



AGENDA
REGULAR MEETING OF THE MAYWOOD PLANNING COMMISSION
TUESDAY, JUNE 17, 2025 AT 7:00 PM

Maywood City Council Chambers
4319 E. Slauson Avenue, Maywood, CA 90270
www.cityofmaywood.org

I. CALL TO ORDER/ROLL CALL

COMMISSIONERS

Raul Rodriguez, Chairperson
Crystal Acosta
Diego Jimenez
Angelina Martinez

STAFF

Daisy Guerrero, Deputy Director of Building
and Planning
Lindsay Thorson, Assistant City Attorney
Ignacio Rincon, Contract Planner

II. MEETING PROCEDURES

THIS MEETING WILL BE HELD IN PERSON.

THE MEETING WILL BE AVAILABLE FOR VIEWING VIA ZOOM:

<https://us02web.zoom.us/j/89676622818>.

Public Participation Options:

1. **In-Person:** Council Chambers located at 4319 E. Slauson Avenue, Maywood, CA
2. **Before the Meeting:** Public comment will be accepted for the record in advance by 5:30 p.m. the day of the meeting by email to miguel.leon@cityofmaywood.org; or if you are unable to email, please call the City Clerk's Office at (323) 562-5714. Your comment will be made part of the written record but will NOT be read verbally at the meeting.

In compliance with the Americans with Disabilities Act, if you need special assistance to participate in the Council Meeting, please contact the City Clerk's Office (323) 562-5714 within 72 hours of the meeting.

III. APPROVAL OF AGENDA

IV. PUBLIC PARTICIPATION (Non-Agenda Items; Time allotted: 3 minutes)

At this time, members of the public may address the Commission on matters not listed on the Planning Commission agenda. Please note that the Commission is not permitted to discuss or take action on items not included on the agenda, except as otherwise authorized by law. To provide public comment during this portion of the meeting, please refer to the instructions in Section **III. MEETING PROCEDURES** on page 1 of this agenda.

V. REORGANIZATION

1. SELECTION OF A NEW VICE CHAIRPERSON

VI. PUBLIC HEARING

2. CONSIDERATION AND APPROVAL OF RESOLUTION NO. PC 25-0477 FINDING THAT THE 2025-2026 FISCAL YEAR CAPITAL IMPROVEMENT PROGRAMS ARE CONSISTENT WITH AND CONFORMS WITH THE GENERAL PLAN AND DETERMINING THAT SUCH FINDING IS EXEMPT FROM CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) REVIEW

VII. DIRECTOR'S REPORT

VIII. COMMISSION COMMENTS

IX. ADJOURNMENT - The next Regular Meeting of the Maywood Planning Commission is schedule for July 15, 2025, in the City Council Chambers.

PUBLIC ACCESS TO MEETING AGENDA AND AGENDA PACKETS

I, _____, City Clerk or Deputy City Clerk hereby certify that this agenda was duly posted by law at 4319 E. Slauson Avenue, Maywood, CA 90270 and the City Website. Any public record, relating to an open session agenda item, that is distributed within 72 hours prior to the meeting is available for public inspection at the Maywood City Hall, 4319 E. Slauson Avenue, Maywood CA 90270. If you challenge in court any discussion or action taken concerning an item on this Agenda, you may be limited to rising only those issues you or someone else raised during the meeting or in written correspondence delivered to the City at or prior to the City's consideration of the item at the meeting. In compliance with the ADA, if you need special assistance for the meeting, call (323) 562-5723 within 72 hours prior to the meeting so the City can make reasonable arrangements to ensure accessibility.



AGENDA REPORT
CITY OF MAYWOOD



AGENDA ITEM NO. 2.

