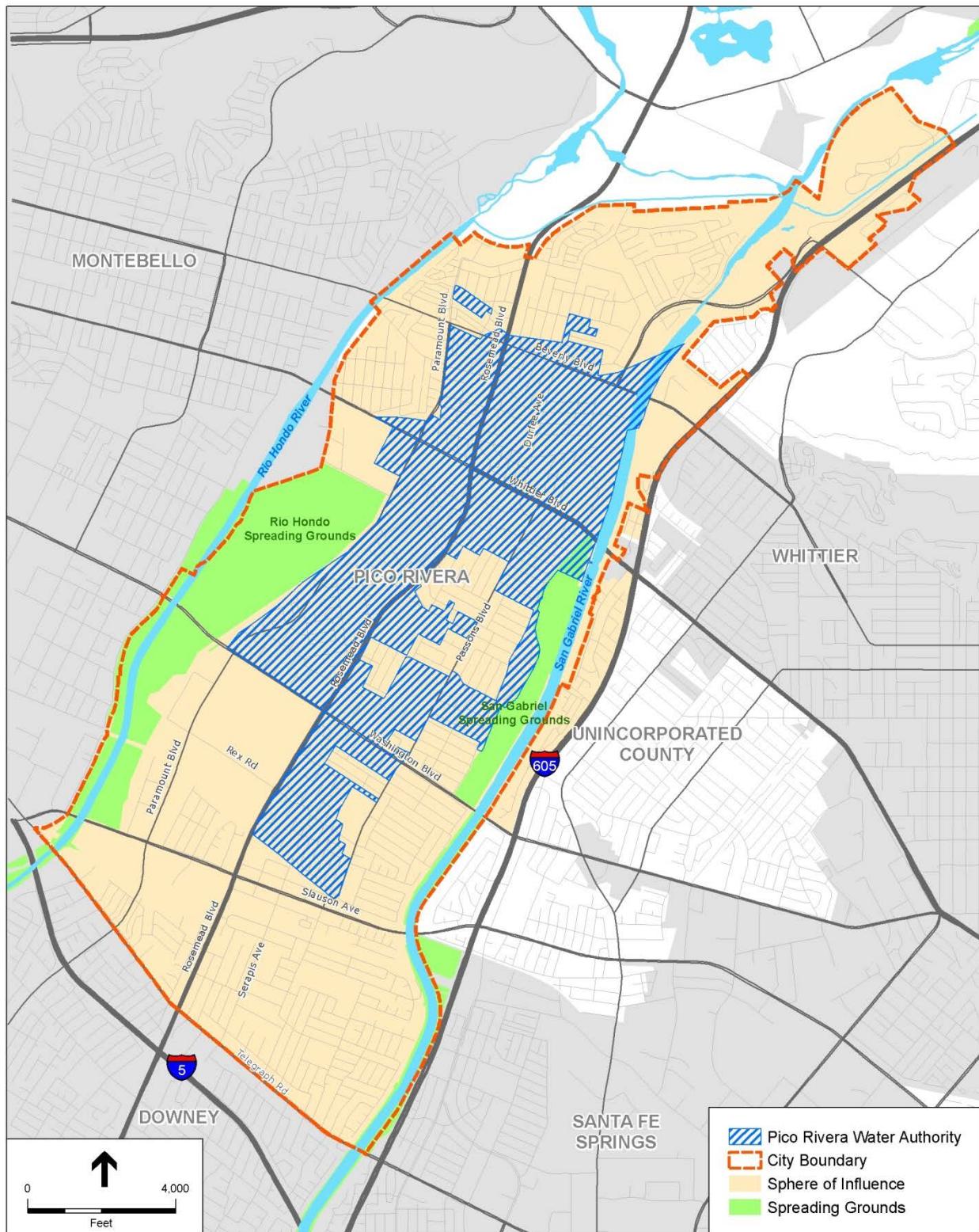


Figure 6-2: Water Agencies Serving Pico Rivera

Wastewater Facilities

The City of Pico Rivera's Sewer Division is responsible for the collection of wastewater within the City limits and delivery to the trunk sewer mains of Los Angeles County Sanitation Districts (LACSD). After sewage is collected locally and delivered to the regional trunk lines, wastewater flows south toward the Los Coyotes Water Reclamation Plant of LACSD in the City of Cerritos. LACSD is responsible for all regional trunk sewer lines and sewage treatment, while the City is responsible for the operation and maintenance of sewer mains and lift stations within the City limits. Regional trunk sewer lines of LA are shown in **Figure 6-3**.

City of Pico Rivera also receives tertiary treated recycled water from LACSD's San Jose Creek Water Reclamation Plant and Los Coyotes Water Reclamation Plant through the purveyor Central Basin Municipal Water District. Currently, Pico Rivera Municipal Golf Course, Rio Hondo Park, Smith Park, County Library and some street medians in the City are irrigated with recycled water. The City is also extending recycled water service to Rio Vista Park.

Stormwater Facilities

Storm drains are the primary flood control facilities in the city, which serve to convey local water runoff, as shown in **Figure 6-4**. Regional flood control structures include the Whittier Narrows Dam and the Rio Hondo and San Gabriel spreading grounds, located adjacent to the Rio Hondo and San Gabriel rivers. The Whittier Narrows Dam captures local stormwater flows for groundwater replenishment.

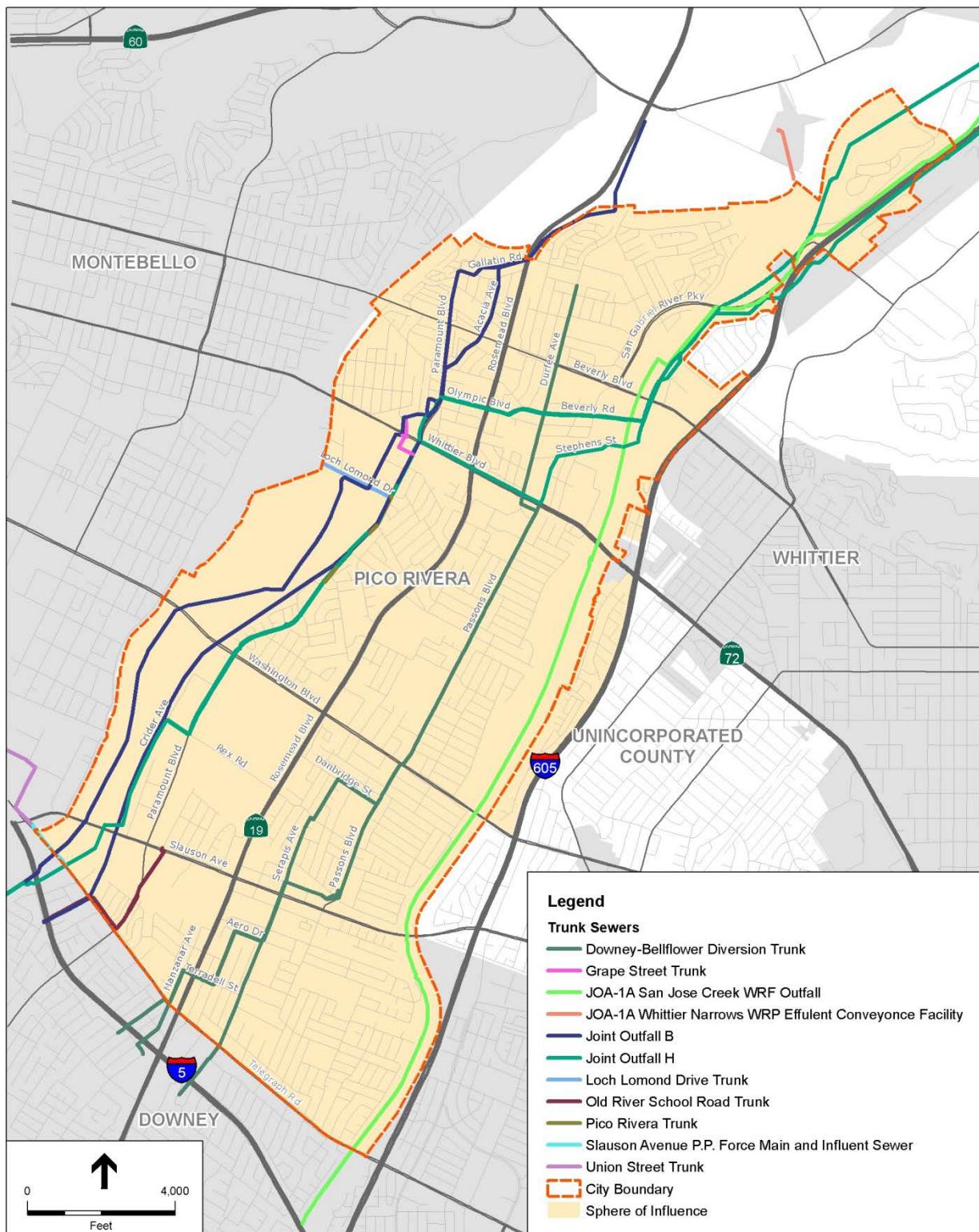


Figure 6-3: Major Sewer Facilities Serving Pico Rivera

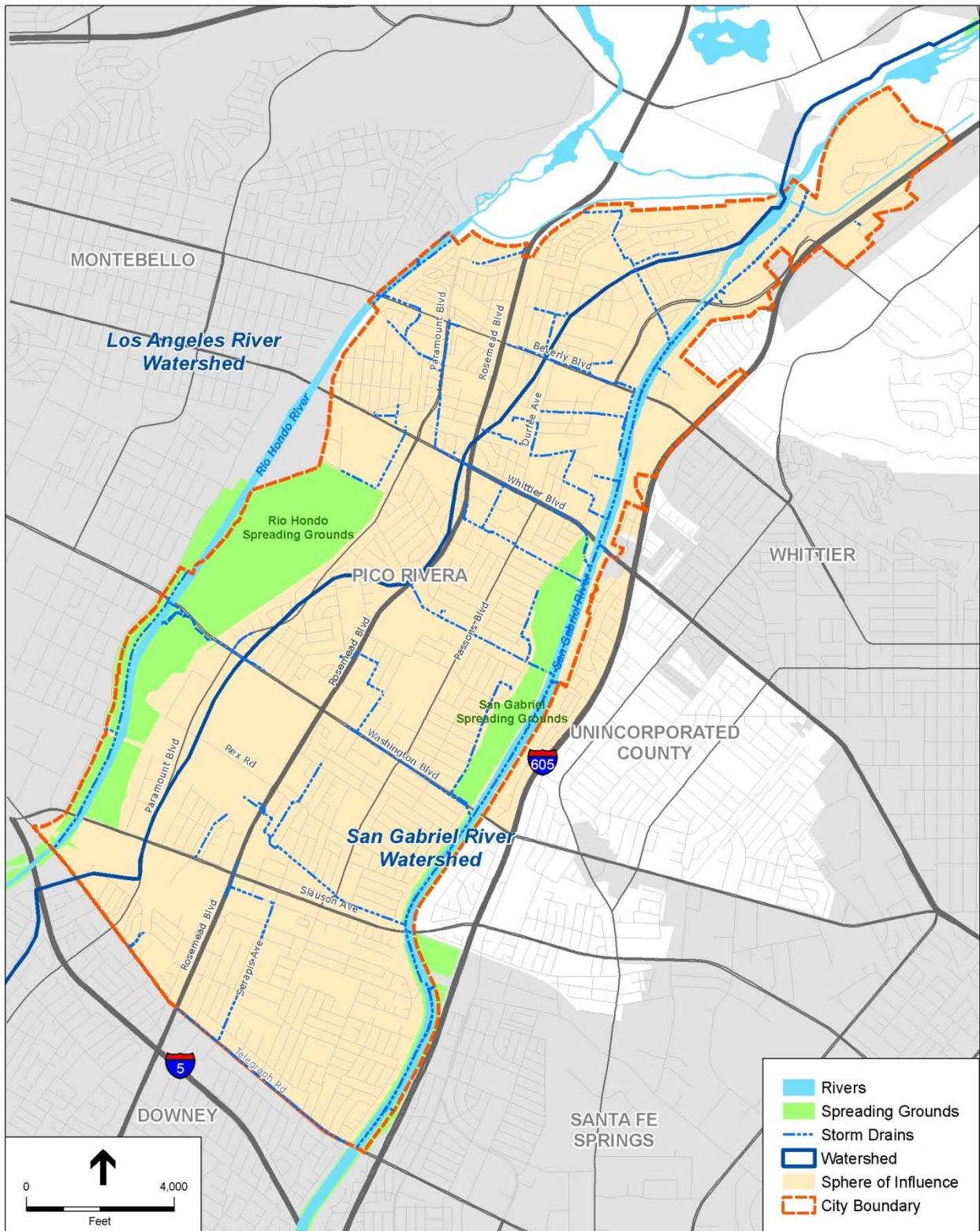


Figure 6-4: Major Storm Drain Facilities Serving Pico Rivera



Energy Facilities

The Southern California Edison (SCE) electricity supply company is responsible for the provision of electrical facilities and services within the city. SCE owns the transmission lines that run the length of the San Gabriel River (see **Figure 6-5**). These transmission lines provide power to the city in its entirety. The City of Los Angeles Department of Water and Power operates a 500-kilovolt (kV) transmission line within Pico Rivera. The overhead power lines generally run on the eastern edge of the Rio Hondo spreading grounds and along the northern boundary of the city. The right-of-way underneath the transmission line is currently used for a variety of temporary uses, such as nurseries, parking, and open space.

SCE's 220 kV double circuit transmission lines bring power from a generating station to an electrical substation to distribute electricity throughout Pico Rivera and other jurisdictions within the area. Power distribution lines bring power from the substation to individual homes. SCE maintains three substations within the city located at Beverly Boulevard and the San Gabriel Freeway (I-605); the southwest corner of Slauson Avenue and Serapis Avenue, and near the southeast corner of Durfee Avenue and Stephens Street.

The Southern California Gas Company is responsible for the provision of natural gas service and facilities within the city.

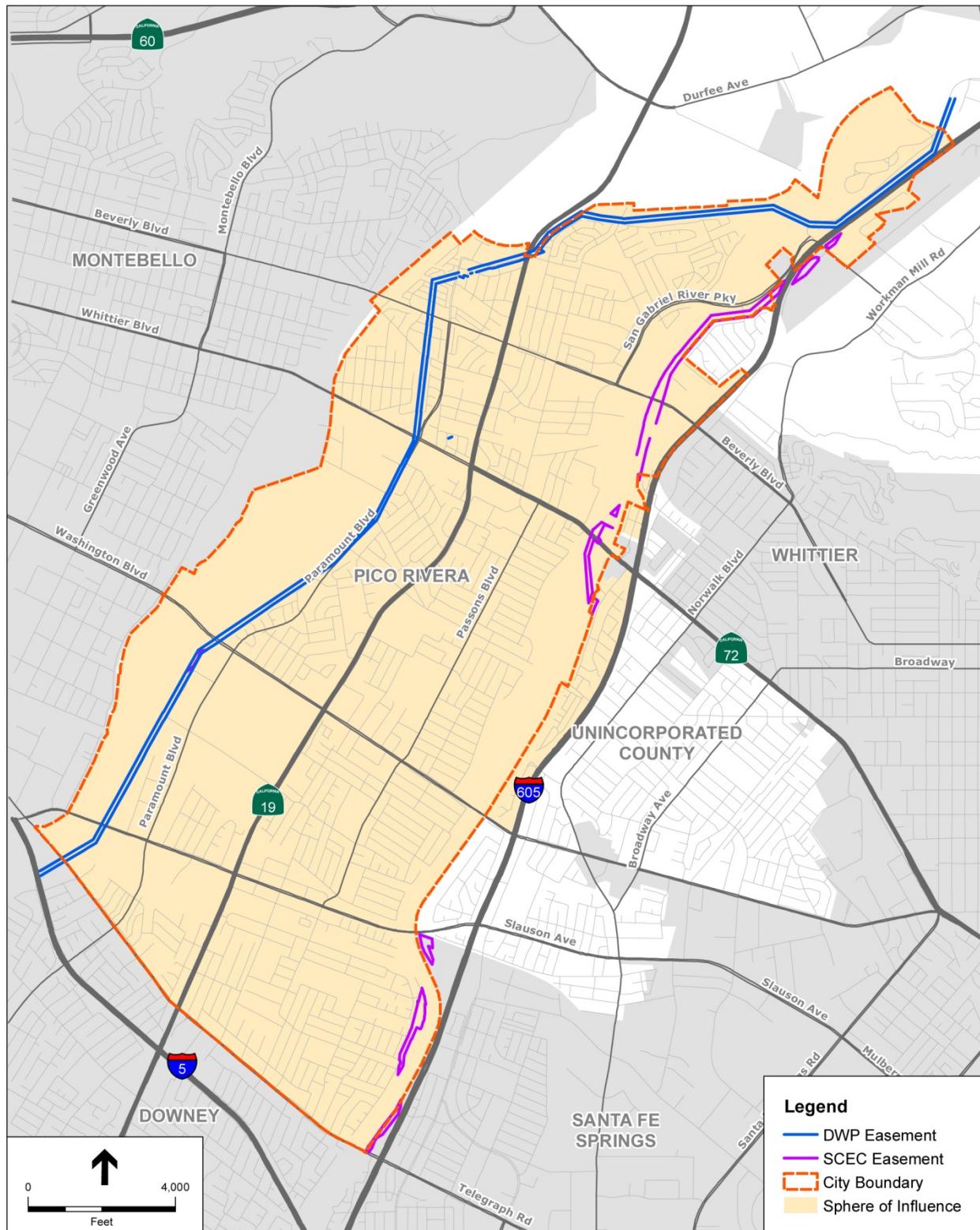


Figure 6-5: Major Energy Transmission Facilities



Solid Waste Facilities and Recycling

Solid waste generated within Pico Rivera is collected by a company holding an exclusive franchise agreement with the City. The residential, commercial and industrial services include curbside collection of waste, commingled recyclables, and greenwaste. Pico Rivera has a number of waste diversion programs in place to minimize the need for landfill disposal of solid wastes, including a Demolition and Recycling ordinance in compliance with Assembly Bill 939. There are recycling/drop-off centers for oil/filter recycling, Household Hazardous Waste, and Beverage Container recycling throughout the city. Whittier Fertilizer, which is located on Kruse Road, provides important recycling services to Pico Rivera to achieve applicable waste diversion requirements. The City continues to strive to improve its solid waste management efforts through educational outreach and obtaining grants to further fund and improve their waste management programs. The City recently received funding for the collection, removal, transportation, recycling and disposal of waste tires from illegal tire piles and a grant for public education regarding the benefit of properly recycling bottles and cans.

Telecommunications

A variety of telecommunication facilities—including telephone, cable television, and high speed internet services—exists in the City of Pico Rivera, provided by private service providers. Additionally, the City of Pico Rivera Public Information Division manages CTV3, the city's cable television channel that provides regular programming featuring local news, educational presentations, special videos and public service announcements on the latest city events, services, and meetings. El Rancho Unified School District also operates a public access television program.

Goals, Policies, and Implementation Actions

General Government Facilities

Goal 6.1

Efficient and fiscally responsible government services that are responsive to local residents and businesses.

Policy 6.1-1 Involved Citizenry. Provide for the full inclusion of people of diverse backgrounds, ages, genders, interests, lifestyles, and socioeconomic status in governmental decision-making through a variety of community outreach and information programs.

Policy 6.1-2 Access to City Government. Establish and promote City Hall as a comfortable and approachable place for community members to voice concerns, conduct business, and obtain information regarding the provision of City services.

Policy 6.1-3 Community Outreach. Encourage residents and businesses to become active in local government by providing a variety of involvement programs designed to stimulate community spirit and pride.

Policy 6.1-4 Sufficient Public Facilities. Provide a sufficient number and size of general government facilities in order to adequately provide the services required for the City's population and businesses.

Sheriff Facilities

Goal 6.2

A safe community with low risk of crime, and with protection of life and property.

Policy 6.2-1 Service Standards. Coordinate with the Los Angeles County Sheriff's Department to maintain the following law enforcement standards in the City:

- Four-minute average response time for emergency calls;
- Ten-minute average response time for non-emergency calls; and
- Staffing levels of one officer per 1,000 residents.

Policy 6.2-2 Adequate Equipment. Maintain adequate levels of equipment to provide effective and highly visible law enforcement services within the City.

Implementation Programs for Policies 6.2-1 and 6.2-2:

- *Work with the Los Angeles County Sheriff's Department to pursue available state, federal, and other funding sources to support facilities, equipment, programs, and staffing for law enforcement services.*
- *Use applicable General Plan performance standards to determine needed facilities and staffing when renewing the City's service contract with the Sheriff's Department.*

Policy 6.2-3 New Development. Require new development to contribute fees to fund its fair share of improvements that are needed to maintain law enforcement service standards, facilities, and equipment.

Policy 6.2-4 Defensible Space. Incorporate defensible space security and design features in new and retrofitted development to minimize opportunities for criminal activity. Such features should include:

- Well-lighted and visible streets and street names, building entrances and addresses, recreation areas, and parking areas.
- Limited access into and between buildings to reduce escape routes and to make undetected entry difficult.
- Landscaping that permits surveillance of open areas and entryways and avoids creating places for concealment.



- Emergency vehicle access around buildings to the extent feasible within multiunit residential and nonresidential developments.
- Elimination of the potential for roof access via stacked pallets, flag poles, and other means within multiunit residential and nonresidential developments.
- Conduct a study of alleyways within the City and determine if they should be abandoned and how to make alleyways safer.

Policy 6.2-5 Gang Suppression Programs. Continue to work with the El Rancho Unified School District and the Sheriff's Department to develop and implement gang suppression and intervention programs that enhance crime prevention.

Policy 6.2-6 Graffiti Abatement. Continue to work with various agencies to fund aggressive graffiti enforcement and abatement programs, and require removal of graffiti that is in public view.

Implementation Program for Policies 6.2-5 and 6.2-6:

- *Pursue available state, federal, and other funding sources to develop and implement gang suppression and intervention programs, implement graffiti enforcement and abatement programs, and remove graffiti.*
- *Maintain standards that limit potential for graffiti and that require prompt removal of graffiti on private property that is visible to the public.*

Policy 6.2-7 Crime Prevention Programs. Maintain an array of community-based service and education programs designed to prevent crime, including Neighborhood Watch Programs and the P.R.I.D.E. youth program.

Policy 6.2-8 Mutual Aid. Continue to coordinate with the County Sheriff's Department, area police departments, and other appropriate law enforcement agencies to promote regional cooperation and provide mutual aid during emergency situations.

Fire Protection Facilities

Goal 6.3

Adequate fire protection and emergency medical services.

Policy 6.3-1 Service Standards. Coordinate with the Los Angeles County Fire Department to maintain the following fire and emergency service standards as recommended by the Insurance Services Office, Inc. (ISO) and the National Fire Protection Association (NFPA):

- Four-minute response time for the first arriving fire company for 90 percent of incidents.
- Eight-minute response time for arrival of multiple fire companies for 90 percent of incidents.
- Four-person minimum staffing of fire companies.

- Fire Confinement Success Rate – holding structure fires to floor or origin (i.e., preventing the fire from spreading to additional floors after first arrival on the scene) for 90 percent of incidents.
- Fire Company Reliability – handling calls for services within assigned station for 90 percent of incidents.

Policy 6.3-2 Effective Service. Maintain adequate staffing, equipment, technology, and training to provide effective and efficient fire protection and emergency medical services within the City.

Implementation Programs for Policies 6.3-1 and 6.3-2:

- *Work with the Los Angeles County Fire Department to pursue available state, federal, and other funding sources to support facilities, equipment, programs, and staffing for fire prevention and suppression services.*
- *Use applicable General Plan performance standards to determine needed facilities and staffing when renewing the City's service contract with the County Fire Department.*

Policy 6.3-3 Adequate Fire Flows and Water Storage. Maintain adequate fire flow pressure as established by the Los Angeles County Fire Department and sufficient water storage for emergency situations.

Policy 6.3-4 Enforcement of Codes. Continue to enforce all relevant codes and ordinances for existing buildings and new construction to reduce the risk of fire hazards.

