



AGENDA

REGULAR MEETING OF THE MAYWOOD PLANNING COMMISSION

TUESDAY, JUNE 20, 2023 AT 7:00 PM

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

I. MEETING INSTRUCTIONS PC

THIS MEETING WILL BE HELD IN PERSON. THE MEETING WILL BE AVAILABLE FOR VIEWING VIA ZOOM:

<https://us02web.zoom.us/j/89973107846?pwd=aGJEbEVySlkzcTdLaWo2djJzSXpqdz09>

VIA THE CITY'S FACEBOOK PAGE.

FOR PUBLIC COMMENT PLEASE SUBMIT IN WRITING OR ATTEND THE MEETING IN PERSON.

II. CALL TO ORDER/ROLL CALL **COMMISSIONERS**

Raul Rodriguez, Chairperson
Alfredo Morales, Vice Chairperson
Reyna Mendez
Diego Jimenez
Angelina Martinez

STAFF

Steve Fowler, Director of Building and Planning
Lindsay Thorson, Assistant City Attorney
Calvin Ko, Assistant Planner

III. APPROVAL OF AGENDA

IV. PRESENTATIONS

1. STANTEC PRESENTATION REGARDING MAYWOOD'S GENERAL PLAN UPDATE 2023

V. PUBLIC COMMENT (Time allotted: 3 minutes)

At this time, members of the public may address the Commission regarding the items not on this Planning Commission agenda. The Commission cannot discuss or take actions on any items not on the agenda unless authorized by law. If you want to comment during the public comment portion of the agenda, you agenda may use the instructions provided in section **III. MEETING PROCEDURES** beginning on page 1 of this agenda.

VI. CONSENT CALENDAR

All matters listed under CONSENT CALENDAR do not require significant reporting and/or discussion for decision, or are considered to be routine, and will be approved by one motion as recommended. There will be no separate discussion of these items unless a Commissioner or staff request separate discussion prior to approval.

VII. PUBLIC HEARING

2. ADOPTION OF RESOLUTION NO. PC 23-0468 FINDING THAT THE 2023-2024 FISCAL YEAR CAPITAL IMPROVEMENT PROGRAM IS CONSISTENT WITH AND CONFORMS WITH THE GENERAL PLAN AND DETERMINING THAT SUCH FINDING IS EXEMPT FROM CEQA REVIEW

VIII. DIRECTOR'S REPORT

IX. COMMISSION COMMENTS

- X. ADJOURNMENT - The next Regular Meeting of the Maywood Planning Commission is adjourned to July, 18, 2023.

PUBLIC ACCESS TO MEETING AGENDA AND AGENDA PACKETS

I, _____, Andrea Aguilar, 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 20, 2023

TO: HONORABLE CHAIRPERSON AND MEMBERS OF THE MAYWOOD PLANNING COMMISSION

FROM: STEVE FOWLER, DIRECTOR OF BUILDING AND PLANNING

BY: STEVE FOWLER, DIRECTOR OF BUILDING AND PLANNING

SUBJECT: ADOPTION OF RESOLUTION NO. PC 23-0468 FINDING THAT THE 2023-2024 FISCAL YEAR CAPITAL IMPROVEMENT PROGRAM IS CONSISTENT WITH AND CONFORMS WITH THE GENERAL PLAN AND DETERMINING THAT SUCH FINDING IS EXEMPT FROM CEQA REVIEW

RECOMMENDATION:

Staff recommends that the Planning Commission adopt Resolution No. PC 23-0468 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.

DISCUSSION:

The CIP consists of 11 projects. The proposed improvements total approximately \$9.4 million dollars, which are funded from a variety of federal, state, local, and grant funding sources. Within the program these projects are divided into four categories, which include Streets (intersection upgrades, traffic calming improvements, street repavement, sidewalk repairs, landscaping, street lighting upgrades, new street signs), Parks (Pool replastering, New

fitness equipment), Facilities (park upgrades, building maintenance), and Sewers (Sewer Repair, and Sanitary Sewer Management Plan Update).

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 policies:

Streets

LU Goal 5.0 - Improve access to the quality of community services and facilities within the city.

Policy 5.6 - Improve pedestrian access to community facilities and services.

LU Goal 7.0 - Achieve aesthetic enhancement citywide to distinguish Maywood.

Policy 7.0 - Enhance the streetscape of Slauson Avenue and Atlantic Boulevard.

CIR Goal 2 - Provide a local street system that accommodates current and future traffic volumes.

Policy 2.2 - Implement all circulation improvements pursuant to the Master Circulation Plan shown in Figure C-2.

The proposed projects under the "Streets" category include upgrading existing street intersections/roadways, improving street medians, repaving streets, sidewalk repair, American with Disabilities Act upgrades, and street light upgrades. The projects will allow the City to maintain a safe and efficient street system consistent with and in conformance with the goals and policies above.

Facilities

LU Goal 4.0 - Allow new development when public facilities and services have sufficient capacity to serve those uses.

Policy 4.1 - Properly locate and adequately size public facilities to meet existing and projected demand.

LU Goal 5.0 - Improve access to the quality of community services and facilities within the city.

Policy 5.2 – Encourage the coordination of social and children programs.

The proposed project under the "Facilities" category includes the creation of a teen and resource center at a city building. This will help the city to continue to provide valued services and amenities for the community consistent with and in conformance with the goals and policies above.