DATE: June 17, 2025

TO: HONORABLE CHAIRPERSON AND MEMBERS OF THE MAYWOOD PLANNING COMMISSION

FROM: DAISY GUERRERO, DEPUTY DIRECTORY OF BUILDING AND PLANNING

BY: DAISY GUERRERO, DEPUTY DIRECTORY OF BUILDING AND PLANNING

SUBJECT: CONSIDERATION AND APPROVAL OF RESOLUTION NO. PC 25-0477 FINDING THAT THE 2025-2026 FISCAL YEAR CAPITAL IMPROVEMENT PROGRAMS ARE CONSISTENT WITH AND CONFORMS WITH THE GENERAL PLAN AND DETERMINING THAT SUCH FINDING IS EXEMPT FROM CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) REVIEW

RECOMMENDATION:

Staff recommends that the Planning Commission adopt Resolution No. PC 25-0477 finding that the Capital Improvement Program is consistent with and conforms with the City of Maywood's General Plan and determining that such finding is exempt from CEQA review.

BACKGROUND:

On an annual basis, the Planning Commission must review and find the Capital Improvement Program ("CIP") to be consistent with and conform with the City's General Plan. Section 65401 of the California Government Code states that the CIP, "...shall be submitted to the county or city planning agency for review and report to said official agency as to conformity with the adopted general plan or part thereof." The Planning Commission fulfills the role of the "planning agency" while the City Council fulfills the role of the "official agency." The Planning Commission's purpose in this process is to determine that the CIP is consistent with and conforms with the goals, policies, and programs found within the City of Maywood's General Plan. This action does not approve, fund, or authorize any individual or specific project.

The CIP identifies the proposed major projects and improvements that the City anticipates it will undertake during the ensuing fiscal year. Included within the program are types of projects, costs, funding sources, and anticipated time frame. The types of projects include street improvements, purchase of property, infrastructure improvements, consulting services, equipment, and building maintenance. The CIP details proposed public works projects that may be planned, designed, and implemented at some stage for the next fiscal year. The projects may involve the designation of funding, project or planning study reports and construction of new public facilities and minor and major infrastructure improvements. The update of the CIP commonly consists of the addition of new projects and the revision of or funding updates for existing projects.

Additionally, City staff posted and published the Public Hearing Notice at City Hall and in our local newspaper on June 5, 2025.

DISCUSSION:

The CIP consists of 19 projects. The proposed improvements total approximately \$25,195,947, which are funded from a variety of federal, state, local, and grant funding sources. Within the program these projects are divided into several categories, which include Streets, Building, Parks, Facilities, Sewers and Other. As previously noted, it is the Planning Commission's responsibility to determine if the CIP is consistent with and conforms with the adopted General Plan. In reviewing the General Plan, staff found the proposed CIP to be consistent with and conform with the following elements:

Streets and Other

- *Land Use Element 4.4.1 Preserve and Enhance Residential Neighborhoods*
- *Land Use Element 4.4.5 Ensure Access to and Quality of Services and Infrastructure*
- *Circulation Element- 4.0 Circulation Plan*

The proposed projects under the "Streets" and "Other" categories include Highway Safety Improvements Cycle 11, Randolph Bike Facility Improvement (From District Boulevard to LA River) (ATP Cycle 6), Slauson Avenue and Atlantic Boulevard Congestion Relief, Pavement Marking and Striping Program, Sidewalk Rehabilitation Project FY 24/25, Pavement Rehabilitation Project FY 24/25 (Various Streets), LA County TSSP, Sidewalk Rehabilitation Project FY 25/26, Pavement Rehabilitation Project FY 25/26 (Various Streets Citywide Storm Drain Catch Basin Improvements), Citywide ADA Improvements, and Citywide Bus Shelter Improvements and Citywide Landscape Improvement (CALFIRE). These projects are intended to maintain a safe, accessible, and efficient street network and support the City's infrastructure in alignment with the applicable General Plan elements.

Facilities and Building

- *Land Use Element 4.4.5 Ensure Access to and Quality of Services and Infrastructure*
- *Land Use Element 4.4.7 Upgrade city parks and increase amenities to provide more recreational opportunities to Maywood residents*

The proposed projects under the "Facilities" and "Building" categories include the City Hall Charging Station and Teen/Resource Center (4801 Slauson Avenue)-Rendon CA State Park Grant. These initiatives will enhance City facilities and expand community-serving amenities, supporting improved service delivery consistent with the City's General Plan goals.