Policy 6.3-5 New Development. Consider fees for new development to help maintain fire protection service levels without adversely affecting service levels for existing development.

Policy 6.3-6 Review of Development Proposals. Continue to include the Fire Department in the review of development proposals to ensure that projects adequately address safe design and on-site fire protection.

Policy 6.3-7 Mutual Aid. Continue to coordinate with appropriate fire protection agencies to provide mutual aid during emergency situations.

Policy 6.3-8 Education. Continue to support community outreach activities and programs designed to inform and educate the public concerning fire prevention and suppression.

Water Facilities

Goal 6.4

A sustainable supply of water delivered through an efficient infrastructure system to meet existing and future needs.

Policy 6.4-1 Reliable Supply and Distribution. Provide high quality potable water and a regularly maintained distribution system to meet normal and emergency demands in both wet and dry years.



Implementation Programs for Policy 6.4-1:

- Coordinate with PWD to ensure high quality groundwater is provided within their service area, and that the distribution system is well-maintained.
- Pursue available state, federal, and other funding sources to support the planning, improvement, operations, and maintenance of water facilities.

Policy 6.4-2 Urban Water Management Plan. Maintain and keep up to date the Urban Water Management Plan and other water master planning and capital improvement tools to ensure adequate water supply, infrastructure, maintenance, rehabilitation, funding, and conservation measures.

Implementation Program for Policy 6.4-2:

- Review and regularly update the City's Urban Water Management Plan and other water master planning and capital improvement tools, including coordination with PWD for the portion of Pico Rivera within the PWD service area.

Policy 6.4-3 New Development. Require new development to demonstrate the availability of adequate water supply and fire flow, and to provide infrastructure and/or finance the costs of improvements necessary to serve the demands created by the development, as appropriate.

Policy 6.4-4 Energy Efficient Infrastructure. Employ best practices to maintain the highest feasible energy efficiency in the water infrastructure system to reduce costs and greenhouse gas emissions.

Policy 6.4-5 Water Conservation. Encourage water conservation as a means of protecting the long term availability of water resources. Require new and retrofitted development to be equipped with water conservation devices.

Wastewater Facilities

Goal 6.5

Adequate and well-maintained wastewater infrastructure to meet existing and future needs and to ensure the health and safety of the Pico Rivera community.

Policy 6.5-1 Sufficient Infrastructure. Maintain and upgrade the City's wastewater collection system to meet the needs of existing development and future growth such that restricted wastewater flows occur only during peak-day, peak-hour conditions.

Implementation Program for Policy 6.5-1:

- Pursue available state, federal and other funding sources to support the planning, improvement, operations, and maintenance of wastewater facilities.

Policy 6.5-2 Wastewater Treatment Plant Capacity. Maintain coordination with the Los Angeles County Sanitation Districts to ensure that the wastewater

Policies addressing water conservation and use of recycled water can be found in the Environmental Resources Element section under "Water Quality and Conservation."

treatment plants serving the City can accept wastewater flows from Pico Rivera and remain within the rated capacity of the wastewater treatment facilities serving the City.

Policy 6.5-3 Infrastructure Master Planning. Maintain up-to-date wastewater master planning and capital improvement tools to ensure adequate wastewater infrastructure, maintenance, rehabilitation, and funding.

Implementation Program for Policy 6.5-3:

- *Review and regularly update the City's sewer master plan and capital improvement tools.*

Policy 6.5-4 Adequate Facilities for New Development. Require new development to demonstrate the availability of adequate wastewater facilities in accordance with city plans and standards.

Policy 6.5-5 New Development Contribution. Ensure that new development constructs, dedicates, and/or pays its fair share contribution to the wastewater treatment and collection system that is necessary to serve the demands created by the development.

Policy 6.5-6 Monitoring Discharge. Continue to monitor uses that may generate toxic or potentially hazardous substances to prevent contamination of water and wastewater.

Policy 6.5-7 Best Practices. Work with Los Angeles County Sanitation Districts to identify and implement, as feasible, best practices and technologies for wastewater collection and treatment, including those that reduce the amount of wastewater requiring treatment, maintain the highest possible energy efficiency, and reduce costs and greenhouse gas emissions.

Policy 6.5-8 Reclaimed Water. Utilize reclaimed water for all municipal parks and greenways including the Bicentennial Park Campground and Sports Arena and continually search for local, state and federal grants to develop the proper infrastructure.

Energy Facilities

Goal 6.6

A community adequately served by energy facilities with minimal exposure to electromagnetic fields.

Policy 6.6-1 Adequate Services. Maintain coordination with SCE and the Southern California Gas Company to ensure that adequate electricity and natural gas services and facilities are available.

Policy 6.6-2 New Development. Ensure that approvals of proposed development are contingent upon the ability of SCE and the Gas Company to provide sufficient energy supply and infrastructure.

Policy 6.6-3 Locating Sensitive Uses. Locate sensitive uses an adequate distance from major electrical transmission lines based on siting guidelines used by the California Public Utilities Commission to minimize exposure to electromagnetic fields.

Policy 6.6-4 Renewable Energy. Encourage the use of solar power and renewable fuel sources for a sustainable community.

Policy 6.6-5 Municipal Vehicle Fleet. Pursue local, state and federal funding to obtain alternative-fuel vehicles such as electric vehicles and strategically locate electric charging stations for private and public use.

Implementation Program for Policy 6.6-3:

- *Incorporate standards for the location of sensitive uses near major electrical transmission lines consistent with the California Public Utilities Commission siting guidelines into the City's zoning ordinance.*

Policy 6.6-6 Undergrounding Utilities. Continue to work with energy providers to underground existing facilities, especially along arterials, targeted corridors and around substations, while utilizing the Underground Utility Districts to finance this construction.

Policy 6.6-7 Visual Impacts. Work with SCE and the Gas Company to minimize the impacts of energy facilities within the community, including use of low profile or underground substation facilities.

Policy 6.6-8 Joint Use. Where feasible, facilitate joint use of major electricity transmission line corridors for uses such as wholesale nurseries, pedestrian and bike trails, and linear parks.

Policy 6.6-9 Coordination. Coordinate with DWP on any projects with the potential to impact LADWP transmission line rights-of-way prior to project approval to ensure appropriate clearances, access issues, construction activities, safety, grading, drainage and other such issues are adequately and appropriately addressed.

Policies addressing energy conservation and use of renewable energy sources can be found in the Environmental Resources Element section under "Energy Conservation."

Solid Waste Facilities and Recycling

Goal 6.7

Reduced solid waste generation and disposal, and increased recycling opportunities.

Policy 6.7-1 Adequate Services. Maintain adequate solid waste facilities and services to maximize diversion and minimize landfilling of solid wastes.

Implementation Program for Policy 6.7-1:

- *Undertake a regular review of solid waste diversion rates and work with appropriate solid waste collection, disposal, and recycling service providers to maximize diversion within the community.*

Policy 6.7-2 Compatible Facilities. Ensure that solid waste collection and recycling facilities are located and operated in a manner that is compatible with surrounding uses.

Policy 6.7-3 Recycling Plans. Maintain up-to-date Source Reduction and Recycling Element, Household Waste Element, and other relevant plans designed to maximize solid waste management efficiency and diversion.

Implementation Program for Policy 6.7-3:

- *Regularly review and update, as needed, the Source Reduction and Recycling Element, Household Waste Element, and other relevant plans to determine whether new goals or programs are needed to meet waste diversion goals.*

Policy 6.7-4 City Facilities. Continue to require office recycling services at City Hall and other City facilities to increase solid waste diversion.

Policy 6.7-5 Non-Residential Recycling. Provide convenient and effective composting and recycling programs for commercial and industrial uses, as well as waste diversion programs for construction activities, to minimize the solid waste stream to landfills.

Policy 6.7-6 New Construction. Encourage the use of recycled materials in new construction, including building construction and expansions, as well as for infrastructure improvements.

Policy 6.7-7 Education. Provide public education and outreach programs on the benefits of solid waste reduction and recycling, and communicate recycling options and locations within the city.

Telecommunication Facilities

Goal 6.8

Quality communication systems that enhance community economic development and governmental efficiency, and provide equitable access for all.

Policy 6.8-1 Access. In conjunction with local internet, television, telephone, cellular and other telecommunications service providers, provide access to and availability of a wide range of state-of-the-art telecommunication systems and services throughout the city.

Policy 6.8-2 New Development. Establish requirements for the installation of feasible state-of-the-art telecommunications technologies in new and retrofitted development.

Policy 6.8-3 Co-location. Require compatible co-location and design of wireless telecommunication facilities that are as visually unobtrusive as feasible and minimize visual impacts on surrounding uses.



Policy 6.8-4 City Operations. Expand the use of telecommunications and new technologies to enhance the performance of internal City operations and the delivery of public services.

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CHAPTER 7

Economic Prosperity Element

Introduction

Economic prosperity is a prime indicator of the success and vitality of a community. The structure and strength of the local economy influences a community's physical development and its ability to fund essential services. In today's economy, maintaining a local inventory of well paying jobs and sales tax generating uses is the foundation for sustaining the financial resources needed to provide services and amenities that enrich the quality of life of residents and workers.

It is Pico Rivera's desire to encourage a broad range of employment and entrepreneurial options, and to generate sufficient revenues to pay for the services and facilities desired by the community. While the City cannot control larger market forces and cycles, it will strategically position itself to maximize potential opportunities, foster a climate attractive to business, and ensure responsible use of available fiscal resources.

This element aims at enhancing the Pico Rivera's economic well-being and sustainability. It provides a strategic approach to economic development that reflects the community's unique opportunities and challenges. The intent of this element of the General Plan is to further elevate Pico Rivera as a great place to live, work, and do business.

Economic Context

Pico Rivera's economic base is largely centered on retail and wholesale trade, warehousing and manufacturing, and educational services. Similar to many communities in southern California, the majority of local residents commute outside the City to work.

Pico Rivera's local employment base declined between 1990 and 2010, largely due to the closure of the City's largest employer in 2000, the Northrop Grumman Corporation B-2 Division. The City has largely weathered the economic downturn caused by the plant closure through redevelopment of the 157-acre facility with industrial, research and development, office and retail uses.

Most of the commercial development in the city is located along the major roadways including Whittier Boulevard, Washington Boulevard, Slauson Avenue



Pico Rivera Towne Center



Starbucks in Pico Rivera



Baskin Robbins in
Pico Rivera



Krikorian Theatre in
Pico Rivera



Pico Rivera
Commerce Center



A Mi Hacienda in Pico Rivera

and Telegraph Road, with smaller concentrations along Beverly Boulevard, Rosemead Boulevard and Durfee Avenue. Most of the city's commercial businesses are located in strip commercial developments. The city's retail centers have been more recently developed and include the Krikorian Theatre Village Walk Complex, Pico Rivera Marketplace, and the Pico Rivera Towne Center. Industrial businesses can be found along Whittier Boulevard, Gregg Road and San Gabriel River Parkway, but the city's largest concentration of industrial businesses are located in the southwest portion of the city, generally located along Paramount Boulevard, Slauson Avenue and Telegraph Road. The major industrial centers include the Pacific Gateway Business Park on Whittier Boulevard and the Pico Rivera Commerce Center and Business Center on Paramount Boulevard.

Many of the city's existing commercial and industrial sites have older design standards that do not meet current market needs, and are located along congested roadways. The city's industrial spaces are typically defined by smaller "floorplates" that are most suitable for local and regional companies.

Economic analyses (see **Appendix F- Economic Prosperity Report**) have indicated that a variety of industries would be interested in locating in the city, including clothing, food, warehousing, distribution, and logistics companies, if better designed and located spaces were available.

Opportunities & Challenges

As described in the Land Use Element, 16 Opportunity Areas have been identified in the city where the potential exists for economic development and community enhancement through the introduction of new uses, intensification, and/or design improvements. Many of these Opportunity Areas are located within or near existing business concentrations. Encouraging business expansion and providing improved access and infrastructure in these areas will further enhance the City's economic growth.

Pico Rivera has a number of attributes that provide opportunities for business. These include:

- Proximity to downtown Los Angeles and other nearby economic centers;
- Good connectivity to highways, adjacent markets, and ports;
- Strong local industrial and skilled labor base;
- Broad range of local businesses that offer diverse employment opportunities;
- Concentrations of top employers in key areas of the city;
- Reasonable housing prices and high home ownership rates;
- Stable local population base;
- Quality community amenities and recreational programs; and

- Possible future Gold Line Light Rail Extension through the city.

At the same time, the City faces challenges to economic growth. These include:

- Limited vacant land for new development;
- Areas with inadequate public infrastructure;
- Congestion on key roadways;
- Retail vacancies and parking deficiencies along key commercial corridors;
- Outdated and poor quality commercial and industrial buildings in some areas;
- Lack of higher end retail and visitor amenities;
- Overcrowded and older housing stock in some areas;
- Lack of local high-paying jobs;
- An aging population and, although increasing, a lower per capita income and educational attainment than some nearby communities;
- A historically less positive image and perception in the region that has been steadily improving;
- Slow projected growth;
- High local sales tax rate; and
- Constrained city finances and staffing.

The above opportunities and challenges can both support and hinder Pico Rivera's future economic development. In response, the City will be strategic, collaborative, innovative, and flexible to capitalize on the opportunities that are presented.

Goals, Policies, and Implementation Actions

Strategic Approach

Goal 7.1

A strategic approach to economic growth that responds to changes in the market and achieves measurable success.

Policy 7.1-1 Economic Development Strategy. Maintain an economic development strategy to grow business, employment, and income in Pico Rivera that emphasizes:

- Enabling a diverse range of business activities, including skilled labor and technology-focused manufacturing; warehousing and logistics; and professional/technical, educational, medical/health, and financial services.
- Assisting existing Pico Rivera businesses to prosper and remain in the community as they grow.

- Encouraging new businesses that are a good match for the community's skilled labor pool to relocate to Pico Rivera.
- Partnering with the El Rancho Unified School District, Rio Hondo Community College, Chamber of Commerce and local business community to provide for workforce training to meet the needs of current and future local businesses.
- Maintaining quality development and an image as a successful community.
- Ensuring that the infrastructure needed to support successful businesses is available.
- Maintaining a supportive and cost effective environment in which to do business.
- Maximizing access to a variety of funding programs for local economic development.
- Responsible and sustainable fiscal governance of the community.
- Los Angeles County Economic Development Corporation's five key components for economic development success which includes an educated workforce, business-friendly environment, attractive quality of life, smart land use and 21st century infrastructure.

Policy 7.1-2 Partnerships. Partner with the Los Angeles County Economic Development Corporation (LAEDC), Southeast Area Social Services Funding Authority (SASSFA), U.S. Small Business Administration, Chamber of Commerce, other business organizations, neighboring cities, and regional agencies to strengthen strategic alliances, leverage resources, and enhance the City's economic and business development efforts.

Policy 7.1-3 City Support. Provide dedicated City staffing, resources, and training to support economic development activities and business assistance programs.

Policy 7.1-4 Communication. Maintain regular communication with local and regional business leaders and economic development organizations to discuss trends, identify future opportunities for growth and associated needs, and share information regarding the City's economic development programs and activities.

Implementation Program for Policy 7.1-4:

- *Periodically survey the business community for evaluation of City services and improvement suggestions.*

Policy 7.1-5 Performance Review. Review local performance benchmarks for economic growth, and adjust strategies and programs as needed to enhance success and align with resource availability.

Implementation Program for Policy 7.1-5:

- *Establish and annually review specific metrics to measure Pico Rivera's progress in meeting its economic goals. These metrics should address:*
 - Local employment by sector
 - Jobs-to-housing ratio
 - Number of employed residents
 - Unemployment rate
 - Median income



- Number of business licenses by business type
- Sales tax revenue
- Success stories of local public investment and economic development policies and programs

Policy 7.1-6 Economic Development Priorities. Provide priority for access to economic development resources to (1) existing businesses seeking to expand within Pico Rivera, (2) businesses seeking to relocate to Pico Rivera, and (3) retention of existing businesses to help them to access:

- Capital markets through the use of tax-exempt industrial development bonds and taxable bonds.
- Below-market rate interest rate business loans through revolving loan programs (e.g., CDBG, SBA, CDIF).
- County economic development programs aimed at lowering labor costs.
- County, state and federal agencies that can supplement the City's economic activities such as the Los Angeles County Economic Development Corporation.

Existing Businesses

Goal 7.2

A prosperous base of warehousing and manufacturing, retail and commercial service, office-based, and professional businesses, enhancing economic opportunities, local employment, and municipal revenues.

Policy 7.2-1 Retention and Growth. Place a high priority on the retention and growth of existing and local startup businesses.

Policy 7.2-2 Marketing. Partner with local businesses and the Chamber of Commerce on joint marketing and advertising campaigns to promote business, community events, buy local programs, and local business-to-business sales.

Policy 7.2-3 Retrofit and Reuse. Establish retrofit and reuse programs and tools to modernize, upgrade, and intensify the use of older commercial and industrial buildings and sites to be more competitive in the region, with particular focus on:

- Older commercial centers along Whittier Boulevard, Beverly Boulevard, Slauson Avenue, Telegraph Road and Durfee Avenue; and
- Older industrial areas in the northeastern and southwestern portions of the City.

Policy 7.2-4 Commercial Center Revitalization and Expansion. Facilitate revitalizing and improving commercial centers at key locations in the city.

- Accommodate new retail and other uses within the shopping center at the southwest corner of Rosemead Boulevard and Mines Avenue that take advantage of the site's strategic location adjacent to Smith Park, and reinforce the function of the park, community center, and adjacent library as a major community gathering place.
- Facilitate consolidation of the commercial parcel at the southeast corner of Rosemead Boulevard and Beverly Boulevard with existing commercial centers

to the south to provide for a larger commercial site capable of supporting development of grocery store at that location.

- Provide for conversion of outdated and marginal industrial uses within the Durfee Avenue corridor area with high-density residential uses that will expand the support base for existing and future small businesses along Durfee Avenue.

Policy 7.2-5 Off-Street Parking. Within locations such as the north side of Whittier Boulevard and along Durfee Avenue, assist in business development by facilitating off-street parking solutions, such as shared parking and municipal parking lots, for commercial uses that have limited areas available for parking.

Policy 7.2-6 Signage. Provide for improved signage to commercial areas and other key amenities and destinations in the city.

Policy 7.2-7 Big Box Retail. Continually study market trends and implement policies and ordinances, such as adaptive reuse, and adopt contingency plans to assist in the possible vacancies of big box retailers.

New Businesses & Employment

Goal 7.3

New businesses and jobs that will continue to grow and diversify Pico Rivera's economy and reduce the need for residents to travel outside the City for services and employment.

Policy 7.3-1 High-Wage Jobs. Target the attraction of a diversity of new businesses and employers with an emphasis on high-growth industries that create permanent, higher wage jobs to help raise the City's median income level.

Policy 7.3-2 Emerging Industries. Work with businesses, real estate and development interests, and economic development and planning organizations to identify emerging industries and businesses, determine siting and other needs, and encourage the creation of complementary industry clusters.

Implementation Program for Policies 7.3-1 and 7.3-2:

- *Work with the real estate community to maintain a current listing of properties for sale and for lease for the development and expansion of employment- and revenue-generating uses.*

Policy 7.3-3 Commercial Uses. Identify and proactively recruit new high-quality commercial uses, specialty stores, and sit-down restaurants that expand the diversity of retail and service offerings, increase the generation of sales tax, and enhance visitor amenities.

Implementation Program for Policy 7.3-3.

- *Prepare a retail leakage study to identify retail and other local-serving commercial opportunities, along with related growth in household demand for such uses.*

Policy 7.3-4 Industrial Base. Diversify the City's industrial base and facilitate investment in the City's industrial areas to attract research and development, business incubators, manufacturers, transportation and logistics companies, services, and other emerging industries.

Policy 7.3-5 Local-Serving Businesses. Facilitate the ability of local residents to open and expand businesses within the community, and encourage location and expansion of businesses within Pico Rivera and serve the local needs of Pico Rivera's unique community culture.

Implementation Programs for Policy 7.3-5:

- *Give appropriate priority to local residents and locally owned businesses when implementing economic development programs.*
- *Give appropriate priority to businesses serving the local needs of Pico Rivera's unique community culture.*

Policy 7.3-6 Intensification. Facilitate higher-intensity employment-generating and mixed-use development at key locations in the city.

- In the San Gabriel River Parkway corridor, encourage higher intensity light industrial uses to replace the existing low-intensity industrial uses.
- At the intersection of San Gabriel River Parkway and Beverly Boulevard, work with the Los Angeles County Department of Public Works to relocate their existing maintenance yard to a more suitable location, converting the site for mixed-use development. Provide for the conversion of the existing mini-warehouse facilities in the northeast and southeast quadrants of the intersection to a multistory office or light industrial uses.
- On the north side of Beverly Boulevard, east of the 605 Freeway, provide for consolidation of the two existing industrial uses into higher-intensity mixed use or light industrial development.
- At the northeast corner of Paramount Boulevard and Slauson Avenue, provide for replacement of the existing "swap meet" site with a mixed-use or light industrial development.
- At the Montebello Bus Lines Transit Center, work with Montebello Bus Lines to identify and secure a feasible site for relocation of the existing transfer station that provides improved connectivity to retail businesses. Potential locations include the Rosemead Boulevard/Washington Boulevard intersection (particularly if the Gold Line light rail is extended to that location).

Additional policies regarding land use can be found in the Land Use Element

Implementation Program for Policy 7.3-6:

- *Develop and offer incentives for developing and intensifying employment-generating uses such as expedited processing, reduced fees, and assistance with needed infrastructure.*

Policy 7.3-7 Industrial Land Use. Retain adequate manufacturing and industrial land use base, in particular near key transportation corridors such as I-605 and I-5, to support emerging industrial sectors.

Policy 7.3-8 Health Care Services. Encourage provision of primary and specialized health care services within Pico Rivera to increase and diversify employment opportunities.

Implementation Program for Policy 7.3-8:

- *Develop and offer incentives for developing health care uses such as expedited processing and reduced fees.*

Policy 7.3-9 Office Development. Encourage office development within Pico Rivera to increase and diversify employment opportunities.

Implementation Program for Policies 7.3-8 and 7.3-9:

- Consider implementation of lease agreements as an incentive for the development of new health and office development. Such agreements could include subsidies of rental rates to enhance the economic feasibility of financing development, while increasing the economic attractiveness of the projects for new and expanding businesses.

Policy 7.3-10 Bicentennial Park Campground and the Sports Arena.

Encourage revitalization of the Bicentennial Park Campground and Sports Arena area to capitalize on the natural amenities and resources of the area, such as trail and tour guides, campgrounds, equestrian uses, and nature and open space preserves and create an economic development driver for the community.

Implementation Program for Policy 7.3-10:

- Aggressively pursue federal and state funding and grants for targeted recreational and habitat restoration, recognizing the great value these assets offer in drawing residents, businesses, and visitors to the community.

Policy 7.3-11 Small Business. Support projects and programs by local banks, the U.S. Small Business Administration, nonprofit organizations, and colleges and universities to create business incubators, microfinance programs and other means to encourage small business development in the city.

Policy 7.3-12 Senior Services. Attract affordable extended-care housing for seniors to the community, providing for a continuum of senior housing and care ranging from active adult communities to assisted living and skilled nursing care centers.

Policy 7.3-13 Workplace Alternatives. Promote the establishment of workplace alternatives, including home occupations and telecommuting to reduce peak hour congestion, including permitting home occupations in all residential districts.

Policy 7.3-14 Business Incubators. Encourage the development of technology incubators to promote entrepreneurship and support start-up companies.

Policy 7.3-15 Manufacturing Movement. Support the Manufacturing Movement which prioritizes policies to increase exports, Research & Design investments for sustainable smart manufacturing systems, entrepreneurs' access to U.S. public capital markets to grow new companies, programs for 21st century training programs and reduce regulatory and structural costs that create jobs.

Policy 7.3-16 Film Industry. Continually support the California Film Commission's "film friendly" initiatives, review and update the City's film friendly ordinance to generate local revenue, bolster local businesses, provide temporary jobs for local residents and to attract, retain and grow the Motion Pictures/Video Industry in the region.