Parks

LU Goal 9.0 - Protect, maintain and better utilize existing parks and recreation facilities.

Policy 9.1 - Protect, maintain and upgrade existing parks and recreation facilities, eliminating evidence of vandalism, wear, and deterioration.

Policy 9.2 - Better utilize parks and recreation facilities to increase the level of multi-use capabilities and high degree of adaptability to more intensive use or uses as recreation demand changes and/or population density increases.

The proposed projects under the "Parks" category include baseball field improvements, and building maintenance. This will help the city to continue to provide valued services and amenities for the community consistent with and in conformance with the goals and policies above.

Sewers

LU Goal 4.0 - Allow new development when public facilities and services have sufficient capacity to serve those uses.

Policy 4.5 - Periodically inventory and monitor the condition of the City's sewer, water, storm drainage, streets, and parks, libraries, schools, health care facilities (i.e. hospitals), and other supporting appurtenances.

The proposed projects under the "Sewer" category include improvements to the sewer system and an update to the Sanitary Sewer Management Plan. These will assist in addressing urban runoff and improve existing infrastructure and continue to comply with federal permits for water discharge consistent with and in conformance with the goals and policies above.

As noted in the above analysis, the proposed Capital Improvement Program is consistent with and in conformance with the aforementioned General Plan goals and policies. For this reason, staff believes that the Planning Commission can find the CIP to be consistent with and conform with the General Plan. The recommendation of the Planning Commission regarding consistency and conformity of the City's CIP 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. Capital Improvement Projects

RESOLUTION NO. PC 23-0468

**A RESOLUTION OF THE PLANNING COMMISSION
OF THE CITY OF MAYWOOD ADOPTING A FINDING
THAT THE CAPITAL IMPROVEMENT PROGRAM
FOR THE 2023-24 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 adopted May 2007; and,
2. The City of Maywood has prepared a Capital Improvement Program for the 2023-24 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 20, 2023, the Planning Commission reviewed said request and considered all factors relating to the General Plan consistency and conformance of the Capital Improvement Program for the 2023-24 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 20, 2023, 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 2023-24 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 goals and policies:

Streets

LU Goal 5.0 - Improve access to the quality of community services and facilities within the city.

Policy 5.6 - Improve pedestrian access to community facilities and services.

LU Goal 7.0 - Achieve aesthetic enhancement citywide to distinguish Maywood.

Policy 7.0 - Enhance the streetscape of Slauson Avenue and Atlantic Boulevard.

CIR Goal 2 - Provide a local street system that accommodates current and future traffic volumes.

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LU Goal 5.0 - Improve access to the quality of community services and facilities within the city.

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vandalism, wear, and deterioration.

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Sewers

LU Goal 4.0 - Allow new development when public facilities and services have sufficient capacity to serve those uses.

Policy 4.5 - Periodically inventory and monitor the condition of the City's sewer, water, storm drainage, streets, and parks, libraries, schools, health care facilities (i.e. Hospitals), and other supporting appurtenances.

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

SECTION 6. The Secretary shall certify the adoption of this Resolution.

PASSED, APPROVED AND ADOPTED THIS 20th day of June, 2023 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAINED:

Raul Rodriguez
Planning Commission Chairperson

ATTEST:

Steve Fowler
Planning Secretary



CITY OF MAYWOOD

Capital Improvement Projects Overview

Engineering Department

Revised on 05/10/2023

Type	Project #	Project Name	Project Status	Carry Over/ New/ Closed?	Original Total CIP Project Cost	Actual Total CIP Project Expenditures at End of FY 2022 / 2023	Remaining CIP Project Balance - Beginning of FY 2023/2024	FY 2023/2024 Proposed CIP Project Budget
Falities		Teen/Resource Center	Planning	New	\$150,000	\$0	\$150,000	\$150,000
Sewers	6105	52nd Place Sewer Replacement Project and Point Repairs	Planning	Carry Over	\$853,930	\$12,807	\$841,123	\$841,123
Streets	6201	Slauson Ave and Atlantic Blvd Congestion Relief	Design	Carry Over	\$447,263	\$92,000	\$355,263	\$353,000
Streets	6214	Pavement Marking and Striping Program	Planning	Carry Over	\$125,077	\$25,077	\$247,000	\$247,000
Streets	6111	Streetlight Improvements at Various Locations	Planning	Carry Over	\$508,000	\$13,198	\$494,802	\$494,802
Streets	6204	Pavement Rehabilitation Project FY 2022/2023 on Various Streets	Design	Carry Over	\$4,060,359	\$59,261	\$4,001,098	\$4,001,098
Streets	6217	Sidewalk Rehabilitation Project FY 2022/2023	Design	Carry Over	\$193,215			\$193,215
Parks	6112	City Hall Roof Rehabilitation	Planning	Carry Over	\$400,000	\$4,200	\$110,000	\$110,000
Parks	6113	Baseball Field Improvements	Construction	Carry Over	\$805,690	\$689,111	\$116,579	\$116,579
Streets		Clean California Grant Improvements	Design	Carry Over	\$1,388,940	\$10,000	\$1,378,940	\$1,378,940
Streets		Highway Safety Improvements Cycle 11	Planning	Carry Over	\$1,576,100		\$1,576,100	\$1,576,100

		Total Capital Projects			\$12,379,431	\$1,575,932	\$9,371,020	\$9,461,857
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