Parks

- *Land Use Element 4.4.6 Invest in the Aesthetic Quality of Maywood's Public and Private Realm*
- *Land Use Element 4.4.7 Upgrade City parks and increase amenities to provide more recreational opportunities to Maywood residents*
- *Open Space Element 4.2.1 Open Space Resources*

The proposed projects under the "Parks" category include Riverfront Park Renovations, Park Improvement Project FY 24/25-CDBG, Baseball Field Improvement, and Playground Improvements at Maywood Park. These improvements will enhance the quality, accessibility, and visual appeal of public recreational spaces, consistent with the General Plan's objectives for open space and community amenities.

Sewers

- *Land Use Element 4.4.5 Ensure Access to and Quality of Services and Infrastructure*

The proposed project under the "Sewer" category includes 52nd Place Sewer Replacement Project. This project will address critical infrastructure needs related to urban runoff and water discharge, ensuring

continued compliance with federal water quality regulations while supporting the City's infrastructure improvement goals as outlined in the General Plan.

As outlined in the analysis above, the proposed CIP is consistent with and conforms to the applicable goals and policies of the General Plan. Based on this alignment, staff recommends that the Planning Commission find the CIP to be in conformance with the General Plan. If approved, the Planning Commission's recommendation regarding the CIP's consistency with the General Plan will be forwarded to the City Council for its review and consideration.

ENVIRONMENTAL REVIEW:

Staff has reviewed the CIP for compliance with and conformance with the California Environmental Quality Act (CEQA). Upon completion of this review staff has determined that the finding is not a project pursuant to CEQA Guidelines Section 15378(b)(4) and that CEQA is not applicable to this action, pursuant to CEQA Guidelines Section 15061(b)(3). A finding of consistency and conformance with the General Plan does not approve, adopt, or fund any of the projects listed within the CIP. Impacts generated from a specific project will be analyzed through that respective approval.

ATTACHMENT(S)

1. CIP 2025-2026 Resolution No. PC 25-0477
2. Exhibit A - Capital Improvement Program FY 2025-2026

RESOLUTION NO. PC 25-0477

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF MAYWOOD ADOPTING A FINDING THAT THE CAPITAL IMPROVEMENT PROGRAM FOR THE 2025-26 FISCAL YEAR IS CONSISTENT WITH AND CONFORMS WITH THE GENERAL PLAN AND DETERMINING THAT SUCH FINDING IS EXEMPT FROM CEQA REVIEW

THE PLANNING COMMISSION OF THE CITY OF MAYWOOD DOES RESOLVE AS FOLLOWS:

SECTION 1. The Planning Commission of the City of Maywood does hereby find, determine and declare that:

1. The City of Maywood General Plan was updated and adopted in December 2023; and,

2. The City of Maywood has prepared a Capital Improvement Program for the 2025-26 fiscal year; and,

3. Pursuant to California Government Code Section 65401, the Planning Commission is required to review the Capital Improvement Program to determine that it is in conformance with the City's General Plan; and,

4. On June 17, 2025, the Planning Commission reviewed said request and considered all factors relating to the consistency and conformance of the Capital Improvement Program for the 2025-26 fiscal year with the General Plan.

SECTION 2. The Planning Commission further finds, determines, and declares that the proposed project was reviewed for compliance with the California Environmental Quality Act (CEQA), and is exempt from CEQA, pursuant to CEQA Guidelines Section 15061(b)(3) because the finding is not a project pursuant to CEQA Guidelines Section 15378(b)(4). A finding of consistency and conformity with the City's General Plan does not approve, adopt, or fund any of the projects listed within the CIP. Impacts generated from a specific project will be analyzed through that respective approval.

SECTION 3. The Planning Commission held a duly noticed public hearing on June 17, 2025, at which it considered the proposed CIP, the General Plan, staff reports, oral and written, and the testimony and evidence of all those wishing to be heard.