Workforce Development

Goal 7.4

An educated and highly skilled workforce that is well matched to existing and targeted industries.

Policy 7.4-1 Training and Education. Collaborate with the El Rancho Unified School District, Rio Hondo Community College, trade organizations, the Chamber of Commerce, and other workforce development partners to expand local job training, skills-matching, and continuing education programs, providing quality, life-long learning opportunities that can train a highly skilled local labor force.

Policy 7.4-2 Adult Education. Support professional development and continuing education programs so that working adults can expand their skills and embrace lifelong learning.

Policy 7.4-3 Youth Skills. Promote partnerships between local businesses and educational institutions that work with youths to provide internships, in target industries, training for life skills, and job readiness.

Implementation Program for Policies 7.4-2 and 7.4-3:

- *Undertake a survey of local businesses and workforce development agencies to determine high priority job training needs to provide focus for local training programs on those needs.*

Policy 7.4-4 Technical Colleges. Support the development of technical colleges and training institutions that build job skills commensurate with the growth of the community's economic base.

Policy 7.4-5 Veteran Training. Support programs and apply for local, county, state and federal grants to assist in reintegrating Veterans into meaningful employment within the labor force.

Community Image

Goal 7.5

A community that looks successful and is attractive to existing and potential businesses and employees.

Policy 7.5-1 Livable Community. In conjunction with the Chamber of Commerce and other organizations, promote Pico Rivera's unique character and lifestyle as a means of attracting and retaining higher-income, college-educated professionals to the community along with the businesses they manage.

Policy 7.5-2 Business Climate. In conjunction with the Chamber of Commerce and other organizations, promote Pico Rivera as a highly livable community and an excellent place to do business, stressing its advantages (e.g., location close to downtown Los Angeles, skilled workforce, involved community).

Implementation Programs for Policy 7.5-2:

- *Maintain economic information and development opportunities on the City's website and create interactive links with the real estate brokerage and development industry.*

- *Publicize positive images of Pico Rivera through placement of articles in the local and regional media and business and trade journals.*

Policy 7.5-3 Arts and Culture. Partner with community and business organizations to support arts and cultural activities and facilities in Pico Rivera.

Policy 7.5-4 Design Standards. Maintain design standards that ensure consistency and quality of architecture, site design, landscaping, and signage in commercial and industrial projects without making the cost of doing business in Pico Rivera prohibitive.

Implementation Programs for Policy 7.5-4:

- *Assist in enhancing existing building façades on commercial and residential buildings.*
- *Implement a well-designed way-finding program combining signage, public art, and urban design improvements to identify shopping areas; emphasize community landmarks, such as the community center and Sports Arena; and assist visitors in finding their way around the community.*

Policy 7.5-5 Reduce Conflicts. Maintain appropriate performance standards for industrial uses in close proximity to residential uses to reduce conflicts between residential and industrial uses.

Implementation Program for Policy 7.5-5:

- *Develop and implement performance standards for industrial uses in close proximity to residential uses to eliminate conflicts. These could take the form of:*
 - *Standards for buffers between industrial and residential uses.*
 - *Performance standards to be applied to all industrial uses, with special standards for impacts to residential uses.*
 - *Special land use designations/zoning for industrial uses adjacent to residential neighborhoods.*

Policy 7.5-6 Enforcement. Provide consistent enforcement of City codes to promote property maintenance.

Policy 7.5-7 Diverse Housing. As a means of helping local businesses attract the best possible employees, provide for a diverse mix of quality housing options for various age groups, income levels, and household sizes to attract and retain educated and skilled workers, allowing them to remain within the community and at their place of employment as their housing needs change over time.

Provision of Infrastructure

Goal 7.6

Adequate infrastructure to support existing businesses and industries and desired expansion of the community's business sector.

Policy 7.6.1 Infrastructure Investment. Improve public infrastructure in commercial and employment-generating areas.

- *Provide telecommunication enhancements, such as development of a city-wide fiber optic network, and modify building regulations as needed to ensure*

that development will be designed to meet the needs of future communication technologies, ensuring that Pico Rivera is properly positioned to participate fully in the new global economy.

- Develop improved traffic signal coordination along major commercial and truck routes, including Rosemead Boulevard, Washington Boulevard, Slauson Avenue, and Telegraph Road.

Implementation Programs for Policy 7.6-1:

- *Pursue available state, federal, and other funding sources to support the planning, improvement, and maintenance of utility and roadway infrastructure.*
- *Modify the City building code to require new structures to be equipped with a fiber-optics interface and copper cabling throughout.*
- *Incorporate needed improvements into the City's Capital Improvement Plan.*

Policy 7.6-2 Development Agreements. Enter into development agreements, as appropriate, to secure the participation of new development in needed infrastructure improvements and funding programs beyond that which can be required by the City to mitigate project impacts.

Cost of Doing Business

Goal 7.7

A cost effective and supportive environment in which to do business.

Policy 7.7-1 Customer Service. Promote and strengthen a high level of customer service in City government.

Implementation Program for Policy 7.7-1:

- Assign a City staff member to serve as a project ombudsman to guide businesses through City processes efficiently from start to finish.

Policy 7.7-2 Development Review Process. Maintain a development review process that is conducive to establishing new businesses and expanding existing businesses within Pico Rivera.

- Provide excellent customer service to retail businesses and developers of employment-generating projects by focusing on solving problems and providing certainty in the development review process.
- Streamline the development review process so that it works effectively and efficiently for the applicant and the public through:
 - Explicit statements of City expectations
 - Early identification of issues
 - Consistent application of community policy
 - An emphasis on expedited problem solving
 - Ensuring that detailed regulations facilitate and do not hinder the achievement of community objectives

Policy 7.7-3 Fee Competitiveness. Maintain development fees, user charges, special assessments, and taxes so as to ensure that they do not unreasonably

burden new business formation and expansion of existing businesses, and also maintain financial competitiveness with other cities in the region.

Implementation Program for Policy 7.7-3:

- *Periodically evaluate the City's development fees, user charges, special assessments, and taxes in comparison of those of communities in the region with which Pico Rivera competes for economic development.*

Policy 7.7-4 Incentives. Provide fiscally prudent local incentives, such as fee deferrals, expedited processing, assistance in assembling parcels, modified development standards, development density/intensity bonuses, and infrastructure assistance, to attract and support business development and expansion within the community.

- Focus business attraction and expansion efforts on sales tax-generating uses, employment-intensive industrial uses requiring skilled labor, and office-based employment that will enhance the local economy.
- Actively seek larger retail businesses the City lacks, such has home furnishing and appliance stores, and (in the northern portion of the city) an American-style supermarket.
- Encourage multi-tenant business park uses along the San Gabriel River Parkway.
- Promote service industries with sit-down restaurants as ancillary uses.
- Conduct outreach to City vendors or suppliers to attract new businesses to Pico Rivera.

Policy 7.7-5 Public Property. Strategically use vacant and underutilized public properties to encourage business expansion and attract new businesses.

Funding Programs

Goal 7.8

Adequate funding for economic development activities and related improvement programs in a post-redevelopment era.

Policy 7.8-1 Funding Sources. Pursue and develop alternative funding sources for economic development planning and programs, including grants, loans, and partnerships with federal, state and regional agencies and organizations.

Policy 7.8-2 Financing Districts. Explore the use of assessment districts, community facilities districts, business improvement districts and infrastructure financing districts that are mutually desirable to property owners, businesses, and the City.

Policy 7.8-3 Public/Private Partnerships. Support public/private partnerships and other efforts to fund and implement key projects that meet the City's economic development goals.

Policy 7.8-4 Comprehensive Economic Development Strategy. Develop a Comprehensive Economic Development Strategy (CEDS) and specifically pursue U.S. Economic Development Administration funds.

City Fiscal Management

Goal 7.9

Sustainable fiscal governance that strengthens the City's ability to meet public service demands.

Policy 7.9-1 Financial Standards. Apply prudent financial standards and controls to balance projected City revenues with public services costs, including reserves and replacement funds.

Policy 7.9-2 Point of Sale. Continually work with HDL Companies, the City's sales tax consultant, to review office, business park, and industrial development, and seek opportunities for the designation of these uses within the city as "point of sale."

Implementation Program for Policy 7.9-2:

- *Develop and offer incentives to office-based and industrial businesses that designate their Pico Rivera facility as "point of sale" for sales tax generation. Such incentives could include expedited processing, reduced fees, special business license rates, and assistance with needed infrastructure.*

Policy 7.9-3 Service Delivery. Continue to increase efficiencies in providing public services, and apply a range of financing approaches to develop, maintain, and operate such services.

Policy 7.9-4 General Plan Priorities. Link the provision of services and construction of capital improvements with General Plan priorities as part of the Capital Improvement Program and annual budget process.

Policy 7.9-5 Fiscal Impact Analysis. Evaluate the fiscal impacts of any development project requesting public funding, infrastructure participation, or revenue sharing.

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CHAPTER 8

Environmental Resources Element

Introduction

A healthy natural environment contributes directly to existing and future quality of life, and to the identity of a community. Clean air and water, wise use of energy and other renewable resources, reduction in the generation of greenhouse gas emissions, and protection of unique biological and cultural resources are vital to the well-being of a community and to society as a whole. Thoughtful conservation of environmental resources is not only beneficial to current residents and businesses, but to the quality of life of future generations.

Pico Rivera values and is committed to protecting and enhancing its environmental resources. One of the community's core values is to minimize the impacts of urban activities on natural environmental systems and functions. The intent is to live in balance with the community's environmental setting, and manage resource needs and conservation for the common good.

This element addresses the long-term management of Pico Rivera's environmental resources including air quality, greenhouse gas emissions, water resources, biological resources, mineral resources, and cultural resources.

Sustainable Communities Strategy

California Senate Bill 375 requires each of the 18 metropolitan planning organizations (MPO) in the State to prepare a Sustainable Communities Strategy (SCS) to demonstrate how development patterns and transportation network, policies, and programs will work together to achieve greenhouse gas emission reduction targets for cars and light trucks, if there is a feasible way to do so. If a MPO cannot meet the targets through a SCS, then the region is required to develop an alternative planning strategy that demonstrates how GHG reduction targets could be achieved.

In essence, the SCS includes four building blocks:

- A land use component that accommodates the Regional Housing Needs Assessment (RHNA) and includes the protection of sensitive resources, including areas protected under habitat conservation plans;
- Transportation networks including highways, transit, and local streets and roads;

- Transportation demand management strategies; and
- Transportation system management programs and policies.

Unique to the Southern California Association of Governments (SCAG) region, the Gateway Cities Council of Governments which is made up of 27 cities and the County of Los Angeles including Pico Rivera was one of two sub-regions which developed its own SCS for incorporation into SCAG's 2012-2035 RTP/SCS.

The Gateway Cities SCS was developed by selecting greenhouse gas reduction strategies that work for and would be implemented by each individual city over the next 25 years. These local strategies were then integrated with subregional and regional transportation projects which are part of the 2012-2035 SCAG RTP. The SCS contains transportation and land use programs, plans and strategies that each jurisdiction will implement to reduce greenhouse gas emissions by 2020 and 2035 below regional targets set by the California Air Resources Board (ARB).

The greenhouse gas reduction strategies selected by the City of Pico Rivera and included in the Gateway Cities SCS are reflected in this element, as well as within the Housing Element and Circulation elements of the General Plan. These strategies include the following.

- Sites to accommodate the City's share of the Regional Housing Needs Assessment (RHNA);
- Compressed work week for City employees;
- Bus pass sales at City Hall;
- Bicycle/pedestrian initiatives, including citywide bicycle system and improved pedestrian facilities, as well as incorporation of complete streets programs into the Circulation Element;
- Safe routes to school program;
- Transportation Demand Management Ordinance;
- Traffic signal synchronization along Beverly, Whittier, and Washington boulevards, as well as along Telegraph Road;
- Various traffic signal improvements; and
- Possible construction of the Gold Line light rail.

Air Quality

The City of Pico Rivera is located in the South Coast Air Basin within the jurisdiction of the South Coast Air Quality Management District (SCAQMD). The SCAQMD is responsible for ensuring that air quality within the South Coast Air Basin conforms to federal and state air quality standards, and is also responsible for planning, implementing and enforcing programs designed to attain and

maintain ambient air quality standards in the South Coast Air Basin and Mojave Desert air basins.

The SCAQMD has achieved some success in the efforts to improve the air quality of the Los Angeles metropolitan area, which has historically had some of the worst air quality in the nation. Even with these successes, air quality remains poor, and of high concern for Southern California residents.

Existing air quality is measured based upon ambient air quality standards, which represent the levels of air quality that are considered safe, with an adequate margin of safety, to protect the public health and welfare. Federal, State, and local agencies are responsible for the implementation of the Federal Clean Air Act (1977), and the California Clean Air Act. The Federal Clean Air Act requires the U.S. Environmental Protection Agency (USEPA) to set National Ambient Air Quality Standards for pollutants considered harmful to public health and the environment. The California Clean Air Act established state ambient air quality standards that either meet or exceed federal standards. The California Air Resources Board (ARB) oversees the implementation of this act and oversees emission reduction activities.

If an area does not meet air quality standards, it is considered to be an area of "non-attainment." The pollutants of concern in Los Angeles County are ozone (O_3), fine particulate matter (PM_{10} and $PM_{2.5}$), carbon monoxide (CO), nitrogen dioxide (NO₂), sulfur dioxide (SO₂), and lead (Pb), of which O_3 , PM, CO are in nonattainment status.

Air quality monitoring sites help determine whether a region's air quality is considered in attainment or non-attainment by comparing contaminant ambient air samples to standards set forth by federal and state agencies. The South San Gabriel Valley monitoring station is located in the city, and samples indicate that O_3 , PM_{10} , and $PM_{2.5}$ concentrations have exceeded standards over a three-year time period.

Greenhouse Gas Emissions

Gases that trap heat in the atmosphere are often referred to as "greenhouse gases." Greenhouse gases are released into the atmosphere by both natural sources and human activity. Without the natural greenhouse gas effect, the earth's average temperature would be cooler than it is currently. The accumulation of these gases in the earth's atmosphere is considered to be a cause for the observed increase in the earth's temperature.

Although California's rate of growth of greenhouse gas emissions is slowing, the state is still a substantial contributor. Recent legislation in California requires that greenhouse gas emissions and climate change be addressed by state and

regional agencies, specifically greenhouse gas reduction targets established by Executive Order S-3-05, Assembly Bill 32 (AB 32), and Senate Bill 375 (SB 375). In addition, GHG emissions from individual developments are being addressed during the environmental review process required by CEQA.

Because transportation, and in particular automobile travel, is the largest source of GHG emissions, GHG reduction strategies focus on reducing vehicle miles traveled through a combination of reducing commute distances (higher density, more compact communities) and increasing the use of transit. Other major sources of GHG emissions include water and wastewater delivery, treatment, and disposal; energy consumption in buildings, and solid waste management. Thus GHG reduction strategies also include programs aimed at minimizing water and energy consumption, as well as at minimizing solid waste generation.

Energy Conservation

Energy conservation can result in both environmental and economic benefits for the Pico Rivera residents and businesses. This can be accomplished through a variety of methods such as: increasing energy efficiency through building and site design; educating the community on the benefits of conserving energy; providing incentives for utilizing renewable energy systems; and working with the local utility provider to provide rebates for energy retrofits.

Water Resources, Quality, and Conservation



Rio Hondo Spreading Grounds

There are two major surface water bodies in Pico Rivera, the Rio Hondo River located along the western boundary of the City, and the San Gabriel River located along the eastern boundary. In the central part of the City are the Rio Hondo and San Gabriel Coastal Basin Spreading Grounds for the rivers, which are two large, off-channel percolation basins. The spreading grounds temporarily hold water, which allows sufficient time for it to percolate through the bottoms and sides of the ponds and replenish the groundwater basin. **Figure 8-1** illustrates the location of these water resources.

Groundwater in the area is drawn from the Central Basin, which underlies the entire San Gabriel Valley. Groundwater depths vary, primarily depending on the amount of water extracted through groundwater pumping. Local precipitation in the Basin does not directly influence the groundwater supply to any great degree. This is due to the presence of a layer of impermeable material that lies between the surface and the producing aquifers. As a consequence, very little of the annual rainfall reaches the aquifers. Natural replenishment of the groundwater supply is limited to surface inflow through the Whittier Narrows, located north of the City. Groundwater levels are maintained through artificial replenishment overseen by the Water Replenishment District of Southern California (WRD).

Annual water quality reports published by the City of Pico Rivera, the Pico Water District, and the San Gabriel Valley Water Company indicate that the water supplied to customers meets state and federal standards. Groundwater in the Basin is of generally good quality and is suitable for use by the public.

Open Space

Open space and recreational facilities for the enjoyment and needs of all citizens are essential for the well being of people in Pico Rivera. Open space areas define the boundaries of and provide relief from urbanization and the built environment. Parks not only serve the physical and social needs of individuals, they also serve as gathering places and create opportunities for families and neighbors to meet and interact with one another, as well as break up the monotony of surrounding urban environments. When the City incorporated in 1958, it inherited an existing park system from the County of Los Angeles. In the first eight years following incorporation, the City allocated all capital funds available to improvement of existing facilities rather than acquisition of additional sites. The result is a well-developed parks system throughout the city.

Pico Rivera is a highly urbanized community bounded by three major open space areas: the Rio Hondo and San Gabriel rivers which form the community's western and eastern boundaries, and the Whittier Narrows Recreation Area (WNRA), located north of the city straddling the area between the San Gabriel River above the Whittier Narrows Dam and the Rio Hondo River. In addition to these regional open space areas, the city contains an extensive system of local park land.

Portions of the San Gabriel River adjacent to the city and most of the Rio Hondo River remain in a fairly natural state, supporting stream-side vegetation of willows, sycamores, cottonwoods, and mule fat. The Rio Hondo Spreading Grounds along the western boundary of the city provides a refuge for many species of birds but is void of significant natural vegetation.

The city currently maintains a comprehensive system of parks and recreational facilities. Residents, workers and visitors enjoy the city's recreation facilities including athletic fields, gymnasiums and community centers, a nine-hole executive golf course and aquatic facilities.

In 2002, the City developed a Parks Master Plan of conceptual drawings to provide a comprehensive, collective vision of restoration and modernization of all of the city's major park facilities. As part of the city's effort to enhance the provision of vital city services, the City has initiated numerous park renovation projects, and has also entered a joint use facility agreement with El Rancho Unified School District for use of recreational facilities.



Rio Hondo River



Pico Rivera
Municipal Golf Course

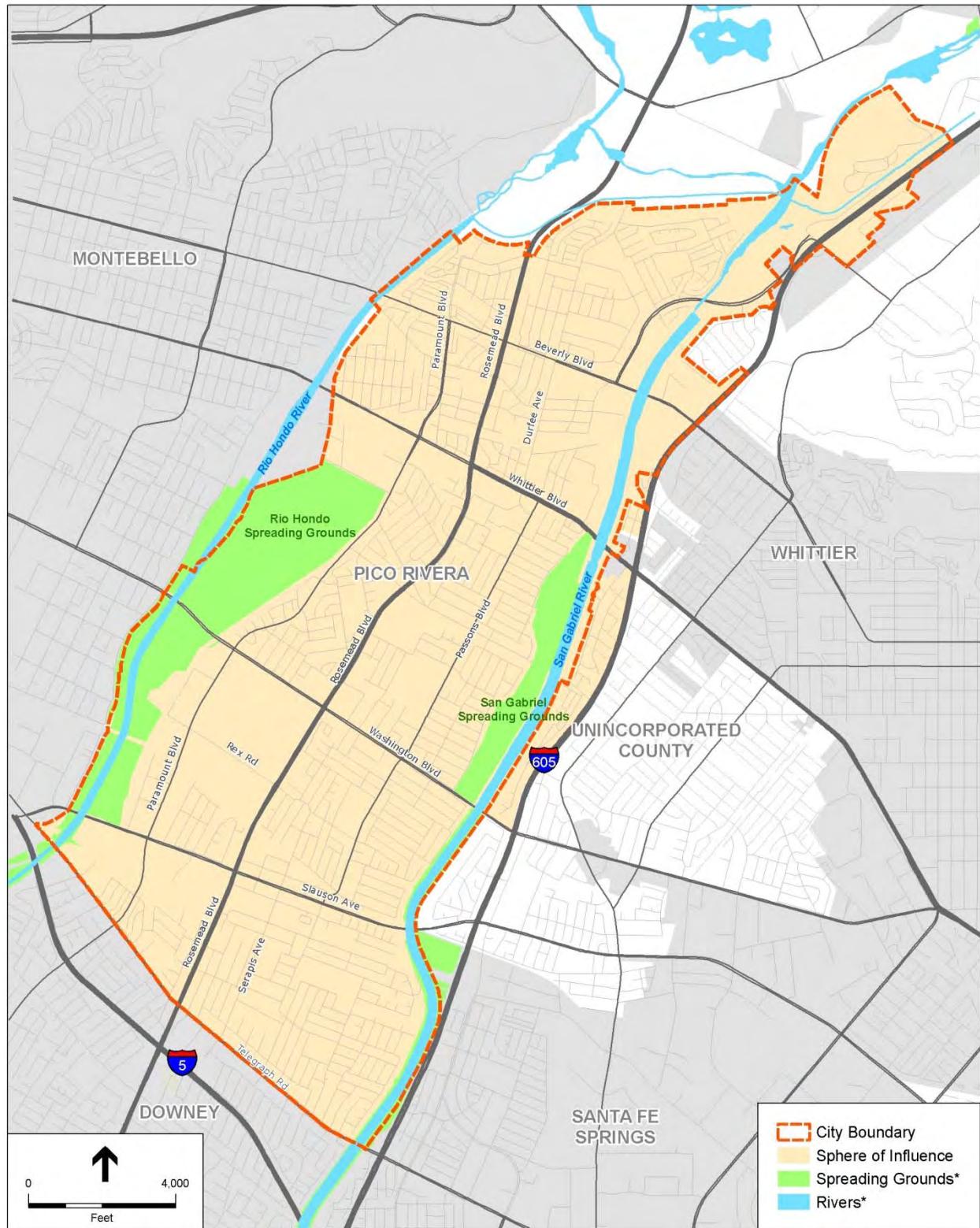


Figure 8-1: Water Resources

Biological Resources

The Los Angeles County General Plan designates the 4,145 acre Whittier Narrows Recreation Area as a local Significant Ecological Area. The WNRA includes a mix of oak, sycamore and willow riparian woodland, freshwater marsh, grasslands and coastal sage scrub. It also supports resident and migratory bird species, and many regional biological values, including protection of existing core populations of rare species, presence of plant communities with restricted distribution, essential habitat for resident species and migratory birds, and potential habitat linkages along and between the San Gabriel River and the Puente Hills corridor.

Based on recent research of the California Natural Diversity Database (CNDDB), there is a potential for special status species to be present in the northeastern portion of the city along the San Gabriel River, north of Whittier Boulevard, as well as in the far northern portion of the city near the WNRA.

The WNRA effectively isolates the city from the significant wildlife habitat areas on the dam's upstream side. This location and the disturbed condition of the vegetation in Pico Rivera combine to minimize the amount of wildlife in the city. No rare or endangered species are known to be present within the city.

Cultural Resources

Pico Rivera and the surrounding area have a long and varied history of human occupation, which includes origins with Native American villages, Spanish and Mexican ranchos, and post-World War II settlements. Due to this rich history, the City contains historic, archaeological, and paleontological resources.

There are many locations of historic interest in Pico Rivera; however, no sites are currently listed in Federal register. One site is California registered and is located at 9235 Whittier Boulevard; the old National Bank of Pico Rivera. Two prehistoric sites, LAN-182 and LAN-1179H have been identified and are reported to be located near the Pico adobe structure near Pio Pico State Historical Park. .

Mineral Resources

The San Gabriel Valley has historically been an important source of nonmetallic minerals and rocks. Over the past century, a number of exploratory wells were drilled in Pico Rivera; however, none have indicated the presence of oil or natural gas. Although the city is surrounded by riverbeds, there are no commercially viable sand and gravel resources in the area.



San Gabriel River Trail



Pico Rivera Historical Museum

Goals, Policies, and Implementation Actions

Sustainable Communities Strategy

Goal 8.1

A sustainable community where land use and transportation improvements are consistent with regional planning efforts and adopted plans to reduce dependence on the use of fossil fuels and decrease greenhouse gas emissions.

Policy 8.1-1 Regional Efforts. Continue to work with the Gateway Cities COG and member agencies in regional planning efforts, and to implement regional plans and programs.

Policy 8.1-2 Gateway Cities SCS. Continue to implement sustainable strategies identified in, and maintain consistency with, the Gateway Cities Council of Governments 2012 Subregional Sustainable Communities Strategy and updated versions incorporated into SCAG's RTP/SCS.

Policy 8.1-3 Environmental Integrity. Foster sustainable living by reducing community dependency of fossil fuels and other non-renewable resources, minimizing air pollutant and GHG emissions, retaining existing open space lands, and restoring habitat areas along the Rio Hondo and San Gabriel Rivers.

Policy 8.1-4 Efficient Land Use Patterns. Promote efficient land use patterns and compact development that supports widespread walkability and bicycle use, providing for a modest and incremental overall increase in community development intensity that complements the existing community fabric by:

- Encouraging infill and redevelopment of vacant and underutilized sites;
- Facilitating the development of engaging and livable streetscapes characterized by benches, vegetation-appropriate architecture, and pedestrian/bicycle linkages.
- Providing opportunities for non-motorized transportation and linkages between new development and transit.

Policy 8.1-5 Energy Conservation. Promote energy conservation through:

- Partnerships with Southern California Edison and Southern California Gas Company programs;
- Improving the energy efficiency and increasing conservation in existing and new city buildings;
- Improving energy efficiency of outdoor lighting, including upgrading of city-owned street lights, as well as outdoor lighting within parks and municipal parking lots to more energy efficient models;
- Increasing water efficiency and water conservation in existing city buildings and new development projects; and
- Providing for renewable energy generation at city facilities with the aim of achieving five percent of city facilities' energy needs with renewable energy generation by 2030.



Policy 8.1-6 Water Conservation. Promote water conservation programs that reduce per capita consumption of water and increase the use of recycle water supplies for non-potable uses.

Policy 8.1-7 Solid Waste Management. Practice and promote responsible waste management with the aim of exceeding mandated waste diversion targets when economically feasible to do so.

Policy 8.1-8 Social Equity. Foster quality of life by building social sustainability, promoting lifelong learning, and ensuring a healthy, connected, and equitable social environment for all residents.

Air Quality and Greenhouse Gas Emissions

Goal 8.2

Continued improvement in local and regional air quality with reduced greenhouse gas emissions to maintain the community's health.

Policy 8.2-1 Regional Efforts. Coordinate local air quality improvements and greenhouse gas emissions reduction efforts with surrounding communities, and regional agencies such as the South Coast Air Quality Management District, the Gateway Cities Council of Governments.

Policy 8.2-2 GHG Reduction Measures. Reduce greenhouse gas emissions in the City and the region through the following measures including, but not limited to:

- Implementing land use patterns that reduce automobile dependency by increasing housing and employment densities within mixed use settings and transit-oriented developments;
- Reducing the number of vehicular miles traveled through implementation of Transportation Demand Management Programs;
- Encouraging the use of alternative modes of transportation by supporting transit facility and service expansion, expanding bicycle routes and improving bicycle facilities, and improving pedestrian facilities;
- Increasing building energy efficiency through site design, building orientation, landscaping, and incentive/rebate programs;
- Implementing water conservation measures;
- Requiring the use of drought-tolerant landscaping; and
- Increasing solid waste diversion through recycling efforts.

Implementation Program for Policy 8.2-2:

- *Implement the projects set forth in the Gateway Cities 2012 Sustainable Community Strategy and updated versions.*

Policy 8.2-3 Construction Emissions. Require new development projects to incorporate feasible measures that reduce emissions from construction, grading, excavation, and demolition activities to avoid, minimize, and/or offset their impacts consistent with South Coast Air Quality Management District requirements.

GHG Reduction Target:
Reduce per capita and municipal greenhouse gas emissions to 15 percent below 2005 levels by 2020, consistent with State law.

Refer to Section 10.3, Safe Transportation Systems in the Healthy Community Element for policies on modifying truck routes to avoid residential areas.

Policy 8.2-4 Operational Emissions. Require new development projects to incorporate feasible measures that reduce operational emissions through project and site design and use of best management practices to avoid, minimize, and/or offset their impacts consistent with South Coast Air Quality Management District requirements.

Policy 8.2-5 Toxic Air Pollutants. Locate uses, facilities and operations that may produce toxic or hazardous air pollutants (e.g., industrial uses, highways) an adequate distance from sensitive receptors, consistent with California Air Resources Board recommendations.

Implementation Program for Policy 8.2-5:

- *Require projects for new industrial development or expansion of existing industrial uses that produce air pollutants or toxic air contaminants to conduct a health risk assessment and establish appropriate mitigation prior to approval.*

Policy 8.2-6 Odors. Require that adequate buffer distances be provided between odor sources such as industrial users and sensitive receptors.

Policy 8.2-7 Consolidate Industrial Uses. Consolidate truck-intensive industrial uses within the southern portion of the city to separate truck routes from neighborhoods and minimize potential impacts of diesel emissions on existing residential uses.

Implementation Program for Policy 8.2-7:

- *Where feasible and appropriate, provide assistance to existing truck-intensive industrial uses adjacent to residential neighborhoods in the northern portion of the City to relocate within industrial areas in the southern portion of the City away from residential neighborhoods.*

Policy 8.2-8 Truck Schedules. Encourage businesses to alter local truck delivery schedules to occur during non-peak hours, when feasible.

Policy 8.2-9 Park and Ride Lots. To encourage carpooling, work with the city of Whittier to develop additional park and ride facilities along the I-605 freeway, and with the cities of Downey and Commerce to develop additional park and ride facilities along the I-5 freeway.

Policy 8.2-10 Employers. Encourage employers to allow flexible work hours and telecommuting where feasible, and to provide incentives for employee use of public transit, biking, walking, and carpooling for home to work commutes.

Policy 8.2-11 City Employees. Encourage city employees through incentives and other methods to use alternative modes of transportation for home to work commutes including public transit, carpooling, and biking/walking. Allow telecommuting and flexible work schedules, when feasible.

Policy 8.2-12 Municipal Fleet. Purchase low-emission vehicles for the City's non-emergency fleet and use clean, alternative fuel sources for trucks and heavy equipment, when feasible.

Policy 8.2-13 Contractor Preference. Give preference to contractors that commit to apply methods to minimize greenhouse gas emissions in building construction and operations, such as the use of low or zero-emission vehicles and equipment.

Policy 8.2-14 Transit Vehicles. Encourage and work with local and regional transit providers to use transit vehicles and facilities that are powered by alternative fuels and are low emissions.

Policy 8.2-15 Indoor Air Quality. Encourage the use of landscaping, ventilation systems, or other mitigation measures to achieve healthy indoor air quality in sensitive uses.

Policy 8.2-16 Funding. Pursue regional, State, and federal funding opportunities for transportation projects or improvements that improve air quality and reduce greenhouse gas emissions.

Policy 8.2-17 Education. Participate in efforts that educate the public about air quality, its effects on health, and actions that can be taken to improve air quality and reduce greenhouse gas emissions.

Policy 8.2-18 Electric Vehicles. Encourage provision of or readiness for charging stations and related infrastructure for electric vehicles within new development and redevelopment proposals and within City operations.

Energy Conservation

Goal 8.3

A community with improved energy conservation and efficiency.

Policy 8.3-1 Energy Conserving Land Use Practices. Implement energy conserving land use practices including higher density and mixed-use development in proximity to transit along with infill development; improvements to the community's bicycle system; and expansion of transit routes, facilities, and services.

Implementation Program for Policy 8.3-1:

- *Work with Metro and Montebello Bus Lines to find ways of increasing transit services and facilities within Pico Rivera.*

Policy 8.3-2 Heat Gain Reduction. Ensure that site and building designs reduce exterior heat gain and heat island effects (e.g., tree planting, reflective paving materials, covered parking, cool roofs), when feasible.

Policy 8.3-3 Tree Planting. Continue to provide shade trees along street frontages, and promote planting shade trees on private property.

Implementation Program for Policy 8.3-3:

- *Establish a citywide shade tree program to increase the planting of shade trees in Pico Rivera and to minimize heat island effects.*

Policy 8.3-4 Building Orientation. Encourage building orientations and landscaping designs that promote the use of natural lighting, take advantage of passive summer cooling and winter solar access, and incorporate other techniques to reduce energy demands. Where feasible, place the long access of buildings along an east-west axis.

Policy 8.3-5 Renewable Energy. Encourage new development to install, and consider providing incentives for, onsite renewable energy systems and facilities (e.g., solar).

Implementation Program for Policy 8.3-5:

- *Work with the Southern California Edison Company to provide information to Pico Rivera residents and businesses regarding the availability of programs to assist in the provision of on-site renewable energy generation.*

Policy 8.3-6 Industrial Users. Encourage new industrial users to install cogeneration facilities and renewable energy systems such as solar, when economically feasible.

Policy 8.3-7 Energy Efficiency. Encourage all new development to implement additional energy efficient measures beyond what is required by State law to exceed minimum energy efficiency requirements.

Policy 8.3-8 City Facilities. Install energy-efficient lighting, appliances, and alternative-energy infrastructure (e.g., solar panels) in city facilities, where economically feasible.

Policy 8.3-9 Retrofit Existing Buildings. Coordinate with local energy providers to increase energy efficiency by promoting the retrofit and renovation of existing buildings through energy rebates and incentives.

Policy 8.3-10 City's Fleet. Improve the fuel efficiency of the City's fleet by purchasing the most energy-efficient equipment that is cost-effective over its useful life.

Policy 8.3-11 Education. Coordinate with local energy providers to increase awareness of energy conservation through public education programs.

Water Resources, Quality, and Conservation

Goal 8.4

Protection of the City's water resources and quality with implementation of sustainable water use practices that meet the needs of its residents and businesses.

Water Resource Protection

Policy 8.4-1 Surface Water. Protect surface water resources in Pico Rivera, including the Rio Hondo and San Gabriel Rivers.

Policy 8.4-2 Groundwater. Work with applicable agencies to monitor and protect the quality and quantity of groundwater from the Central Basin.

Policy 8.4-3 Recharge. Protect provide important groundwater recharge capabilities along the Rio Hondo and San Gabriel rivers.

Water Quality

Policy 8.4-4 Regional Coordination. Coordinate and collaborate with agencies in the region and watershed to address water quality issues.

Policy 8.4-5 National Pollution Discharge Elimination System. Regulate construction and operational activities to incorporate stormwater protection measures and best management practices in accordance with the City's National Pollution Discharge Elimination System (NPDES) permit.

Policy 8.4-6 Industrial Users. Regulate discharge from industrial users in accordance with local, regional, and State regulations to protect the City's natural water bodies.

Policy 8.4-7 Underground Storage Tanks. Monitor underground storage tanks containing hazardous materials on a regular basis in accordance with federal, state, and local regulations.

Policy 8.4-8 New Development. Require new development to protect the quality of surface and groundwater bodies and natural drainage systems through site design, stormwater retention and treatment, and implementation of low impact development measures (LID).

Water Conservation

Policy 8.4-9 Water Conservation on City Property. Incorporate water conservation techniques into City-owned buildings and property including water efficient fixtures, drought-tolerant and native landscaping, efficient irrigation systems, on-site stormwater capture and reuse systems, and water reuse, in accordance with state and other relevant standards, including the city's Water Efficient Landscape Ordinance.

Policy 8.4-10 Water Conservation in New Development. Require new development to incorporate water conservation techniques into building and site design including the use of water efficient fixtures, drought-tolerant and native landscaping, efficient irrigation systems, on-site stormwater capture and reuse systems, and water reuse in accordance with state and other relevant standards, including the city's Water Efficient Landscape ordinance.

Policy 8.4-11 Recycled Water. Continue to use, and expand opportunities to increase the use of, recycled water in the city parks, landscaped areas along roadways, and the municipal golf course, if supplies are available.

Implementation Programs for Policy 8.4-11:

- *Continue to work with the Los Angeles County Sanitation Districts and other applicable agencies to facilitate the availability of recycled water within the City.*
- *Develop measures that would require the use of recycled water within the community parks and roadway landscape areas in the city.*
- *Apply for county, state and federal grants to develop infrastructure for the use of recycled water.*

Policy 8.4-12 Groundwater Replenishment. Work with the Water Replenishment District to actively pursue the feasibility of retaining more local storm runoff for groundwater replenishment.

Policy 8.4-13 Education. Educate residents and businesses about the importance of water conservation and potential techniques and programs.

Mineral Resources

Goal 8.5

Mineral resource extraction activities compatible with adjacent uses.

Policy 8.5-1 Compatible Activities. Require that any future oil, gas, and mineral resource extraction activities be compatible with and minimize impacts on adjacent uses.

Biological Resources

Goal 8.6

Preservation of the City's open space and significant biological resources as components of a sustainable community.

Policy 8.6-1 Open Space Conservation. Conserve areas that serve as interim and permanent open space in the City, including the Rio Hondo and San Gabriel river corridors and their spreading grounds, other publicly maintained open space, and utility corridors.

Policy 8.6-2 Valuable Natural Resources. Preserve and restore unique and valuable natural resources and associated habitats, primarily located along the Rio Hondo and San Gabriel river channels and spreading grounds, including special-status species, in coordination with federal, state, and local resource agencies.

Implementation Programs for Policy 8.6-2:

- *Conduct a study of existing habitats, primarily located along the Rio Hondo and San Gabriel river corridors, to determine where restoration is possible.*
- *Work with the Watershed Conservation Authority and Corps of Engineers to pursue funding sources for habitat restoration.*

Policy 8.6-3 New Development. Require discretionary development proposals that could potentially impact natural resources to conduct a biological resource assessment to ensure that project-related impacts are considered and mitigated consistent with federal, state, and local regulations.

Policy 8.6-4 Tree Preservation. Preserve significant native and heritage trees, and reduce the loss of these trees through mitigation and replanting programs, when feasible.

Implementation Program for Policy 8.6-4:

- *Adopt a community tree protection ordinance and establish a Community Forestry program that identifies goals for the protection and preservation of trees in Pico Rivera, and establishes specific performance standards for the care and protection of public trees.*

Policy 8.6-5 Wildlife Movement. Preserve and enhance interconnected open space and natural areas along the river corridors and spreading basins, and its connections to the Whittier Narrows Recreation Area, to provide for wildlife movement.

Policy 8.6-6 Native Plants. Use native and drought tolerant plants and trees in all public and private landscaping.

Cultural Resources

Goal 8.7

Preservation of important cultural and paleontological resources that contribute to the unique identity and character of Pico Rivera.

Policy 8.7-1 Resource Preservation. Protect and preserve significant historic, archaeological, and paleontological resources, including those recognized at the national, state, and local levels.

Policy 8.7-2 Identification. Undertake programs to identify significant historic and archaeological resources that meet local, state, and federal criteria.

Implementation Program for Policy 8.7-2:

- *Develop a process and schedule to conduct a study that identifies historic and archaeological resources that meet local, state, and federal criteria.*

Policy 8.7-3 Consultation. As part of the development review process, ensure that potential impacts to historic, archaeological, and paleontological resources are minimized.

Implementation Program for Policy 8.7-3:

- *Consult with the following organizations and individuals regarding any known historic, archaeological, and paleontological resources that may be present: Pico Rivera History and Heritage Society; Information Centers of the California Historical Resources Information System; Native American Heritage Commission; and Native American groups and individuals.*

Policy 8.7-4 Resource Assessment. Require new development necessitating discretionary approval that could potentially impact historic, archaeological, and/or paleontological resources to conduct a resource survey to ensure that potential sites are identified for avoidance or special treatment.

Implementation Programs for Policy 8.7-4:

- *Require the preparation of a historical resource assessment by a professional architectural historian who meets the Secretary of the Interior's Standards for projects subject to discretionary approval that involve the demolition, relocation, or alteration of a building or structure over 45 years old or that would result in a change to the building or structure's immediate setting and would cause a substantial adverse change in the significance of an historical resource pursuant to CEQA Guidelines Section 15064.5.*
- *Require, as a condition of project approval, the implementation of appropriate and feasible measures to reduce any potential impacts associated with a substantial adverse change in the significance of an historical resource identified in an historical resource assessment.*
- *Require that when any subsurface cultural resources, paleontological resources, or human remains are encountered, all work within 100 feet of the discovery be stopped and the area protected from further disturbance until the discovery is evaluated by a qualified professional. The appropriate City personnel shall be notified immediately. The resources shall be examined by qualified personnel to determine their significance and develop appropriate protection and preservation measures, if necessary. If human remains are discovered, they shall be treated in compliance with applicable state and federal laws, including notifying the County Coroner and consulting with the California Native American Heritage Commission, as appropriate.*

Policy 8.7-5 Incentives. Consider providing financial incentives to private owners and development in order to maintain, rehabilitate, and preserve significant historic resources.

Implementation Program for Policy 8.7-5:

- *Pursue federal, state and local funding sources in order to maintain, rehabilitate, and preserve significant historic resources.*

Policy 8.7-6 Adaptive Reuse. Encourage the preservation and adaptive reuse of historic sites and structures, and require the adaptive reuse of historic structures to meet Secretary of Interior Standards for such reuse.

Policy 8.7-7 Informational Kiosks. Work with the historic society to develop signs within the City to highlight locations of historical or cultural significance.



CHAPTER 9

Safety Element

Introduction

A safe place to live and work is a key objective of any community, and is at the core of community values in Pico Rivera. A safe community contributes to the well-being of its residents, is an important consideration in retaining and attracting quality businesses, positively affects property values and investment, and furthers overall quality of life. Thus, protecting the safety and security of local residents, businesses, employees and visitors is one of the city's highest priorities.

The occurrence of natural and man-made disasters in southern California, such as earthquakes and flooding, underscores the need to effectively address safety in the city. While some naturally occurring hazards may be unavoidable, their impacts on the community can be reduced through preparedness, reliable response, and thoughtful regulation.

This element addresses seismic and geological hazards, flood hazards, hazardous materials, and emergency preparedness. Related law enforcement and fire protection policies are included in the Community Facilities Element.

Seismic and Geologic Hazards

Pico Rivera's topography is relatively flat, ranging from approximately 200 feet above sea level in the northern portion of the city to 140 feet above sea level in the southern portion. Several soil types can be found in the city, the majority of which have low potential for shrink-swell or erosion hazards.

The Los Angeles Basin is criss-crossed by numerous regional earthquake faults, several of which lay in the vicinity of Pico Rivera (see **Figure 9-1**). While most of these faults are inactive, a few result in occasional earthquakes. Those faults most likely to impact the City as a result of seismic activity include the San Andreas, the Sierra Madre, and the Raymond Hill faults. The largest seismic event that affected the city was the 1987 Whittier Narrows Earthquake, a magnitude 5.9 quake that caused localized, but severe damage in Pico Rivera.

The primary seismic hazards associated with earthquakes are ground rupture and ground shaking. The extent of both and accompanying levels of damage are dependent upon a number of factors including magnitude of the event, distance from the epicenter, and underlying soil conditions. In addition, ground shaking

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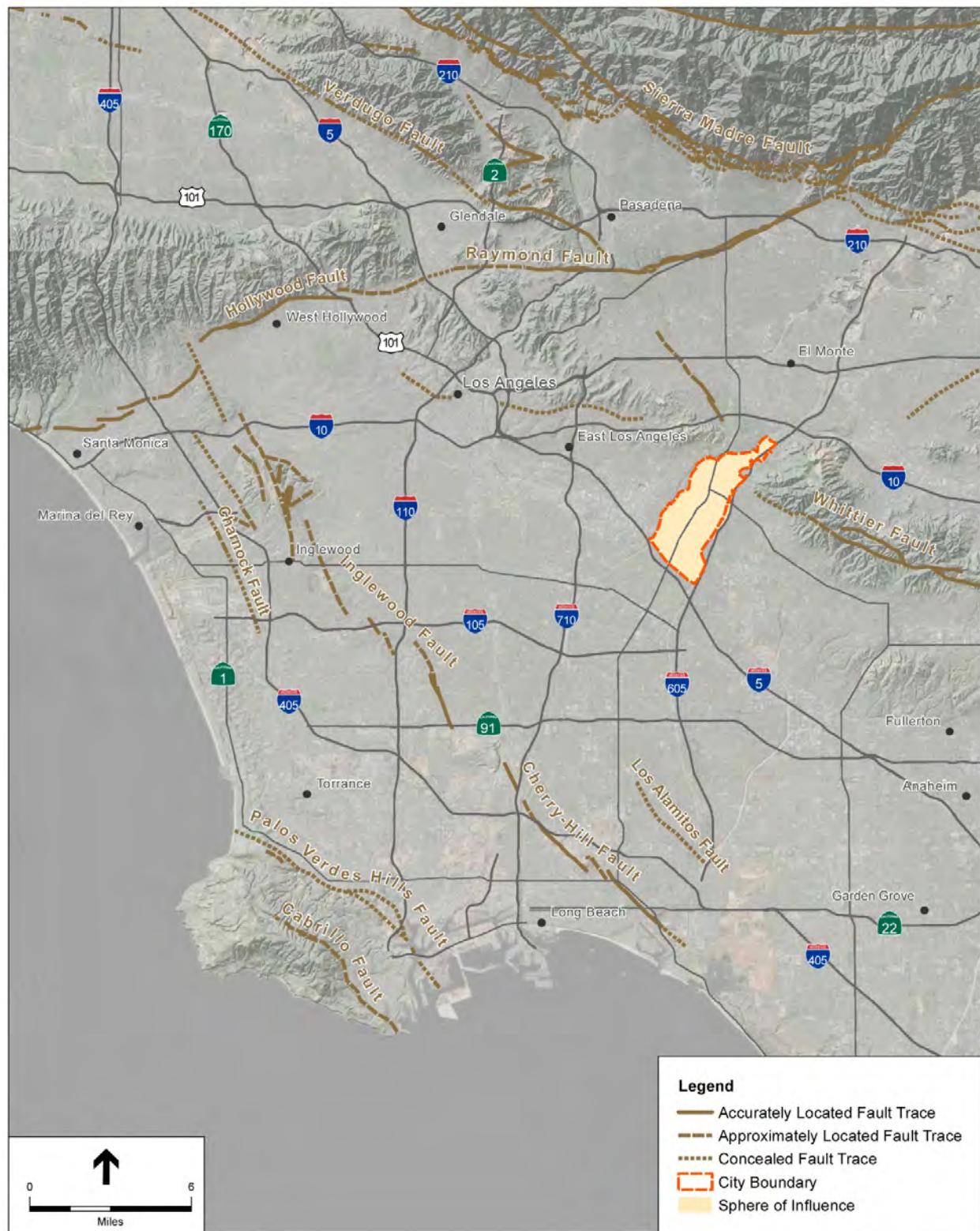


Figure 9-1: Regional Faults

can induce several secondary seismic hazards that may result in damage. These include liquefaction, differential settlement, landslides, and seiching. The central portion of the city and the Whittier Narrows Dam area has medium liquefaction potential, while the remainder of the City has low local liquefaction potential. While the potential for differential settlement, landslides, and seiches exist within Pico Rivera, given soil, topographic and other conditions, their likelihood and potential severity are generally limited.

The California Building Standards Code regulates the design and construction of foundations, building frames, retaining walls, excavations, and other building elements. A key objective of this code is to mitigate the effects of seismic shaking and adverse soil conditions.

Flood Hazards

The control of storm water in Pico Rivera is under the jurisdiction of the Los Angeles County Flood Control District, the U.S. Army Corps of Engineers, and the City. The Flood Control District constructs and maintains storm drain and flood control facilities in the city. The City sets drainage requirements for streets and highways and identifies areas that require infrastructure improvements. The City also identifies storm drain deficiencies, establishes priorities, and submits this information to Los Angeles County Flood Control District. The Army Corps of Engineers maintains the regional flood control facilities along the Rio Hondo and San Gabriel rivers.