SECTION 4. The Planning Commission does hereby find and determine that the Capital Improvement Program for the 2025-26 fiscal year is consistent with and conforms with the City of Maywood's adopted General Plan because the projects contained therein are consistent with and conform with the following General Plan elements:

Streets and Other

- *Land Use Element 4.4.1 Preserve and Enhance Residential Neighborhoods*
- *Land Use Element 4.4.5 Ensure Access to and Quality of Services and Infrastructure*
- *Circulation Element- 4.0 Circulation Plan*

The proposed projects under the “Streets” and “Other” categories include Highway Safety Improvements Cycle 11, Randolph Bike Facility Improvement (From District Boulevard to LA River) (ATP Cycle 6), Slauson Avenue and Atlantic Boulevard Congestion Relief, Pavement Marking and Striping Program, Sidewalk Rehabilitation Project FY 24/25, Pavement Rehabilitation Project FY 24/25 (Various Streets), LA County TSSP, Sidewalk Rehabilitation Project FY 25/26, Pavement Rehabilitation Project FY 25/26 (Various Streets Citywide Storm Drain Catch Basin Improvements), Citywide ADA Improvements, and Citywide Bus Shelter Improvements and Citywide Landscape Improvement (CALFIRE). These projects are intended to maintain a safe, accessible, and efficient street network and support the City’s infrastructure in alignment with the applicable General Plan elements.

Facilities and Building

- *Land Use Element 4.4.5 Ensure Access to and Quality of Services and Infrastructure*
- *Land Use Element 4.4.7 Upgrade city parks and increase amenities to provide more recreational opportunities to Maywood residents*

The proposed projects under the “Facilities” and “Building” categories include the City Hall Charging Station and Teen/Resource Center (4801 Slauson Avenue)-Rendon CA State Park Grant. These initiatives will enhance City facilities and expand community-serving amenities, supporting improved service delivery consistent with the City's General Plan goals.

Parks

- *Land Use Element 4.4.6 Invest in the Aesthetic Quality of Maywood’s Public and Private Realm*
- *Land Use Element 4.4.7 Upgrade City parks and increase amenities to provide more recreational opportunities to Maywood residents*
- *Open Space Element 4.2.1 Open Space Resources*

The proposed projects under the “Parks” category include Riverfront Park Renovations, Park Improvement Project FY 24/25-CDBG, Baseball Field Improvement, and Playground Improvements at Maywood Park. These improvements will enhance the quality, accessibility, and visual appeal of public recreational spaces, consistent with the General Plan’s objectives for open space and community amenities.

Sewers

- *Land Use Element 4.4.5 Ensure Access to and Quality of Services and Infrastructure*

The proposed project under the “Sewer” category includes 52nd Place Sewer Replacement Project. This project will address critical infrastructure needs related to urban runoff and water discharge, ensuring continued compliance with federal water quality regulations while supporting the City's infrastructure improvement goals as outlined in the General Plan.

SECTION 5. The Planning Commission has been furnished a copy of and reviewed the Capital Improvement Program FY 2025-2026, a copy of which is attached as Exhibit A hereto.

SECTION 6. The Secretary shall certify the adoption of this Resolution No. PC 25-0477.

PASSED, APPROVED AND ADOPTED THIS 17th day of June, 2025 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAINED:

Planning Commission Chairperson

ATTEST:

Daisy Guerrero
Planning Secretary

EXHIBIT A - CIP

FY 2025-26: Capital Improvement Program

Type	Proj #	Project Name	Project Status	Previously Approved Project Funds	Proposed Additional Funds for FY25-26	Total Proposed Project Funds for FY25-26	Actual Expenditures as of 4/29/25	Projected Projects Bal at 7/1/2025
------	--------	--------------	----------------	-----------------------------------	---------------------------------------	--	-----------------------------------	------------------------------------

Funding Sources

General Fund 100	GAS Tax Fund 212	TDA Article III Fund 214	SB 1 Fund 216	PROP A Fund 221	PROP C Fund 222	AQMD Fund 223	Measure R Fund 224	Measure M Fund 225	LACMTA Fund 227	CDBG Fund 243	Grants Fund 261	Measure A Park Grant Fund 272	Measure W Fund 280	Sewer Fund 412	Total Allocation
------------------	------------------	--------------------------	---------------	-----------------	-----------------	---------------	--------------------	--------------------	-----------------	---------------	-----------------	-------------------------------	--------------------	----------------	------------------