Regional flood control structures along the two major surface water bodies in Pico Rivera -- the Rio Hondo River along the western boundary of the city, and the San Gabriel River along eastern boundary -- include the Whittier Narrows Dam to the north near Montebello, and the Rio Hondo and San Gabriel spreading grounds. The Whittier Narrows Dam, completed in 1957, captures regional stormwater flows for groundwater replenishment. The dam effectively removed the city from the natural flood plain of the San Gabriel and Rio Hondo rivers. The Rio Hondo River is contained within a lined channel, while the San Gabriel River remains in its natural state for several miles below the dam.

To protect the public from flood hazards and for home insurance purposes, FEMA publishes maps that show the boundaries of potential flooding. The limits of these floods are based on the largest storm that could be expected to occur, once every 100 and 500 years, respectively. A 100-year flood has a one percent chance of occurring in any given year, while a 500-year flood has a 0.2 percent chance of occurring in any given year.

The city in its entirety had at one time been located within a designated "AR" Flood Zone, which indicated that there was a flood risk from the San Gabriel and Rio Hondo rivers. This flood zone designation resulted in higher flood insurance



Whittier Narrows Dam

rates for property owners. However, upstream flood control measures were implemented and improvements to local river and dam areas have been accomplished. As a result, the entire city with the exception of the actual rivers is now designated as an "X" Flood Risk Zone indicating that the area is outside of the 500-year flood and that flood insurance is no longer mandated. The rivers are located in Flood Zone A which is subject to inundation by the one percent annual chance flood event. **Figure 9-2** identifies the FEMA Flood Zones in the city.

Storm drains in Pico Rivera serve to convey local water runoff into the main channels of the Rio Hondo and San Gabriel Rivers. Per an assessment conducted by the County of Los Angeles, the City has several focused areas with localized flooding and deficient storm drain systems.

The entire City lies within the flood inundation area of the Whittier Narrows Dam (See **Figure 9-3**). Flood risk for this structure under normal operations or as a consequence of an event such as an earthquake is classified as high by both the U.S. Army Corps of Engineers Dam Safety Action Classification (DSAC) System, and the FEMA HAZUS program. The Whittier Narrows Dam is currently classified as DSAC-II, which is defined as being unsafe or potentially unsafe. The U.S. Army Corps of Engineers is currently preparing a Dam Safety Modification Study to be completed in 2014. In the study, engineers will develop and evaluate scenarios to modify the dam to withstand failure during rare events. The result of the study will be a recommended mitigation plan that will ultimately be designed and constructed.

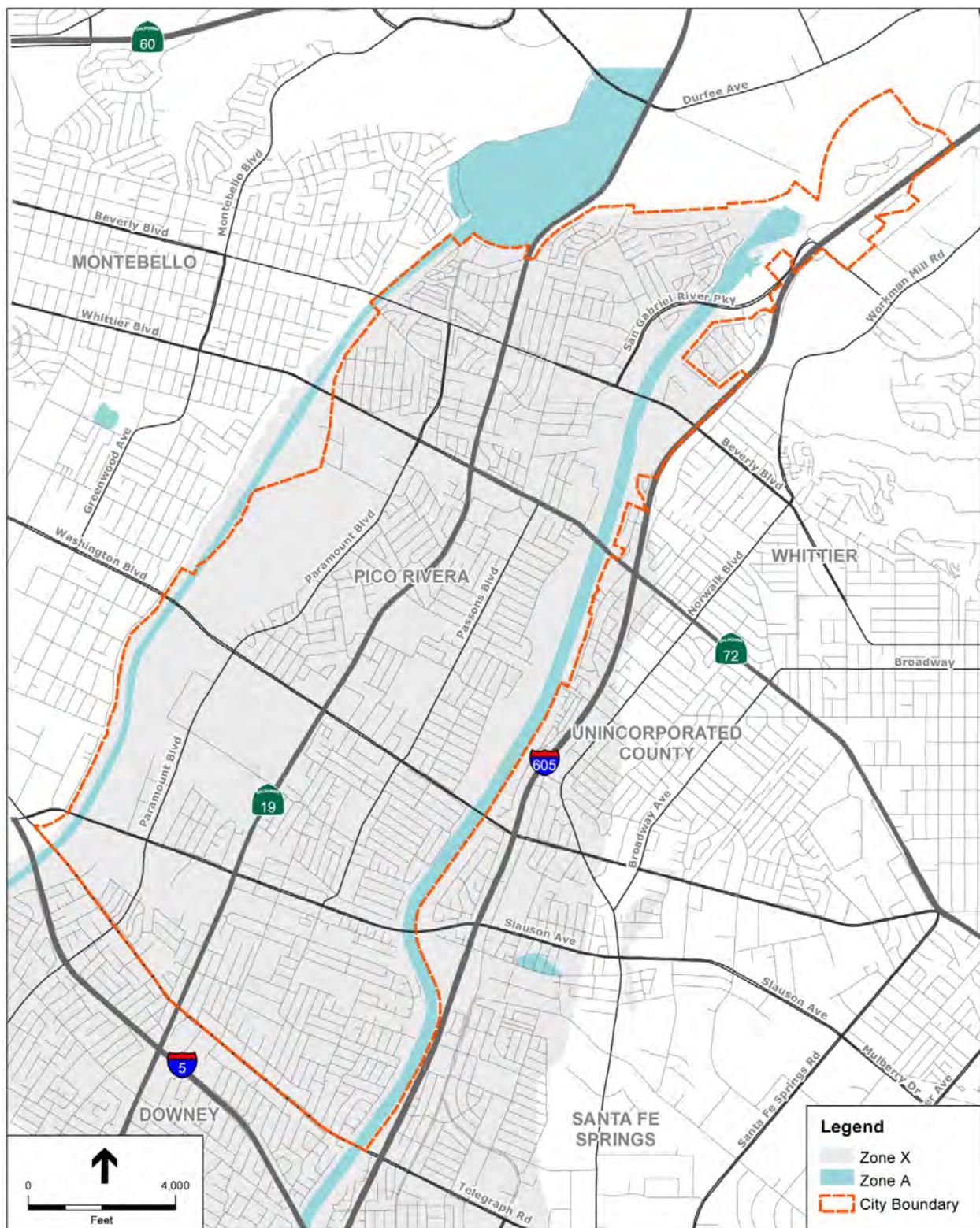


Figure 9-2: FEMA Flood Zones

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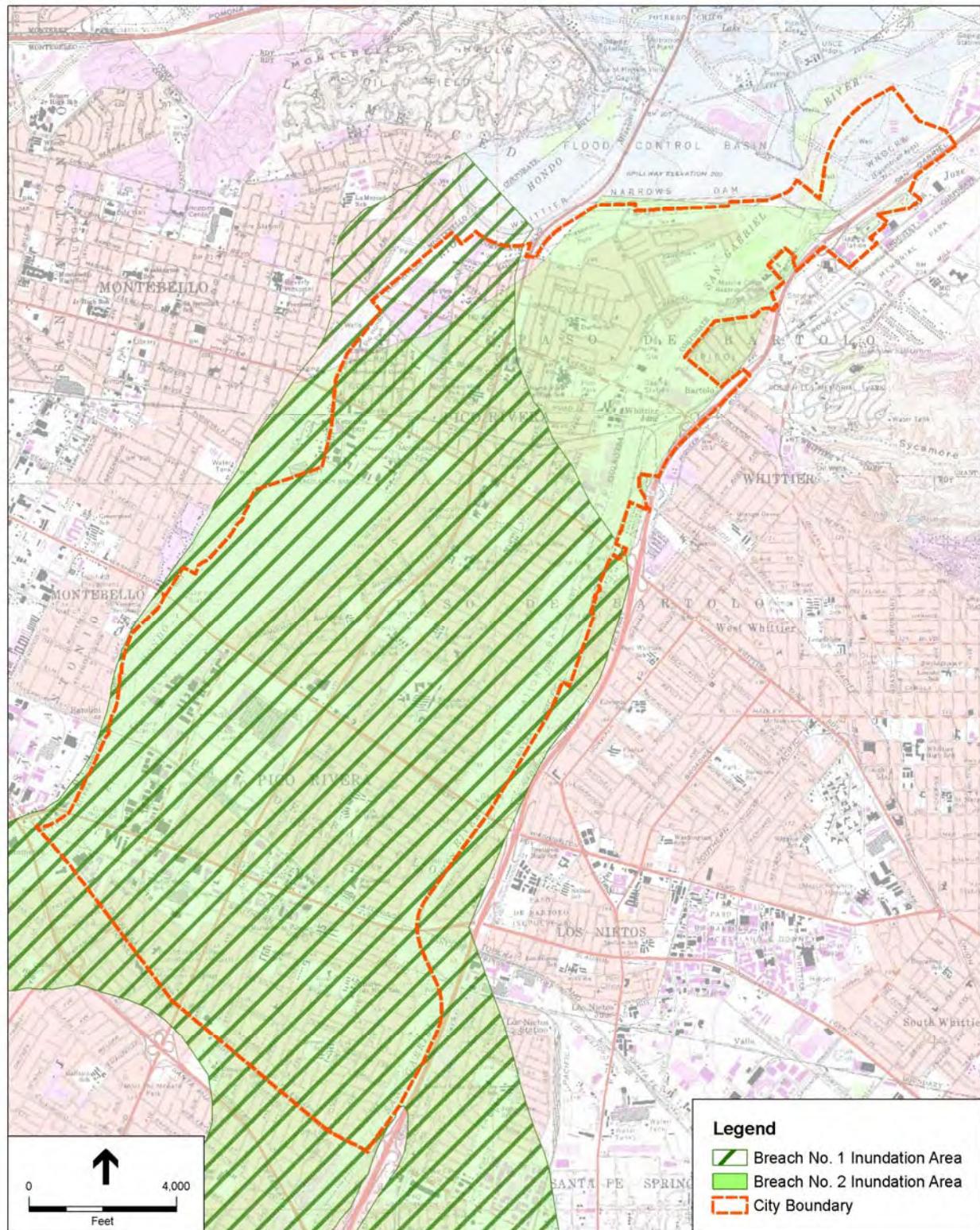


Figure 9-3: Dam Inundation

Hazardous Materials

Hazardous materials are defined as any injurious substance, including pesticides, herbicides, toxic metals, chemicals, explosives, and nuclear fuels and materials. Hazardous materials are commonly handled by a range of industrial, manufacturing, commercial, auto related, medical, educational, and residential uses. Because of the locations of large industrial areas, major truck routes, and main line railroads within the city, the transport, use, and storage of various hazardous materials within the community is a common occurrence. Risks related to the transport, use, and storage of these hazardous materials is low, however. Since these materials represent a potential danger to human health and safety, their transport, use, storage, and disposal is highly regulated by a variety of federal, state, and local laws and agencies.

The Los Angeles County Fire Department, acting as the City's contracted fire protection provider, administers a number of hazardous waste management programs in Pico Rivera. In addition, the County Fire Department enforces environmental laws and regulations pertaining to hazardous materials throughout the County. The Fire Department's Health Hazardous Materials Division permits and inspects hazardous material handling and generating businesses to ensure all federal, state, and local laws and regulations are followed. The division also provides 24-hour emergency response services to hazardous materials incidents and investigates criminal complaints alleging violations of hazardous materials and waste laws.

The Los Angeles County Hazardous Waste Management Plan describes existing and future conditions, needed management facilities, and recommended programs on a County-wide basis. The City of Pico Rivera has adopted the Los Angeles County Hazardous Waste Management Plan along with a City Household Hazardous Waste Plan, both of which reduce risks to human health and the environment. In addition, the City provides several hazardous waste disposal alternatives for businesses and residents, including participation in the County's Household Hazardous Waste Round Up events.

Hazardous materials are transported via rail lines in the City (BNSF and Union Pacific), and major roadways, particularly designated truck routes. The transport of hazardous materials by truck or rail is regulated by the United States Department of Transportation through National Safety Standards and the California Department of Toxic Substances Control.

Emergency Preparedness

The Los Angeles County Fire Department and Sheriff's Department provide first response within Pico Rivera in the event of disasters and emergencies. Proper preparation can help minimize exposure to potential disasters, and improve the

ability to respond during an emergency. To prepare for disasters it is important that the City works closely with local agencies to maintain essential services, help facilitate disaster operations, and speed recovery systems.

Pico Rivera has an Emergency Management Division that works in coordination with all departments to strengthen the City's ability to prepare for, mitigate against, respond to, and recover from threatened or actual natural disasters, acts of terrorism, or other man-made disasters. Various preparedness activities are conducted regularly such as trainings, drills, and exercises to promote a safer, less vulnerable community.

The City, being led by the Sheriff's Department, is participating in the development of an inter-agency emergency communication system that is being developed for all jurisdictions within Los Angeles County to utilize in the event of a major Southern California disaster.

The City has adopted a Standardized Emergency Management System/National Incident Management System (SEMS/NIMS) Emergency Operation Plan. This plan identifies responsibilities, common tactics, and a chain of command for federal, state, and City agencies in the event of an emergency. The intent is to provide a common methodology for the agencies to request resources and equipment from each other, minimize duplicative efforts, and coordinate overall response.

The City has also adopted a Multi-Jurisdictional Hazard Mitigation Plan in coordination with the El Rancho Unified School District and Pico Water District to integrate hazard mitigation activities. This plan includes the designation of several evacuation routes in the case of a disaster as shown on **Figure 9-4**. The major restriction to city-wide evacuation is limited regional access routes. Without additional freeway facilities, regional evacuation routes for the Pico Rivera area are anticipated to be constrained.

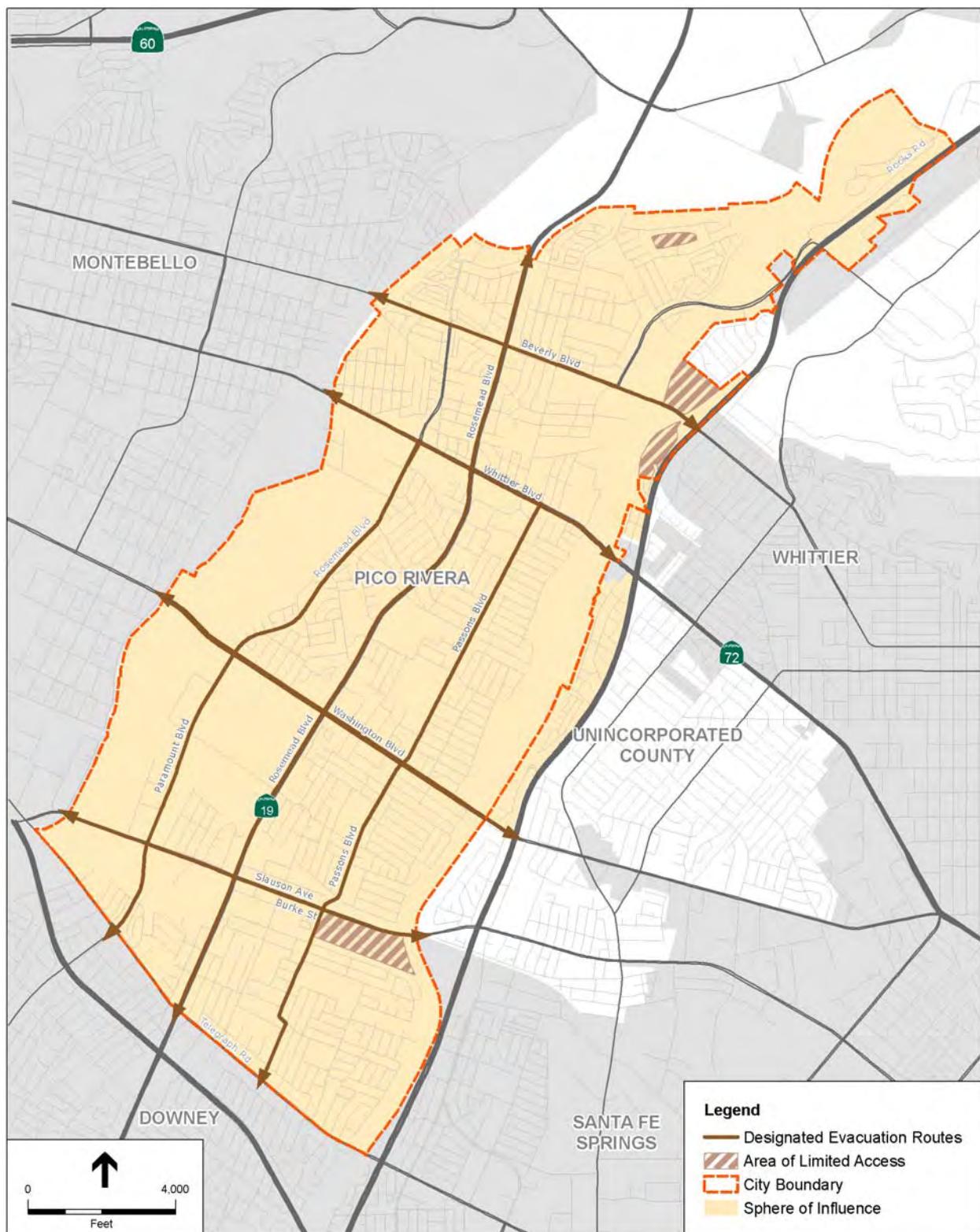


Figure 9-4: Evacuation Routes

Goals, Policies, and Implementation Actions

Seismic and Geologic Hazards

Goal 9.1

Standards, improvements and actions that minimize risks posed by geologic and seismic hazards.

Policy 9.1-1 Safety Standards. Maintain enforcement of up-to-date seismic safety and structural design standards, including the California Building Standards Code for new and retrofitted buildings.

Policy 9.1-2 Geotechnical Studies. Require that geotechnical studies be prepared for development in areas where geologic or seismic hazards may be present, such as liquefaction in the central portion of the city and in the Whittier Narrows Dam area.

Policy 9.1-3 Infrastructure. Encourage property owners, Caltrans, the railroads, and local utility companies to regularly inspect and strengthen (as needed) infrastructure susceptible to failure during an earthquake.

Implementation Program for Policy 9.1-3:

- *Work with Caltrans, the railroads, and local utility companies to pursue funding sources for the retrofit of infrastructure.*

Flood Hazards

Goal 9.2

A community protected from potential flood and dam inundation hazards.

Policy 9.2-1 Sufficient Infrastructure. Coordinate with the Los Angeles County Flood Control District to ensure that the City's storm drainage system is adequately sized, maintained, rehabilitated and funded to accommodate stormwater runoff and prevent flooding.

Implementation Program for Policies 9.2-1, 9.2-2 and 9.2-6:

- *Pursue available state, federal, and other funding sources to support facilities, projects, and programs for storm drainage and flood control.*

Policy 9.2-2 Deficient Areas. Prioritize the construction and upgrade of storm drainage infrastructure in areas where localized flooding and deficient storm drainage systems exist.

Implementation Program for Policy 9.2-2:

- *Identify required improvements and funding sources to eliminate deficient storm drainage systems, and incorporate such improvements into the City's Capital Improvement Program. Locations with deficient storm drainage are: Washington Street (north side) between Rosemead and Paramount, Mines (south side) at Manzanar, Olympic north of Acacia Avenue, Beverley Road and Tobias Avenue, Terradell Street and Pico Vista Road, Greenvale and Masoncrest Drive.*



Policy 9.2-3 Adequate Capacity for New Development. Require new development to demonstrate the availability of adequate capacity in the storm drainage system to accommodate projected flows and not exacerbate existing deficiencies.

Policy 9.2-4 New Development Contribution. Ensure that new development constructs, dedicates and/or pays its fair share contribution to the storm drainage system improvements necessary to serve the demands created by the development.

Policy 9.2-5 Coordination. Maintain up-to-date mapping of dam inundation areas within the City.

Implementation Program for Policy 9.2-6:

- *Work with the Los Angeles County Flood Control District, the U.S. Army Corps of Engineers, and other agencies in the timely implementation of updated flood control measures and regular maintenance and monitoring of regional flood control facilities such as the Whittier Narrows Dam.*

Hazardous Materials

Goal 9.3

Safe production, use, storage, and transports of hazardous materials.

Policy 9.3-1 Hazardous Materials Regulation. Coordinate with County, State and other applicable agencies to enforce pertinent laws, disclosures and siting requirements that regulate the production, use, storage, disposal, and transport of hazardous materials.

Policy 9.3-2 Hazardous Materials Uses. Ensure that land uses involved in the production, storage, transportation, handling, or disposal of hazardous materials are located and operated in a manner that minimizes risk to other land uses.

Implementation Program for Policy 9.3-2:

- *When approving new development, ensure that the site:*
 - *Is sufficiently surveyed for contamination and remediation, particularly for sensitive uses near existing or former toxic or industrial sites.*
 - *Is adequately remediated to meet all applicable laws and regulations, if necessary.*
 - *Is suitable for human habitation.*
 - *Is protected from known hazardous and toxic materials.*
 - *Does not pose higher than average health risks from exposure to hazardous materials.*

Policy 9.3-3 Hazardous Waste Management Plan. Require businesses that store, generate, use or transport hazardous materials to comply with the Los Angeles County Hazardous Waste Management Plan. Provide appropriate response and notification in the event of an emergency or violation.

Policy 9.3-4 Site identification. Participate in efforts to identify sites previously used for hazardous materials handling, storage and disposal.

Policy 9.3-5 Known Areas of Contamination. Require new development in areas of known contamination to perform comprehensive soil and groundwater contamination assessments prior to development approvals. If contamination exceeds regulatory levels, require remediation procedures consistent with applicable regulations for the proposed use prior to any site disturbance.

Policy 9.3-6 Best Practices. Encourage industries, businesses and residents to utilize best practices and technologies that reduce the use of hazardous materials and generation of hazardous wastes.

Policy 9.3-7 Education. Promote public education efforts regarding the proper use, storage, and disposal of hazardous wastes, including common household items.

Policy 9.3-8 Household Hazardous Waste Plan. Provide for the management of household hazardous waste through implementation and regular update of the City's Household Hazardous Waste Plan.

Policy 9.3-9 Household Hazardous Waste Disposal. Continue to partner with Los Angeles County to encourage homeowners to dispose of hazardous waste and E-waste at regular collection events.

Policy 9.3-10 Pipelines. Require that new pipelines channels carrying hazardous materials avoid residential areas and other sensitive land uses to the greatest extent feasible.

Policy 9.3-11 Truck Routes. Maintain a system of truck routes that minimizes truck travel adjacent to and through areas designated for residential use.

Implementation Program for Policy 9.3-11:

- *In conjunction with Caltrans, the County and adjacent cities, periodically review and update designated truck routes in order to minimize the potential transport of hazardous materials through residential and other sensitive land use areas.*

Policy 9.3-12 Pesticides and Herbicides. Encourage integrated pest management principles to reduce or discontinue the use of pesticides and herbicides.

Implementation Program for Policy 9.3-12:

- *Review landscaping procedures to determine the extent to which integrated pest management principles can be employed to reduce or discontinue the use of pesticides and herbicides at city-owned facilities.*
- *Provide educational materials to multi-unit residential, commercial, and industrial uses outlining alternatives to the use of pesticides and herbicides.*

Emergency Preparedness

Goal 9.4

Collaborative community preparation, response and recovery in the event of disasters and emergencies.

Policy 9.4-1 Emergency Management Division. Continue to support the efforts of the City's Emergency Management Division to prepare for, mitigate against, respond to, and recover from disasters and emergencies.



Implementation Program for Policies 9.4-1, 9.4-2, 9.4-4 and 9.4-7:

- Pursue available state, federal, and other funding sources to support emergency preparedness programs, staffing, plans, exercises, education and training.

Policy 9.4-2 Emergency Management Plans. Maintain a Standardized Emergency Management System/National Incident Management System Emergency Operation Plan and Multi-Jurisdictional Hazard Mitigation Plan in coordination with local, state and federal agencies and organizations.

Implementation Program for Policy 9.4-2:

- Regularly update the City's Emergency Management System/National Incident Management System Emergency Response Plan, Multi-Jurisdictional Hazard Mitigation Plan, and the Emergency Operations Plan as required and in coordination with local, state and federal agencies and organizations.

Policy 9.4-3 Mutual Aid. Continue to participate in mutual and automatic aid agreements for the provision of fire, law enforcement, medical response, public works, mass care, and other assistance.

Implementation Program for Policy 9.4-3:

- Participate with Los Angeles County and other applicable agencies in conducting disaster-preparedness exercises to periodically test and improve emergency response.

Policy 9.4-4 Evacuation Routes. Coordinate with Caltrans, the County and adjacent cities to improve roadway capacity along evacuation routes, and to designate additional routes.

Implementation Programs for Policy 9.4-5:

- Work with Caltrans, the County and adjacent cities to pursue funding to enhance roadway capacity along evacuation routes.
- Develop dam failure evacuation plans in cooperation with the Corps of Engineers, the Los Angeles County Flood Control District, and the County Fire and Sheriff's departments.
- Evaluate structural stability of all bridges within the City and obtain county, state or federal grants to rehabilitate.

Policy 9.4-5 Critical Facilities. Require critical facilities (e.g., fire, police, mainline utilities, emergency command center, and other essential facilities) to incorporate construction standards that resist damage and allow continued function following a major disaster.

Policy 9.4-6 Emergency Response Facilities and Staffing. Ensure that public safety infrastructure and staff resources keep pace with growth and change in the community.

Implementation Program for Policies 9.4-6:

- As part of contract renewals for sheriff and fire protection services, conduct periodic reviews of the ability of local sheriff and fire personnel to respond to emergencies within the community.

- *Work with the Los Angeles County Fire Department to maintain an active swift water rescue response capability for the Rio Hondo and San Gabriel rivers.*
- *Strategically cross-train Fire Department personnel as emergency medical technician defibrillators and paramedics, as well as in urban search and rescue and swift water rescue.*
- *Strategically cross-train Fire Department personnel to be ready to operate at the level of Hazardous Materials First Responder.*

Policy 9.4-7 Education & Training. Promote public education and training efforts to prepare residents and businesses to effectively respond to disasters and emergencies, including the Pico Rivera Community Emergency Response Team (CERT), and Los Angeles County's Mass Notification System (ALERT) and Neighborhood Preparedness (AWARE) effort.

CHAPTER 10

Healthy Community Element

Introduction

Pico Rivera is committed to a future that promotes the social, physical, and mental well-being of its residents, workers and visitors. It is the purpose of the Pico Rivera Healthy Community Element to highlight the connections between health and the local physical, natural, social, and economic environments to set forth a strategy for achieving and maintaining a healthy community.

It is widely understood that the way a community is built and functions has a direct impact on the physical health, mental health, and social interactions of its citizens. An increasing number of Americans suffer from chronic diseases such as obesity, diabetes, heart disease, asthma, and depression. Designing communities that facilitate active lifestyles and healthy choices is a critical component in combating such chronic diseases and improving the long term health and welfare of our population.

A healthy community provides opportunities for people of all ages and abilities to engage in routine and safe physical activity, to access basic needs, and to promote self-improvement and intellectual development for personal and economic growth. Communities that have access to safe and convenient transportation options, arts and cultural facilities, extensive social interaction, varied parks and recreation facilities and programs, healthy foods, medical and mental health care services, and quality educational facilities experience better health outcomes and improved quality of life.

Recognizing that planning decisions can have a strong impact on our transportation choices, housing, and social interactions, this Element recognizes that proper planning can improve our residents' physical and mental health by providing opportunities for physical activity like walking, providing easier access to nutritious food, and facilitating the ability of neighbors to interact with each other on a regular basis.

Safe and Balanced Transportation System

Healthy communities are designed to provide for safe and balanced multi-modal travel including transit use, walking, and biking. The desirability of alternative travel modes is influenced by the availability of quality interconnected



Smith Park

transportation facilities, as well as the nature of adjacent land uses. Compact, higher density land use patterns that provide for a mix of complementary uses and services increase the destinations that can comfortably and conveniently be reached by alternatives to the automobile.

Pico Rivera is largely built out with a mix of residential, commercial, employment and public uses, the predominant use being lower density residential. The City experiences substantial traffic congestion along many of its key transportation routes during peak hours, and there are a number of constraints to providing added roadway capacity. Public transit options exist, but are limited to fixed route buses. Washington Boulevard, including a station at Rosemead Boulevard, is one of two alternative alignments being considered for the proposed Metro Gold Line light rail extension. Opportunities exist to promote focused higher intensity mixed use projects at key locations, and to encourage alternative travel modes within the city.

Alternative travel modes reduce vehicle miles traveled, resulting in decreased congestion, vehicle emissions, greenhouse gas impacts, and noise generation. In addition, lower driving rates can reduce stress, anxiety, traffic accident rates, and transportation costs. Walking and bicycling to school, work or for daily errands increases overall physical activity and contributes to physical and mental health.

Non-Motorized Transportation

Non-motorized transportation, including facilities for biking and walking, are addressed in Section 5, Circulation Element, in the non-motorized transportation section.

Arts and Culture

Cultural enrichment helps shape a community's quality of life and identity by offering forms of expression and engagement that embody local spirit. Public art displays and performances bring people together, offer social and educational opportunities, augment the local economy, and contribute to a healthy community.

Major cultural facilities in Pico Rivera include two public libraries, the Center for the Arts, Senior Center and the Pico Rivera Historical Museum, as shown in **Figure 10-1**. The City is also home to the Pico Rivera Municipal Sports Arena, a popular entertainment venue for the Los Angeles area Hispanic community, famous for its Mexican rodeos (chareadas) and Latin entertainment. In addition, residents are only ten to twenty miles from several regional cultural centers that serve Los Angeles County, such as the Los Angeles County Museum of Art, the Natural History Museum of Los Angeles, and the Los Angeles Children's Museum.

A variety of programs that support social interaction are provided to residents of Pico Rivera by federal, state, county, City, non-profit, school, religious,



Pico Rivera Sports Arena

recreation, business, and other organizations. These programs target youths, adults, seniors and other special and general interests. Communities with good social capital tend to be safer and benefit from better health, higher educational achievement, enhanced economic growth, and a strong sense of civic identity.

Libraries

Pico Rivera contracts with the Los Angeles County Public Library system to operate two libraries within the community: the Pico Rivera Library and the Rivera Library. They both offer residents and local business people a wealth of information and entertainment through books, periodicals, audio and video discs, research materials and on-line access. They also provide homework help, career guidance materials, reading events and a quiet place to read or study. Meeting rooms are also available for rental.

The Pico Rivera Library is in the center of the city across Mines Avenue from Smith Park. The Library recently underwent an expansion, funded by the City and Los Angeles County. The second facility is the Rivera Library located at 7828 S. Serapis Avenue. The Friends of the Pico Rivera Libraries Book Store is located at 9449 Slauson Avenue and helps to raise money and collect books for the Pico Rivera and Rivera Libraries.



Pico Rivera Library

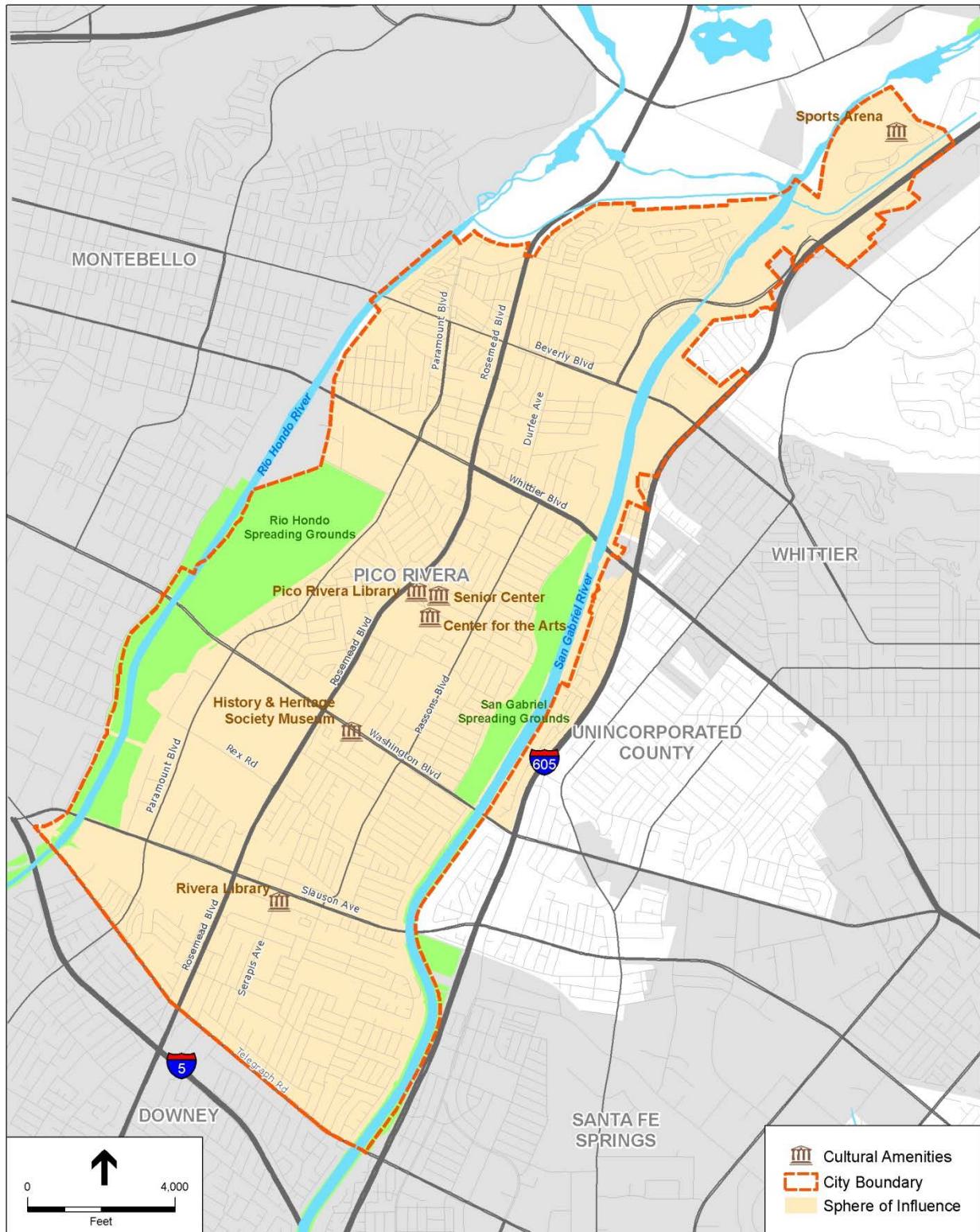


Figure 10-1: Cultural Amenities

Social Capital

Social networks are a valuable asset to a community. Social interaction enables people to build a sense of community, trust, reciprocity and tolerance. Social capital refers to the integrated network of family, community, and civic institutions and networks that shape the quality and frequency of community interactions.

Parks and Recreation

Open space and recreational facilities for the enjoyment of all citizens are essential for the well being of a community. Parks not only serve the recreation and social needs of individuals, they act as community gathering places for families and neighbors to meet and interact, as well as add relief to the surrounding urban environment. Convenient access to parks, trails, open space, and recreation programs provide opportunities for organized and informal recreation and associated physical activity. An active lifestyle can provide a wide range of physical, social and mental health benefits.

When the City of Pico Rivera incorporated in 1958, it inherited an existing park system from Los Angeles County. As the community built out, additional parks were added and existing parks were improved. Today, with little or no land available for park development or expansion, the City is focusing its efforts on improving existing facilities. The result is a well-developed parks system that includes athletic fields, sports courts, playgrounds, picnic areas, gymnasiums, community centers, youth and senior centers, community gardens, an outdoor amphitheater, a skate park, aquatic facilities, and a nine-hole executive golf course (privately managed under contract to the City).

The City's existing parks and recreation facilities and service areas are illustrated on **Figure 10-2**.

The City previously used a traditional parks classification system to sort parks into various neighborhood, community and regional categories. However, in a built out community with little opportunity for new park development, these traditional classifications have little meaning, and are no longer in use. The National Recreation and Park Association recommends that cities, based on their unique needs, establish a park classification system that details service areas, size of parks, intended uses and preferred sets of amenities. This would support the city focusing their efforts on providing a high level of facilities and recreational services within existing parks, as well as expanding existing facilities when opportunities arise. The City's developed parks and recreational facilities, including nearby regional facilities, and planned improvements are shown in **Table 10-1**.

As shown in **Table 10-1**, the City has approximately 102 acres of developed park and recreation facilities. This total includes the City's Community Parks,



Smith Park Aquatic Center



Rivera Park

Neighborhood Parks, Mini-Parks and the Pico Rivera Municipal Golf Course and results in approximately 1.6 acres of parkland per 1,000 residents. If the Sports Arena/Bicentennial Park Campground area is rehabilitated for recreational use it would add 120 acres to the city's developed park and recreation facilities resulting in approximately 3.5 acres of parkland per 1,000.

The City's future park system will allow for a broader range of parks, including linear, mini, school, neighborhood, and special-use facilities. The City will create a park classification system and design standards for each type of park as part of a Comprehensive Park and Open Space Master Plan. Recommended park classifications are shown in **Table 10-2**:



Obregon Park

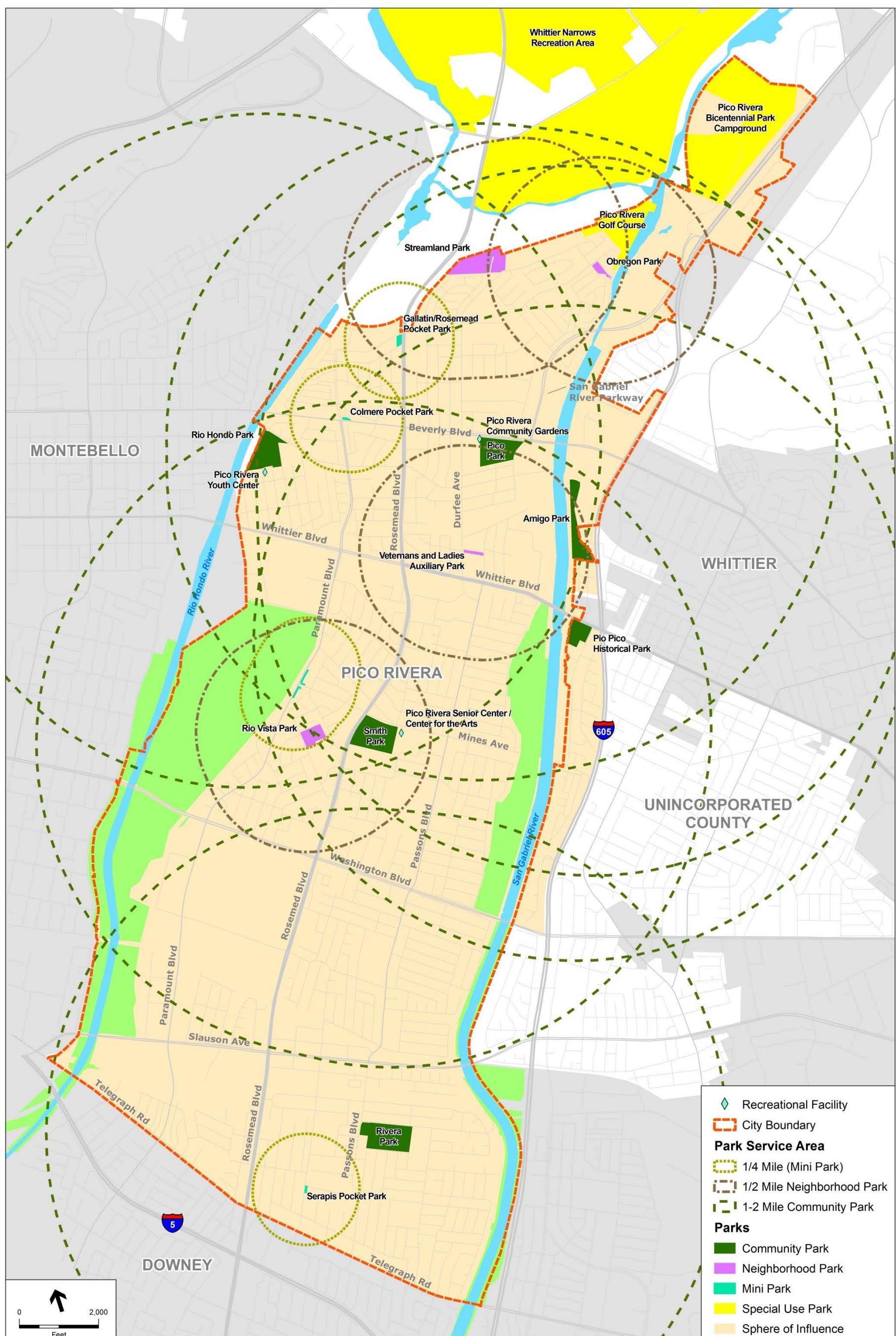


Figure 10-2: Existing Parks and Recreational Facilities

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Table 10-1:
Existing Park and Recreation Facilities Serving Pico Rivera

Park or Recreation Facility ¹	Address	Existing Amenities	Planned Improvements	Acres
Pico Rivera Community Parks				
Pico Park	9528 Beverly Boulevard	Indoor gymnasium, multi-purpose auditorium, meeting rooms, dance studio, lighted baseball/softball and football fields, walking path, drinking fountains, outdoor patio, picnic pavilion, picnic benches and barbecues, playground equipment, outdoor restrooms, and parking lot.	1. New picnic facilities 2. New restrooms 3. New perimeter access road, pedestrian walkways, and jogging trail 4. Exercise equipment 5. New children's playground 6. Changes to irrigation systems to reclaimed water 7. New landscaping	17
Rio Hondo Park	8421 San Luis Potosi Street	Multi-purpose auditorium, dance studio, lighted baseball/softball and soccer fields, lighted handball courts, picnic pavilion, picnic benches and barbecues, playground equipment, outdoor restrooms, outdoor basketball courts, and parking lot.	Complete renovation of the sports field, turf, lights, playground, picnic areas, and additional security lighting.	13
Rivera Park	9530 Shade Lane	Indoor gymnasium, multi-purpose auditorium, meeting rooms, lighted baseball/softball and football fields with covered bleachers, scoreboards and dugouts, concession/restroom building with storage, shade shelter, group picnic area with shade shelter, individual picnic areas, batting cage, lighted handball courts, horse shoe courts, universal access playground, drinking fountains, a walking path, parking lot, and maintenance yard,	Renovated in January 2013.	15.8
Smith Park	6016 Rosemead Boulevard	Multipurpose auditorium; two meeting rooms; lighted baseball/softball fields with grass, skinned infields, public address system, bleachers, and covered dugouts; football/soccer stadium with grandstand, artificial turf and practice fields; lighted basketball courts with spectator seating; skate park; picnic facilities, drinking fountains; walking path; Olympic size swimming pool; picnic areas; accessible playground equipment; exercise stations ;lighted walkways and parking.	Renovations pending completion at time of General Plan Update.	16

Table 10-1 (continued):
Existing Park and Recreation Facilities Serving Pico Rivera

Park or Recreation Facility	Address	Existing Facilities	Planned Improvements	Acres
Pico Rivera Neighborhood Parks				
Rio Vista Park	8751 Coffman & Pico Road	Lighted baseball/softball fields with dugouts and spectator seating; basketball courts; shade shelter; picnic tables; barbecues; playground equipment; restroom/concession/storage building; drinking fountains and parking.	Renovations pending completion at time of General Plan Update.	4.5 ²
Obregon Park	3298 S. Sandoval Avenue	Walking path, sitting benches, drinking fountains, open grass area.	No improvements are planned at this time.	1.3
Streamland Park	3539 Durfee Avenue	Lighted baseball fields, outdoor basketball courts, picnic pavilion, picnic benches and barbecues, playground equipment, outdoor restrooms, equestrian trails, and parking lot.	Planned renovations at Streamland Park are pending funding. Planned renovations include: 1. An additional parking lot and additional parking stalls 2. Separation of the baseball diamonds 3. Improved area lighting 4. A new soccer field with lights 5. New play area 6. New changing room/restroom facility 7. ADA access improvements	7.6
Veterans & Ladies Auxiliary Park	9325 Garth Gardner Lane	This facility includes a playground, park benches, a walking path and parking lot.	No improvements are planned at this time.	0.7
Pico Rivera Mini-Parks				
Gallatin/Rosemead Pocket Park		Park benches		0.5
Colmere Pocket Park		Park bench		0.25
Serapis Pocket Park		Park bench		0.1
Paramount/Mines Parkway				0.5
Pico Rivera Special Use Parks				
Pico Rivera Municipal Golf Course	3260 Fairway Drive	Nine-hole, par 29 executive course, covered driving range, two putting greens, a café and banquet facility. Privately managed under city contract.	1. Renovations completed in July 2013.	24.5

Table 10-1 (continued):
Existing Park and Recreation Facilities Serving Pico Rivera

Park or Recreation Facility	Address	Existing Facilities	Planned Improvements	Acres
Sports Arena/ Bicentennial Park Campground	11003 Rooks Rd	Adjacent to the former Bicentennial Park Campground is the 6,000 seat Sports Arena. Famous for its Mexican rodeos (charradas) and Latin entertainment, the Pico Rivera Sports Arena is a popular recreation spot for the Los Angeles area Hispanic community. This facility was built in 1979, and is reputed to be the largest Mexican rodeo ring in the country. An average of 25 shows, preceded by a traditional Mexican rodeo, is held at the Sports Arena every year. Since 1975, the 120-acre site within the Whittier Narrows Flood Control Basin has been leased to the City of Pico Rivera for recreational activities. It presently encompasses the Pico Rivera Sports Arena, the former Bicentennial Park campgrounds, and the former Pico Rivera Stables.	The Sports Arena concessionaires are renovating the Sports Arena with landscape improvements, the installation of an LED billboard and infrastructure improvements. A Campground Master Plan was recently prepared for rehabilitation of the campground area. Since the area's primary purpose is flood protection, water supply and groundwater recharge, these proposals are subject to environmental review and approval by the U.S. Army Corps of Engineers.	120
Pico Rivera Community Gardens	8535 Beverly Road Near Paramount and Beverly Road	The community gardens provide a gathering place for community residents and an area for residents to lease a plot of land to grow their own fruits and vegetables. The City provides water to the garden free of charge.	No improvements are planned at this time.	N/A
Pico Rivera Youth Center	4632 Orange Street	Auditorium and kitchen	No improvements are planned at this time.	N/A
Pico Rivera Senior Center	9200 Mines Avenue	Multi-purpose auditorium, fitness center, billiard/game room, computer lab, dance studio, meeting room, wireless accessible, outdoor patio, kitchen and parking lot.	Recently renovated.	N/A
Centre for the Arts	9200 Mines Avenue	Gallery space and classroom area.		N/A
Natural Resources Areas				
Rio Hondo and San Gabriel Spreading Grounds		The facility serves as water storage/recharge facility and consists of 698 acres with 6 miles of proposed trails, under the jurisdiction of Los Angeles County Public Works Department Flood Control Division.	A bike path that connects the existing County LARIO (Los Angeles River) trail with the city's bike lane along Mine Avenue. The bike path is part of the "Paseo del Rio at Rio Hondo Coastal Basins Spreading Grounds" project, collaboration between the City of Pico Rivera and the County of Los Angeles that began in 1999. Educational programs, field trips and group visitors may also become a part of the project. The project is also being developed in conjunction with the San Gabriel and Los Angeles Rivers Watershed and Open Space Plan in order to promote a regional river parkway that connects neighboring jurisdictions.	698

Table 10-1 (continued):
Existing Park and Recreation Facilities Serving Pico Rivera

Park or Recreation Facility	Address	Existing Facilities	Planned Improvements	Acres
Nearby Park and Recreation Facilities				
Whittier Narrows Recreation Area ¹	750 Santa Anita Avenue, South El Monte, CA	Picnic grounds, a water sanctuary, fishing lakes, a skeet and trap shooting area, baseball and softball fields, tennis, basketball and volleyball courts, and an archery area.		973
Whittier Narrows Natural Area/Nature Center ¹	1000 Durfee Road, South El Monte, CA	A 400-acre sanctuary of riparian woodland that borders the San Gabriel River. It features four lakes, including many plants and animals native to wetland communities and the lakes provide a winter sanctuary for migrating waterfowl.		133
Whittier Narrows Golf Course ¹	8640 Rush Street, Rosemead, CA	This facility features 27 regulation holes of golf: one 18-hole regulation course and one 9-hole regulation course.		278
Amigo Park ²	5700 S. Juarez Avenue Whittier, CA	Baseball/Softball Fields, Children's Play Area, Multi-purpose Field, Picnic Areas with BBQ Grill, Walking and Biking Trails		4.52
Pio Pico State Historical Park	6003 Pioneer Boulevard, Whittier, CA	Includes historic gardens and the restored adobe home of Pio Pico. Is registered as California Historic Landmark No. 127. Park activities include guided tours, interpretive school group programs, special events, living history days, and picnic facilities.		5

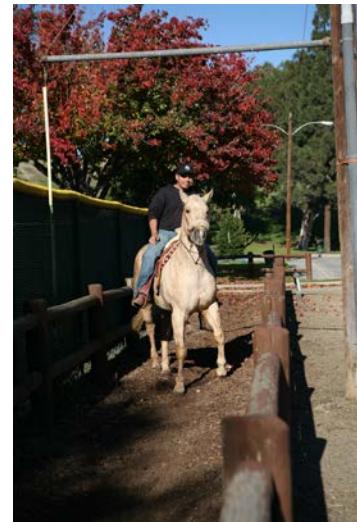
Notes:

1. These facilities are owned by the United States Army Corps of Engineers, but are operated by the Los Angeles County Department of Parks and Recreation.
 2. This facility is owned and operated by the Los Angeles County Department of Parks and Recreation.
- Source: City of Pico Rivera Parks and Recreation staff; Rio Vista, Rivera, Smith Park and Streamland Park Concept Plans; City of Pico Rivera, Parks and Recreation Department, <http://www.pico-rivera.org/depts/parks/facilities/default.asp>, accessed May 28, 2014; Los Angeles County Department of Parks and Recreation, <http://parks.lacounty.gov>, accessed May 13, 2014.