Building	6103	Teen/Resource Center (4801 Slauson Avenue)-Rendon CA State Park Grant	Design	750,000	-	750,000	189,389	560,611							560,611	560,611								
Sewers	6105	52nd Place Sewer Replacement Project	Planning	1,600,000	-	1,600,000	177,828	1,422,172							1,000,000	422,172	1,422,172							
Streets	6116	Highway Safety Improvements Cycle 11	Design	1,576,100	224,522	1,800,622	93,952	1,706,670			98,098				1,608,572		1,706,670							
Parks	6117	Riverfront Park Renovations (see Note)	Construction	6,845,419	(3,700,000)	3,145,419	104,066	3,041,353							2,595,934	445,419	3,041,353							
Streets	6119	Randolph Bike Facility Improvement (From District Blvd to LA River) (ATP Cycle 6)	Planning/ Design	200,000	1,318,810	1,518,810	4,530	1,514,280					55,000		1,269,953	189,327	1,514,280							
Streets	6201	Slauson Ave and Atlantic Blvd Congestion Relief	Design (carryover)	8,500,000	100,000	8,600,000	1,065,950	7,534,050		100,000					6,413,550		7,534,050							
Streets	6201	Slauson Ave and Atlantic Blvd Congestion Relief	Design (carryover)	-	3,080,531	3,080,531	-	3,080,531							3,080,531		3,080,531							
Streets	6214	Pavement Marking and Striping Program	Planning	225,077		225,077	45,077	180,000			180,000						180,000							
Streets	6223	Sidewalk Rehabilitation Project FY 24/25	Construction	97,654		97,654	10,822	86,832							86,832		86,832							
Street	XXXX	Sidewalk Rehabilitation Project FY 25/26	New	-	48,946	48,946	-	48,946							48,946		48,946							
Streets	6224	Pavement Rehab Proj FY 24/25 -(Various Streets)	Construction	1,500,000	143,596	1,643,596	1,019,874	623,722									623,722							
Parks	6304	Park Improv Project FY 24/25 CDBG	Planning	200,000	40,000	240,000	12,378	227,622							227,622		227,622							
Parks	6310	Baseball Field Improvement	Construction	800,000		800,000	227,017	572,983							572,983		572,983							
Parks	6313	Playground Improvements at Maywood Park	Construction	333,665		333,665	317,707	15,958							15,958		15,958							
Streets	6225	LA County TSSP	New	-	200,000	200,000	-	200,000									200,000							
Streets	TBA	Pavement Rehab Proj FY 25/26 -Various Streets	New	-	2,861,000	2,861,000	-	2,861,000	98,094		95,000	826,892		595,000	790,000	300,000	75,014	81,000	2,861,000					
Streets	TBA	Citywide ADA Improvements	New	-	100,000	100,000	-	100,000	100,000									100,000						
Facilities	TBA	City Hall Charging Station	New	130,000	-	130,000	-	130,000										130,000						
Other	TBA	Citywide Landscape Improvement (Calfire)	New	150,000	308,080	458,080	48,863	409,217							409,217		409,217							
Streets	TBA	Citywide Bus Shelter Improvements	New	880,000	-	880,000	-	880,000							700,000		180,000	880,000						
Total Capital Projects				23,787,915	4,725,485	28,513,400	3,317,453	25,195,947	198,094	180,000	95,000	1,443,404	800,000	595,000	130,000	995,308	1,475,500	75,014	363,400	17,707,309	634,746	81,000	422,172	25,195,947

Original Costs are estimates from various fiscal years due to projects carried over through fiscal years

Parks	6117	Riverfront Park Renovations	
City-Managed Funds:			
-RPOSD Competitive Funding: \$655,364/ RPOSD Annual Allocation (Measure A):\$445,419			
-Speaker Rendon Allocation: \$1,500,000/ State Parks (Other Funding) : \$544,636			
-Total City-Managed: \$3,145,419			
Los Angeles Neighborhood Land Trust-Managed Funds: \$1,500,000			
-Senate Gonzalez Allocations: \$1,500,000/ RMC Funding: \$0			
Project Total: \$4,645,419			

nt 6

-

-