Table 10-2:
Pico Rivera Park Classification

Category	Park Classification
Mini Parks	Mini parks serve adjacent residents, address limited, isolated or unique recreational and aesthetic needs, and serve as recreational and beautification spaces where acquisition of larger parks is not possible. Mini parks can provide limited active and passive recreation opportunities and be linked to community pathways and sidewalks.
Neighborhood Park	Neighborhood parks typically serve residents within a ½ mile and serve as the recreational and social focus of the neighborhood. These parks, which are the basic unit of the City's park system, provide informal, active and reflective recreational options for all ages. These parks are often interconnected to trails/sidewalks and within walking/biking distance of most users. Neighborhood park facilities are typically less than 10 acres in size.
Community Parks	Community parks provide a broader range of recreational and community gathering place functions than neighborhood parks, and typically serve residents within 1 to 2 miles. Community parks provide larger-scale sports fields, gymnasium, and community center needs, as well as facilities for recreation programs. Located more centrally and connected by collector streets and trail networks, community parks are generally larger than 10 acres in size.
Natural Resource Areas	This includes lands set aside for the preservation of significant natural resources and open space and includes the Rio Hondo and San Gabriel River spreading grounds.
Special Use	Special-use park and recreational facilities include the Golf Course, Community Gardens, Youth Center, Senior Center, and Centre for the Arts that are designed for specific or specialized uses. This also includes the Sports Arena/Bicentennial Park Campground, which provides commercial and regionally oriented facilities.
Greenways/linear parks	Greenways and linear parks are intended to tie park system components together to form a continuous park environment, and provide uninterrupted and safe pedestrian movement between parks throughout the community and opportunities for water quality. Typical locations include natural features, such as along the rivers, remnant right-of-way, railroad sites, power-line easement areas and street rights-of-way.

In 2002, the City developed conceptual drawings for the upgrade of the city's major park facilities. As part of the city's effort to enhance the provision of vital city services, the City has made recent renovations to Smith, Rio Vista, Pico, Rivera, Rio Hondo and Streamland parks. The City has also completed renovations to the Senior Center, Golf Course and aquatic center. Future projects will include improvements to the former Bicentennial Park campgrounds and the Pico Rivera Sports Arena Complex. The City also has a Joint-Use Agreement with the El Rancho Unified School District (ERUSD), which gives them access to the classrooms, cafeteria, athletic fields, basketball courts, and playgrounds at the elementary, middle, and high schools within ERUSD.



Equestrian trail near Streamland Park

In addition to City facilities, there is a wide range of regional recreation facilities accessible to Pico Rivera residents. The nearby Whittier Narrows and the Santa Fe Dam recreation areas provide a range of recreational opportunities. Rio Hondo Park and the San Gabriel River spreading grounds offer bike trails and walking/jogging paths. The Whittier Narrows area and the City also provide for equestrian trails. In addition, there are numerous other public and private recreation facilities located throughout the Los Angeles basin.

The City has received several grants from KaBoom, a national non-profit, to construct a shade shelter and children's playground equipment at existing playgrounds and was designated Playful City USA by KaBoom in 2011, 2012 and 2013. This recognition honors communities that are making bold commitments by investing in program and infrastructure to keep kids active, playing and healthy.



Lario Trail

Access to Healthy Foods and Nutrition

A healthy community offers access to an abundant selection of healthy foods, fresh produce, and other locally grown products. Access to healthy and locally grown products can assist people in making informed decisions about what they eat, enhance consumption of fresh products, reduce the risks of a number of chronic health issues, and minimize environmental impacts associated with long-distance shipping.

In addition to traditional food outlets, farmers markets, community gardens, urban produce stands, and school food service and garden programs can increase access to healthy food options. While such programs are limited in Pico Rivera, the City's Parks and Recreation Department has established the Pico Rivera Community Gardens to promote healthy living and provide residents who do not have garden space with the opportunity to grow produce for personal use. In addition, there are farmers markets in nearby Whittier, Montebello, and Downey. The City also participates in the Let's Move Campaign and promotes a walking program and healthy food policies.

Access to Health Care and Mental Health Care

Ensuring adequate, accessible and affordable health care and mental health care facilities and programs is important for maintaining a healthy community. A number of private and non-profit care providers offer routine medical, hospital and mental health services to local residents. In addition, a variety of programs are provided by federal, state, county, and local/non-profit agencies including intervention, medical, support, and recovery programs. Many of these services and facilities are located outside of Pico Rivera, requiring residents to travel to access necessary health needs. It is anticipated that service demand will increase in the future, particularly as the population ages, adding to the need for local health care in Pico Rivera.

There is no homeless shelter in the City, although shelters are provided in the surrounding cities of Whittier, Santa Fe Springs, Norwalk, and Bell. To address the local homeless situation, Pico Rivera is cooperating with the Los Angeles Homeless Services Authority (LAHSA) and the Gateway Cities Council of Governments in addition to providing financial support to local service providers. The City, as required by Program 11 of the Housing Element, will also continue to monitor the inventory of sites appropriate to accommodate emergency shelters and transitional and supportive housing and will work with the appropriate organizations to ensure the needs of homeless and low income residents are met.

Schools and Day Care Facilities

Schools and day care facilities contribute to the overall well-being of residents. A variety of public and private entities within and surrounding Pico Rivera provide educational and day care services.

The El Rancho Unified School District and the Montebello Unified School District serve Pico Rivera. Included within the city are elementary, middle and high schools, as well as an early learning center and adult education facility (see **Figure 10-3**). The Whittier School District serves the portion of the City's sphere of influence east of the San Gabriel River and south of the Whittier Boulevard, but has no facilities located in this area. The Pico Rivera Parks Department oversees a K-5 after school REACH program which operates within state curriculum guidelines. The last several years have demonstrated a trend of declining grades K-12 enrollment, which is anticipated to continue in Pico Rivera as well as Los Angeles County as a whole. Beyond the public K-12 system, there are a number of private schools, trade institutions and higher education facilities located within or near the city. This includes Rio Hondo Community College in adjacent Whittier, which serves Pico Rivera and the remainder of the southern San Gabriel Valley and the El Rancho Adult Education Center located in Pico Rivera.

The City of Pico Rivera and its citizens place a high priority on quality education. The high priority placed on schools results from the stable, family-oriented nature of the community and is reflected in a key initiative of the community to have a college graduate residing within every Pico Rivera household.

Although the construction of school is the responsibility of local school districts and not the City, municipal development policies, along with changing demographics, significantly affect school facilities needs. In addition, school districts are exempt from local regulations and cannot be required to adhere to City General Plan policies. However, cooperation between the City and the local



El Rancho High School

10. Healthy Communities Element

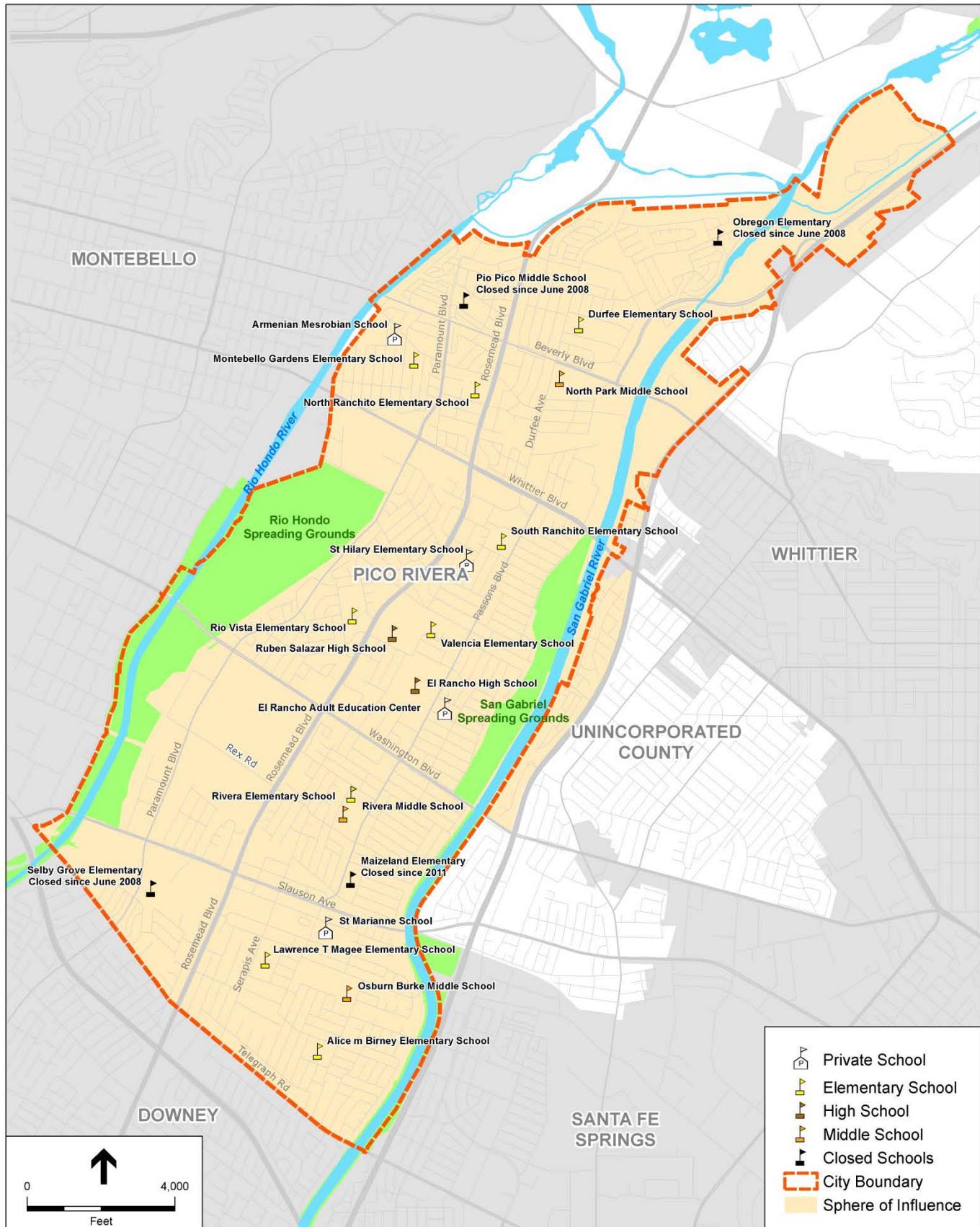


Figure 10-3: School Facilities

school districts is essential to provide high quality educational facilities. Present laws regulating school facility financing place responsibility on the State and local school districts. State law also caps development fees for schools, and limits the ability of cities to require new development to provide new school facilities. In general, payment of development fees established by local school districts is considered to be "mitigation in full" for the impacts of such development on schools, whether or not the maximum fees allowable under the law are adequate to construct new facilities.

There are a variety of day care facilities serving City residents. The City of Pico Rivera Parks Department runs a pre-school program for pre-kindergarten children at three park sites. Quality child care establishes a foundation for success in school, contributes to work/life balance, reduces workplace absenteeism, and is beneficial to economic growth.

Goals, Policies, and Implementation Actions

Overall Community Health

Goal 10.1

Health and well-being for all members of the community.

Policy 10.1-1 Education. Collaborate with Los Angeles County Department of Public Health, health care providers, and social organizations to educate the public on healthy lifestyles and promote preventative health care and behaviors to improve overall health of the community.

Policy 10.1-2 Health Events. Host, sponsor, and/or work with non-profit groups and public and private institutions to organize citywide public health events such as health fairs, senior fairs, speakers, lectures, and workshops.

Policy 10.1-3 Community Health Monitoring. Establish procedures to track community health information, determine indicators to measure results by, and improve health over time.

Implementation Program for Policy 10.1-4:

- *Work with Los Angeles County Department of Public Health, local and regional healthcare providers, and social organizations to obtain and track community health data. Work to define indicators to measure community health results, which could include the amount of bicycle routes or walking trails in the City, or park acreage per resident.*

Healthy Transportation System

Goal 10.2

A balanced and healthy transportation system where transit, bicycling, and walking are alternative methods to the automobile.

See also policies addressing bicycle and pedestrian trails in the Circulation Element.

Transit

Policy 10.2-1 Transit Service Expansion. Work with appropriate providers to expand transit service throughout Pico Rivera especially along major transportation corridors, and to key locations such as employment centers, grocery stores, medical offices, schools, libraries, parks, and other civic facilities.

Policy 10.2-2 Transit Improvements. Work with appropriate providers to improve transit facilities and stations to make them safer and conveniently located.

Policy 10.2-3 Gold Line Light Rail Extension. Continue to work with the Metropolitan Transit Authority to locate the station for the Gold Line light rail extension within Pico Rivera to encourage transit ridership.

Policy 10.2-4 Bus Turnouts. Work with the Metropolitan Transit Authority, Montebello Bus Lines, and Downey Link to identify locations along existing and future transit routes for additional bus turnouts to increase transit usage.

Implementation Program for Policy 10.2-4:

- *Prioritize transit routes where additional bus turnouts are needed; and work with the transit agencies to pursue funding for construction of turnouts.*

Safe Transportation System

Goal 10.3

A transportation system where residents can safely walk or ride their bicycles to school and other destinations.

See also policies addressing safe routes to schools in the Circulation Element.

Policy 10.3-1 Safe Routes to School. Continue working with the school districts to implement safe routes to schools projects for all schools within the City.

Implementation Program for Policy 10.3-1:

- *Complete a Safe Routes to School Master Plan to integrate infrastructure improvements, education programs, activities and events to encourage participation in bicycling and walking to school, and enforcement of traffic regulations to address safety concerns.*

Policy 10.3-2 Traffic Calming. Implement traffic calming features to reduce traffic speeds, improve safety, and minimize pollution in residential neighborhoods.

Policy 10.3-3 Conflicts with Vehicles. Ensure safe bicycle lanes and pedestrian routes that reduce conflicts with users and motor vehicles through design improvements, and well-marked pedestrian crossings and bicycle routes.

Policy 10.3-4 Truck Routes. Modify designated truck routes to limit or avoid truck traffic through or adjacent to residential neighborhoods and schools, to the extent feasible, to minimize health and safety concerns.

Policy 10.3-5 Rail Crossings. Continue to work with railroad companies and appropriate agencies to create railroad grade separations to increase safety, while taking steps to make the existing at-grade rail crossings safer for pedestrians and vehicles.

Policy 10.3-6 Education. Encourage bicycle, pedestrian, and vehicle safety through education programs.



Arts and Culture

Goal 10.4

Enhanced quality of life through arts and culture.

Policy 10.4-1 Public Art. Encourage the provision of public art, especially in municipal locations accessible to the public and at key entryways into the City to serve as landmarks and entry features.

Policy 10.4-2 Art Programs. Continue to promote arts and cultural programs at the Pico Rivera Centre for the Arts and other appropriate locations to foster community identity.

Policy 10.4-3 Display of Public Art. Encourage the use of publicly owned facilities and spaces, such as the Pico Rivera Centre for the Arts and City Hall, for the display of local art, and for future art and cultural events.

Libraries

Goal 10.5

Opportunities for lifelong learning and cultural enrichment.

Policy 10.5-1 Libraries. Continue to work with Los Angeles County in the provision of adequate library services, facilities, materials and programs that meet the needs of all residents.

Policy 10.5-1 Convenient Access. Continue to coordinate with Los Angeles County to ensure that library facilities are conveniently accessible to pedestrians and bicyclists and along transit corridors.

Policy 10.5-1 Multi-Functional Use. Support the use of libraries as multi-functional facilities, acting as gathering places, cultural centers, and venues for community events and programs.

Social Capital

Goal 10.6

An improved and integrated system of family, community, and civic networks in Pico Rivera.

Policy 10.6-1 Development patterns. Promote development patterns that reduce commute times, provide public space for people to congregate and interact socially, that encourage civic participation and foster safe and attractive environments.

Policy 10.6-2 Community Event Participation. Strive to increase participation in community events that include youth and senior activities, and family programs.

Implementation Program for Policy 10.6-2:

- *Continue to disseminate information on community events through the City's website, local newspapers, direct mailers, at community centers, and through community organizations such as churches and schools.*

Parks and Recreation

Goal 10.7

A complete system of parks and recreational facilities and programs that provide diverse opportunities for active recreation, passive recreation, and social interaction, meeting the needs of the community.

Policy 10.7-1 Parks Master Plan. Adopt and maintain a Parks Master Plan, responding to community needs as they change over time.

Implementation Programs for Policy 10.7-1:

- *Implement any identified improvements in the conceptual drawings to ensure the community's park needs are being met.*
- *Adopt a Comprehensive Parks and Open Space Plan that provides for and addresses the following:*
 - *Identifies gaps within the City with insufficient green space and identifies options to meet those needs*
 - *Identifies sites for mini-parks*
 - *Land banking for future parks*
 - *Expands opportunities for passive recreation*
 - *Expands jogging/walking paths and fitness stations at parks*
 - *Identifies opportunities for dog parks*
 - *Strives to attain a parks standard of three (3) acres per 1,000 people*
 - *Continually revise the Parks and Recreation Standards Manual to provide guidance for the development of new parks and rehabilitation of existing parks*
 - *Regularly review and update the Parks Master Plan.*

Policy 10.7-2 Existing Facility Improvement. Continue to improve, rehabilitate, and expand existing park and recreation facilities, as funding is available, to meet the needs of Pico Rivera residents, employees, and visitors.

Policy 10.7-3 New Development. Require new residential development to dedicate land or contribute in-lieu fees at a standard of three (3) acres per 1,000 population, and contribute park development fees, to finance acquisition, development, improvement, and maintenance of park and recreational facilities.

Policy 10.7-4 Fees. Periodically review park development fees and funding sources to ensure their adequacy to cover park acquisition, development, improvement, and maintenance.

Policy 10.7-5 Public Involvement. Encourage residents to become involved in the design, improvement, operation, maintenance, and security of park facilities throughout the community.

Policy 10.7-6 Collaboration. Coordinate park and recreational facilities planning with local and regional agencies in an effort to enhance recreational opportunities in the City.

Policy 10.7-7 Sports Arena and former Bicentennial Park Campground. Improve the Sports Arena and Bicentennial Park Campground area as a major

See also policies for the Sports Arena/Kruse Road Area Opportunity Area.

recreational venue, including sports fields, equestrian uses, and habitat restoration.

Implementation Program for Policies 10.7-7 and 10.7-8:

- Continue working with Army Corps of Engineers to implement the Campground Master Plan which provides for the rehabilitation of the campground site.
- Prepare a comprehensive plan for the future use of the Sports Arena and Bicentennial Park Campground area, which also includes the former campgrounds, to ensure that the area's value as a recreational resource, community gathering place, conservation area and economic driver are addressed.
- Pursue local, state, and federal funding (such as Strategic Growth Council "Greening" grants) to plan for and improve the Sports Arena and Bicentennial Park Campground area.

Policy 10.7-8 Sports Arena Entrance. Work with Caltrans, Los Angeles County, and City of South El Monte to include signage, improve access, and create an entry from Highway 60 to the Sports Arena and Bicentennial Park Campground.

Policy 10.7-9 Easements. Consider the use of utility and railroad right-of-ways for active and passive recreation uses, such as including a linear park along the rail line west of Passons Boulevard, as part of the lands originally purchased for the Passons Grade Separation project, as well as providing for expanded park land as part of the proposed Durfee grade separation.

Policy 10.7-10 Joint Use. Support the City's joint use agreement with El Rancho Unified School District which provides access to the classrooms, cafeteria, athletic fields, basketball courts, and playgrounds at the elementary, middle, and high schools within ERUSD El Rancho Unified School District.

Policy 10.7-11 Onsite Open Spaces. Provide development incentives for private commercial, office, industrial, and other non-residential developments to provide onsite usable open space that is accessible to the public such as green rooftops, public plazas, and walking paths.

Policy 10.7-12 Increasing Recreational Opportunities. Partner with the Watershed Conservation Authority to promote and increase recreational opportunities in the City by:

- Expanding trails, where feasible, along the portions of the Rio Hondo and San Gabriel river corridors;
- Exploring opportunities to create more passive recreation, including fitness zones at the spreading grounds
- Assisting in improving the access to Whittier Narrows recreation areas; and
- Promoting a coordinated approach to future land use decisions adjacent to the Sports Arena.
- Conducting an equestrian trails study to identify where equestrian trails may be properly developed and link to the Whittier Narrows equestrian trails and local horse boarding facilities.

Policy 10.7-13 Municipal Golf Course. Support continued renovation efforts and any future expansions of the Pico Rivera Golf Course to help meet the recreational needs in the City and provide additional economic opportunities.

Policy 10.7-14 Equestrian Facilities. Expand opportunities for equestrian-oriented recreational facilities in the City, and permit this use in the Sports Arena and Bicentennial Park Campground area.

Policy 10.6-15 Efficiency and Conservation. Incorporate energy efficiency and water conservation in parks and recreation areas, and require the use of native, drought-tolerant plants, to the extent feasible and as recommended by Assembly Bill 1881.

Policy 10.7-16 Private Recreation. Encourage the location of additional private health clubs and recreation facilities in Pico Rivera.

Policy 10.7-17 Parks as Gathering Places. Identify and provide facilities within City parks to enhance their function as community gathering places and ensure they are distributed throughout the community.

Policy 10.7-18 New Gathering Places. Support the revitalization of the shopping center at the southwest corner of Rosemead Boulevard and Mines Avenue to reinforce Smith Park, the community center and adjacent library as a community gathering place.

Community Centers

Policy 10.7-19 Community Centers. Regularly maintain, improve, and expand, when necessary, existing community centers to adequately meet the City's needs.

Recreational Programs

Policy 10.7-20 Program Diversity. Ensure that recreation programs and services meet the diverse needs of the community that serve residents of all ages, backgrounds, and interests.

Implementation Program for Policy 10.6-20:

- *Periodically assess the city's recreation programming needs through citywide surveys to ensure that that community's needs are being met.*

Policy 10.7-21 Recreational Program Costs. Continue maintaining fees for residents to participate in city recreational programs at or below the city's cost whenever feasible.

Policy 10.7-22 Seniors. Continue to provide dance classes, recreational programs, local and regional trip opportunities for physical activity, and services for seniors.

Policy 10.7-23 Youth Programs. Collaborate with the school district, religious organizations, non-profit groups, law enforcement, and other appropriate organizations to determine needs and continually improve upon the services and programs for children and youth.

Access to Healthy Foods and Nutrition

Goal 10.8

Convenient access to and a range of options for fresh and nutritious foods in Pico Rivera.

Policy 10.8-1 Food Access. Strive for the majority of residents to be in close proximity to a supermarket or other healthy food establishment.

Implementation Program for Policy 10.8-1:

- Consider facilitating consolidation of the vacant commercial parcel at the southeast corner of Rosemead Boulevard and Beverly Boulevard with existing commercial centers to the south to provide for a larger commercial capable of supporting development of a supermarket at that location.

Policy 10.8-2 Transit Service to Access Healthy Foods. Work with local and regional transit agencies to ensure that bus routes provide service from underserved neighborhoods to healthy food retail stores.

Policy 10.8-3 Community Gardens. Facilitate establishment of community gardens by allowing gardens on vacant properties, at existing parks, and any other appropriate locations provided the gardens are managed and operated to prevent adverse impacts on adjoining uses.

Policy 10.8-4 Green Roofs. Encourage new buildings to incorporate green roofs and the conversion of existing roofs to maximize opportunities for urban gardening.

Policy 10.8-5 Edible School Yards. Work with the El Rancho Unified School District to explore the feasibility for creating “edible school yards” that provide gardens and gardening educational programs on school property.

Policy 10.8-6 Healthy Foods at Schools. Work with the El Rancho Unified School District to ensure provision of healthy food options.

Policy 10.8-7 Summer Meals Program. Continue to provide summer meal programs for youth.

Policy 10.8-8 Seniors. Continue to provide nutritious meals to seniors at the Senior Center.

Policy 10.8-9 Healthy Foods at City Events. Provide healthy food options at municipal buildings and at city events where food is available by the City.

Policy 10.8-10 Drive-Through Restaurants. Limit the number of drive-through restaurants near schools, and in areas where there are high concentrations of these uses.

Policy 10.8-11 Food Education. Disseminate information about healthful eating habits.

Policy 10.8-12 Farmers Market. Pursue the establishment of a farmers market within the city limits to increase access to healthy, local, affordable foods and encourage community-building.

Implementation Program for Policy 10.8-12:

- Identify potential farmers' market sites on public property, including parks and schools.
- Adopt zoning regulations that establish farmers' markets as a permitted use in appropriate locations. Farmers markets are compatible with all land use designations shown on the General Plan Land Use Plan.

Policy 10.8-13 Sit-down Restaurants. Pursue and encourage sit-down restaurants within City limits.

Access to Health Care and Mental Health Care

Goal 10.9

Access to affordable and high quality health care in Pico Rivera.

Policy 10.9-1 Healthcare Services. Work with local health care providers to increase the availability of high quality and affordable health care services that is in Pico Rivera.

Policy 10.9-2 Healthcare Facility Sites. Identify potential sites for healthcare facilities that are well-served by transit, and specifically include these types of facilities as a permitted use within appropriate commercial and industrial areas.

Policy 10.9-3 Seniors. Continue to provide, and support other organizations that provide, health screenings for seniors as preventative care.

Policy 10.9-4 Mental Health Care. Support the efforts of Los Angeles County and other local organizations that provide mental health services to ensure residents of Pico Rivera are being adequately served.

Policy 10.9-5 Homeless. Support the efforts of various agencies such as the Los Angeles County and the Gateway Council of Governments to address homeless issues and to help advance individuals to lead a stabilized and productive life.

Policy 10.9-6 Co-location of Facilities. Encourage the co-location of healthcare and social services to increase access to care.

Policy 10.9-7 Outreach. Educate the community on the availability of health care options, as well as social services in and around Pico Rivera.

Schools and Day Care Facilities

Goal 10.10

High quality day care, education, and lifelong learning opportunities for all members of the community.

Schools

Policy 10.10-1 School Services. Support public school districts and private schools in providing educational services.

Implementation Program for Policy 10.10-1:

- *Undertake regular meetings with local school districts and private schools to address and resolve issues of mutual interest.*

Policy 10.10-2 School Capacity. Work with local school districts to ensure that school facilities have sufficient capacity to meet the needs of current and projected enrollment, within the limits of State law.

Policy 10.10-3 Development Proposal Review. Provide school districts the opportunity to review and comment on residential development proposals to ensure projects adequately address school capacity issues.

Policy 10.10-4 Joint Use. Coordinate with the school district to maintain joint use of school and park facilities during non-school hours. Joint use agreements should be maintained to maximize public use of facilities with shared financial and operational responsibilities.



Policy 10.10-5 Funding Sources. Cooperate with school districts in identifying and pursuing sources of funding for the improvement of existing schools.

Policy 10.10-6 Higher Education. Support the development of higher education and vocational education facilities in the City to increase access to these services.

Day Care Facilities

Policy 10.10-7 Range of Day Care Services. Encourage the development of a range of day care facilities including family day care homes and public and private day care centers for youth and seniors that are high quality and affordable to meet the needs of Pico Rivera residents.

Policy 10.10-8 High Quality and Affordable Day Care. Encourage day care facilities and services to be located in or near residential areas and employment centers, as well as along transit and major transportation routes.

Implementation Program for Policies 10-10-7 and 10.10-8:

- *Work with local and regional agencies to assess childcare supply and demand, and implement programs to address any deficiencies.*

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CHAPTER 11

Noise Element

Introduction

Pico Rivera recognizes the relationship between noise and the well-being of the community. Residents seek a peaceful living environment, and businesses seek the ability to conduct business without being interrupted by excessive noise levels. As a result, excessive noise levels can affect the physical health, property values, and economic productivity of the city's residents and businesses.

Regulating noise is thus essential to creating a peaceful and productive community. The City's ability to regulate noise falls into three broad classifications: achieving noise compatible land uses, addressing noise generated by transportation, and dealing with noise generated by temporary construction activities. Achieving noise compatible land use involves making sure that new development is placed within an appropriate noise setting and that adjacent land uses do not generate so much noise that they disturb adjacent uses. Addressing transportation noise generated by the highways, roadway, and rail lines that run through the community, focuses attention on protecting the land uses adjacent to these transportation facilities from excessive noise. Finally, dealing with noise generated by temporary construction activities includes regulating the timing of constructing during the day and working with developers to reduce noise generated by construction equipment.

This element examines noise sources in Pico Rivera with a view toward identifying and evaluating the potential for noise conflicts, and identifies ways to reduce existing and potential noise impacts. This element addresses noise that affects the community at large, rather than noise associated with site-specific conditions. It contains goals, policies, and implementation programs to achieve and maintain noise levels compatible with various land uses.

Noise Context

Noise has long been an accepted part of modern civilization and the urbanization process. The City of Pico Rivera is subject to noise sources that can be generally classified as transportation noise sources and stationary noise sources.

- **Traffic Noise.** Primary noise sources in Pico Rivera are and will continue to be transportation related. Existing and future traffic noise is greatest along the city's major roadways which include Rosemead Boulevard, Paramount Boulevard, Beverly Boulevard, Whittier Boulevard, Washington Boulevard,

Slauson Boulevard, and Telegraph Road, as shown in **Appendix G, Tables G-1 and G-2**. Future roadway noise exposure and contour distances based on development allowed under this General Plan are presented in **Appendix G, Table G-3**.

- **Railroads.** Both the Burlington Northern Santa Fe (BNSF) and Union Pacific railroads maintain lines through the city, as shown in **Figure 5-4**. Metrolink, a regional rail system that includes commuter and passenger services also has lines through the city. Existing and future railroad noise is shown in **Appendix G, Tables G-1 and G-2**.

Future transit facilities to be located in the city are being considered and include the Metro Gold Line light rail but is not anticipated to generate a significant amount of noise. The California High Speed Rail Authority is also considering an east-west alignment of the High Speed Rail line through the city, to be located north of Slauson Avenue. Implementation of either transit facility would result in substantially higher, although intermittent noise levels along those transit corridors and within adjacent areas.

- **Stationary Sources.** Stationary noise sources also contribute to the ambient noise environment in Pico Rivera. Within the community, stationary noise sources related to industry and construction are present. Industrial noise is typically generated by industrial processing and operations, as well as maintenance yards. Construction noise sources can be from diesel engines, air compressors, and electric motors. Residential areas can generate noise through the use of heating and cooling equipment, and through landscape maintenance activities such as gasoline-powered lawnmowers. Commercial uses can generate noise through the operation of rooftop heating and cooling equipment, and other activities such as trash collection and deliveries.

Characteristics of Noise

The principal characteristics of sound are its loudness (amplitude) and frequency (pitch). The frequency of a sound is significant because the human ear is not equally sensitive to all frequencies. The ear is not very sensitive to low frequencies, characterized as a rumble or roar. The ear, however, is most sensitive at higher frequencies, characterized as a screech or a whine. To reflect this varying sensitivity, an A-weighted decibel scale (dBA) is typically used to measure the perceived loudness of a sound.

Noise refers to sound pressure variations audible to the ear. Whether the sound is judged as noise depends largely on the listener's current activity and attitude toward the sound source as well as the amplitude and frequency of the sound. To obtain convenient measurements and sensitivities at extremely low and high sound pressures, sound is measured in units of the decibel (dBA). A listener often judges an increase in sound levels of 10 dBA as a doubling of sound. Examples of the decibel level of various noise sources are shown in **Figure 11-1**.

Maximum Sound Level

The Maximum Sound Level is the highest A-weighted sound level observed during a single noise event no matter how long the sound may persist.

Sound Exposure Level (SEL)

The Sound Exposure Level value represents the A-weighted sound level integrated over the entire duration of one second. Hence, it normalizes the event to a 1-second event. Typically, most events last longer than one second, and the SEL value will be higher than the maximum sound level of the event. SEL is usually applied in situations with multiple sound events, each one having its own characteristic SEL.

Equivalent Noise Level (L_{eq})

The equivalent noise level (L_{eq}) is a measure of the exposure resulting from the accumulation of A-weighted sound levels over a particular time period. Conceptually, L_{eq} may be thought of as a constant sound level over the period of interest that contains as much sound energy as the actual time-varying sound level with its normal peaks and valleys.

Day-Night Average Sound Level (L_{dn})

The Day-Night Average Sound Level is the 24-hour energy average A-weighted sound level with a 10dBA weighing added to those levels occurring between 10 p.m. and 7 a.m. the following morning. The 10 dBA weighing is a penalty representing the added intrusiveness of noise during normal sleeping hours. L_{dn} is used to determine land use compatibility with noise from aircraft and surface traffic. The expression L_{dn} is often used in equations to designate the day-night average sound level.

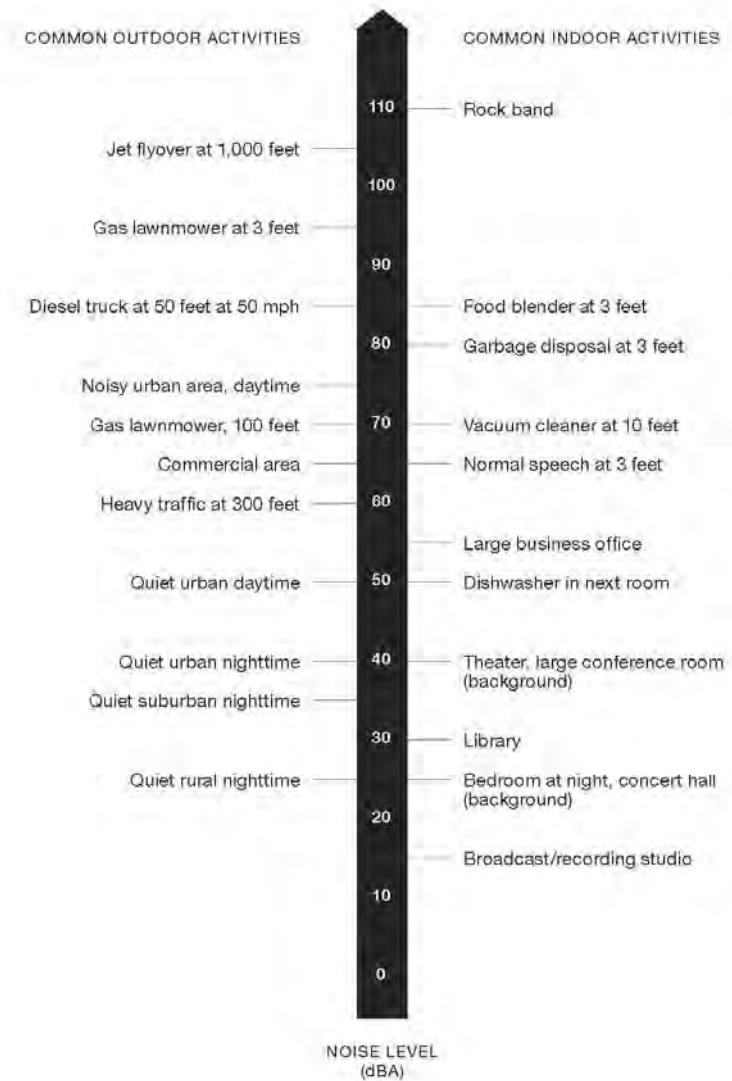


Figure 11-1: Common Noise Sources

Community Noise Equivalent Level (CNEL)

The Community Noise Equivalent Level is an artificial decibel increment added to quiet-time noise levels in a 24-hour noise receptor because community receptors are more sensitive to unwanted noise intrusion during the evening and at night. An addition of five decibels is added to sound levels that occur in the evening from 7:00 p.m. to 10:00 p.m., and an addition of 10 decibels to sound levels that occur between 10:00 p.m. and 7:00 a.m. An interior CNEL of 45 dBA is mandated for multi-unit residential dwellings and is considered a desirable noise exposure for single-unit residential dwellings as well. Since typical noise attenuation within residential structures with closed windows is well over 20 decibels, an exterior noise exposure of 65 decibels CNEL is generally the noise/land use compatibility guideline for new residential dwellings in California.

Vibration

Vibration is produced when moving objects in contact with the ground radiate mechanical energy through the ground. If the object is massive enough and/or close enough to an observer, the ground vibrations are perceptible. Vibration magnitude is measured in vibration decibels (VdB).

Effects of Noise

Documented effects of excessive noise on people can range from annoyance and inconvenience to temporary or permanent hearing loss. However, problems associated with noise can be much more widespread. Although no human illness is known to be directly caused by noise, studies have shown that noise is an important cause of physical and psychological stress, and stress has been directly linked to many common health problems. Therefore, noise can be associated with many disabilities and diseases, such as heart disease, high blood pressure, headaches, fatigue, and irritability. Noise is also suspected to interfere with children's learning. Excessive background noise can reduce the amount and quality of verbal exchange and, therefore, impact education, family lifestyles, occupational efficiency, and the quality of recreation and leisure time.

Sensitive Noise Receptors

Noise sensitive land use are defined as those specific land uses that have associated indoor and/or outdoor human activities that may be subject to stress and/or significant interference from noise produced by community sound sources. Such human activity typically occurs daily for continuous periods of 24 hours or is of such a nature that noise is significantly disruptive to activities that occur for shorter periods. Specifically, noise-sensitive land uses in Pico Rivera include: residences of all types, health care facilities, libraries, cultural facilities, places of worship, schools and day care centers. Minimizing noise exposure to sensitive areas is important to ensure the proper function of land uses and to maintain the quality of life.

Relatively noise tolerant land uses are business, commercial, and professional developments. Noise tolerant receptors include industrial, manufacturing, utilities, natural open space, undeveloped land, parking lots, and transit terminals.

Goals, Policies, and Implementation Actions

Land Use Compatibility

Goal 11.1

An acceptable noise environment for existing and future residents that also meets the business needs of the community.

Policy 11.1-1 Land Use Compatibility. Strive to achieve and maintain land use patterns that are consistent with the noise compatibility guidelines set forth in **Table 11-1**.

Table 11-1:
Maximum Allowable Environmental Noise Standards

Land Use	Hours of Day	
	Exterior Noise Level From Property Line Ldn/CNEL, dB	Interior Noise Level (1) Ldn/CNEL, dB
Residential (Low Density, Multi Family, Mixed-Use)	65	45
Transient Lodging (Motels/Hotels)	65	45
Schools, Libraries, Churches, Hospitals/Medical Facilities, Nursing Homes, Museums	70	45
Theaters, Auditoriums	70	N/A
Playgrounds, Parks	75	N/A
Golf Courses, Riding Stables, Water Recreation	75	N/A
Office Buildings, Business Commercial and Professional	70	N/A
Industrial, Manufacturing, and Utilities	75	N/A

The noise level standard is the maximum decibel level which may be imposed upon the referenced land use.

Where a proposed use is not specifically listed on this table, the use shall comply with the noise exposure standards for the nearest similar use as determined by the Planning Director.

1) This noise exposure maximum requires window and doors to remain closed to achieve the acceptable interior noise level and will necessitate the use of an air conditioning unit and/or exterior noise level reduction measures such as a block wall and double pane windows.

Policy 11.1-2 Existing Noise Incompatibilities. Within areas where existing or future noise levels exceed the guidelines set forth in Table 11-1, encourage establishment of noise buffers and barriers, modifications to noise-generating operations, and/or retrofitting of buildings housing noise-sensitive uses, where feasible and appropriate.

Implementation Program for Policies 11.1-1 through 11.1-2:

- Adopt regulations in the zoning ordinance addressing acceptable noise and vibration levels and duration.

Policy 11.1-3 New Noise-Sensitive Development. Require development of new noise-sensitive land uses to provide appropriate noise buffers or barriers, as well as to implement feasible building designs needed to meet the noise compatibility guidelines shown in Table 11-1.

Policy 11.1-4 New Stationary Noise Sources. Require new stationary noise sources to mitigate impacts on noise-sensitive uses consistent with the noise compatibility guidelines set forth in Table 11-1.

Policy 11.1-5 Development Site Planning. Encourage new mixed use and multi-unit residential developments to provide for separation of onsite noise-sensitive and noise-generating uses to the extent feasible, as well as to use appropriate building placement to create noise barriers that protect noise-sensitive uses. In addition to sound barriers, design techniques to mitigate noise impacts may include, but are not limited to:

- Increase building setbacks to increase the distance between the noise source and sensitive receptor.
- Orient buildings which are compatible with higher noise levels adjacent to noise generators or in clusters to shield more noise sensitive areas and uses.
- Orient delivery, loading docks, and outdoor work areas away from noise-sensitive uses.
- Place noise tolerant uses, such as parking areas, and noise tolerant structures, such as garages, between the noise source and sensitive receptor.
- Cluster office, commercial, or multi-unit residential structures to reduce noise levels within interior open space areas.
- Provide double glazed and double paned windows on the side of the structure facing a major noise source, and place entries away from the noise source to the extent possible.

Implementation Program for Policies 11.1-3 through 11.1-5:

- *Require preparation of noise studies as part of the development review process for projects involving development of noise sensitive uses in proximity to major noise sources or development that has the potential to impact noise sensitive land uses. Mitigation should minimize noise-related annoyance, sleep disruption, speech interference, and other similar effects using metrics and methodologies appropriate to the effect(s) to be assessed and avoided.*

Transportation-Related Noise

Goal 11.2

Minimize disruptions to residential neighborhoods and businesses caused by transportation-related noise.

Policy 11.2-1 New High Noise-Generating Uses. Locate future transit stations, rail projects such as the potential Metro Gold Line light rail and High Speed Rail, or other high noise-generating uses away from noise-sensitive land uses to the extent feasible.

Implementation Program for Policy 11.2-1:

- *Request that transportation agencies proposing facilities improvements and routes through Pico Rivera fully analyze potential noise impacts, and provide noise reducing measures as part of project design such that noise impacts of proposed transportation facilities are consistent with the standards set forth in Table 11-1.*

Policy 11.2-2 Mitigation along Roadways. Include noise mitigation measures in the design of street and highway improvement projects adjacent to noise-sensitive areas. Measures should emphasize the establishment of natural buffers or use of setbacks between roadways and adjoining noise sensitive uses, and use of pavements that reduce roadway noise, when feasible.

Policy 11.2-3 Speed Limits. Enforce established speed limits to control noise levels.

Implementation Program for Policy 11.2-3:

- *Consider installation of traffic calming improvements along roadways within residential areas where speeding is an ongoing problem.*

Policy 11.2-4 Truck Routes. Maintain a system of truck routes that avoid truck travel through or adjacent existing and future residential neighborhoods, to the extent feasible.

Policy 11.2-5 Development along Major Roadways and Rail Lines. Require that noise attenuation measures be incorporated into all new development and remodels of noise-sensitive uses in close proximity to major roadways and existing or known planned rail lines where railroad-generated noise levels exceed the guidelines set forth in **Table 11-1**.

Implementation Program for Policy 11.2-5:

- *As part of railroad grade separation projects, consider acquisition of residential uses immediately adjacent to the rail line as part of project improvements.*

Policy 11.2-6 Railroad Noise. Work with the railroad lines operating in Pico Rivera to minimize noise levels produced by trains and whistle noise by continuing to construct additional grade separations at busy intersections, reducing nighttime operations, and maintaining consistency with the noise levels shown in Table 11-1.

Implementation Program for Policy 11.2-6:

- *Continue to pursue federal, State, regional, and local funds to construct additional grade separations at busy intersections within the City.*

Construction Noise Sources

Goal 11.3

Minimize disruptions to residential neighborhoods and businesses caused by construction-related noise.

Policy 11.3-1 Construction Noise. Minimize construction-related noise and vibration by limiting construction activities within 500 feet of noise-sensitive uses from 7:00 A.M. to 7:00 P.M. seven days a week; after hour permission shall be granted by City staff, Planning Commission, or the City Council.

- Require proposed development adjacent to occupied noise sensitive land uses to implement a construction-related noise mitigation plan. This plan would depict the location of construction equipment storage and maintenance areas, and document methods to be employed to minimize noise impacts on adjacent noise sensitive land uses.
- Require that construction equipment utilize noise reduction features (e.g., mufflers and engine shrouds) that are no less effective than those originally installed by the manufacturer.
- Require that haul truck deliveries be subject to the same hours specified for construction. Additionally, the plan shall denote any construction traffic haul routes where heavy trucks would exceed 100 daily trips (counting those both to and from the construction site). To the extent feasible, the plan shall denote haul routes that do not pass sensitive land uses or residential dwellings.

Policy 11.3-2 Vibration Standards. Require construction projects and new development anticipated to generate a significant amount of vibration to ensure acceptable interior vibration levels at nearby noise-sensitive uses based on Federal Transit Administration criteria as shown in **Table 11-2**.

Table 11-2:

Groundborne Vibration Impact Criteria for General Assessment

Land Use Category	Impact Levels (VdB)		
	Frequent Events ^a	Occasional Events ^b	Infrequent Events ^c
Category 1: Buildings where vibration would interfere with interior operations	65 ^d	65 ^d	65 ^d
Category 2: Residences and buildings where people normally sleep	72	75	80
Category 3: Institutional land uses with primarily daytime uses	75	78	83

Vibration levels are measured in or near the vibration-sensitive use.

- a. "Frequent Events" is defined as more than 70 vibration events of the same source per day.
- b. "Occasional Events" is defined as between 30 and 70 vibration events of the same source per day.
- c. "Infrequent Events" is defined as fewer than 30 vibration events of the same source per day.
- d. This criterion limit is based on levels that are acceptable for most moderately sensitive equipment such as optical microscopes. Vibration-sensitive manufacturing or research will require detailed evaluation to define the acceptable vibration levels.

Source: Federal Transit Administration, Transit Noise Impact and Vibration Assessment, May 2006.

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