



AGENDA

REGULAR MEETING OF THE MAYWOOD PLANNING COMMISSION

TUESDAY, MAY 21, 2024 AT 7:00 PM

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

I. Meeting Procedure PC

PUBLIC ADVISORY: This meeting will be conducted in person and by video-conferencing pursuant to the provisions of Government Code Section 54953(e) (as amended by AB 361), which authorizes teleconferenced meetings under the Brown Act in compliance with Government Code Section 54953(e) during a proclaimed State of Emergency. For this meeting, it will be conducted through a hybrid combination of in-person and/or virtual attendance of the members of the Planning Commission and invited staff at City Hall in the City Council Chambers located at 4319 E. Slauson Avenue and via teleconference using the Zoom platform and broadcasted live on the City's Facebook page. The public may participate in person and or by using the virtual platform (Zoom).

Public Participation options:

1. **In-Person** - Council Chambers located at 4319 E. Slauson Avenue, Maywood, CA
2. **Zoom:** Please click the link below to join the webinar:

<https://us02web.zoom.us/j/89192943364?pwd=MjJQVUYraGgwVGM1VmhfWnJmcEl2Zz09>

Passcode: 446953

Public Comment using a virtual platform: join in through the link provided above. Use the "raise hand" feature (for those joining by phone, press *9 to "raise hand") during the public participation period for agenda items or during the public participation period for non-agenda items. The Zoom Host will call on people to speak by name provided or last 4 digits of phone number.

3. **Phone:** 1-669-900-6833 Enter Meeting ID: 891 9294 3364 Passcode: 446953

Public Comment for those joining by phone, use the "raise hand" feature by pressing *9 during the public participation period for agenda items or during the public participation period for non-

agenda items.

4. **Before the Meeting:** Public comment will be accepted for the record in advance by 4:30 pm the day of the meeting by email to cityclerk@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 48 hours of the meeting.

II. CALL TO ORDER/ROLL CALL

COMMISSIONERS

Alfredo Morales, Chairperson
Diego Jimenez, Vice Chairperson
Crystal Acosta
Raul Rodriguez
Angelina Martinez

STAFF

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

III. APPROVAL OF AGENDA

IV. 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.

V. 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.

VI. PUBLIC HEARING

1. A PUBLIC HEARING TO CONSIDER ADOPTION OF RESOLUTION NO. PC24-0476 FINDING THAT THE 2024-2025 FISCAL YEAR CAPITAL IMPROVEMENT PROGRAM IS CONSISTENT WITH AND CONFORMS WITH THE GENERAL PLAN AND DETERMINING THAT SUCH FINDING IS EXEMPT FROM CEQA REVIEW

VII. DIRECTOR'S REPORT

VIII. COMMISSION COMMENTS

IX. ADJOURNMENT - The next Regular Meeting of the Maywood City Council is

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. 1.

DATE: May 21, 2024

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: A PUBLIC HEARING TO CONSIDER ADOPTION OF RESOLUTION NO. PC24-0476 FINDING THAT THE 2024-2025 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 24-0476 finding that the Capital Improvement Program is consistent with and conforms with the City of Maywood's General Plan and determining that the finding is not a project pursuant to CEQA Guidelines Section 15378(b)(4) and 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 22 projects. The proposed improvements total approximately \$23 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 re-pavement, sidewalk repairs, landscaping, traffic safety upgrades), Parks (new playground improvements, park renovations), Facilities (building demolition, building maintenance, building tenant improvement), and Sewers (Sewer Repair).

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 - Ensure that public facilities and services have sufficient capacity to support new development.

Policy 4.4.5 Ensure Access to and Quality of Services and Infrastructure - Periodically inventory and monitor the condition of the City's sewer, water, storm drainage, streets, and parks, libraries, schools, health care facilities, and other supporting appurtenances.

LU Goal - Create a mixed-use district along Slauson Avenue and Atlantic Boulevard that provides opportunities for economic development and accommodates a complementary mix of commercial and residential uses.

Policy 4.4.2 Encourage Mixed-Use Development - Establish and enforce mixed-use development standards that address access, parking, pedestrian circulation, landscaping, and aesthetics.

CIR Goal - Provide a safe, local multi-modal transportation system that accommodates current and future volumes and needs for all category of users

Policy 4.2.3 Complete Streets - Pursue funding sources from regional, state, and federal agencies for future circulation improvements, including but not limited to SAFETA-LU or subsequent programs, Proposition C, gas tax, and State infrastructure funding programs for future improvements on Slauson Avenue and Atlantic Boulevard.

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 traffic light synchronization. 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.

Sewers

LU Goal - Ensure that public facilities and services have sufficient capacity to support new development.

Policy 4.4.5 Ensure Access to and Quality of Services and Infrastructure - Periodically inventory and monitor the condition of the City's sewer, water, storm drainage, streets, and parks, libraries, schools, health care facilities, and other supporting appurtenances.

EJ Goal - Ensure equitable distribution and access of high-quality public facilities throughout the City of Maywood.

Policy 4.2.2 Promote Public Facilities - The City of Maywood will plan for and support infrastructure availability to ensure the ability to support its Regional Housing Needs Allocation (RHNA). The City will implement its infrastructure capacity plan to ensure adequate infrastructure is available for all Maywood residents, present and future. (Housing Element).

The proposed projects under the "Sewer" category include improvements to the sewer system. 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.

Parks

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

Policy 4.4.7 Upgrade city parks and increase amenities to provide more recreational opportunities to Maywood residents- Improve pedestrian and ADA access to community facilities and services and commercial services throughout the city.

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.

New Buildings and Facilities

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

Policy 4.4.7 Upgrade city parks and increase amenities to provide more recreational opportunities to Maywood residents- Improve pedestrian and ADA access to community facilities and services and commercial services throughout the city.

EJ Goal - Ensure equitable distribution and access of high-quality public facilities throughout the City of Maywood.

Policy 4.2.2 Promote Public Facilities Prioritize investment in the improvement and maintenance of parks and other public facilities, using the capital improvement program, grant funding, nonprofit partnerships, and other available means to invest in public facilities and services.

EJ Goal - Minimize exposure to pollution with a particular focus on improving outdoor and indoor air quality using planning and educational approaches.

Policy 4.2.1 Reduce Exposure to pollution (Including Improved Air Quality) Prioritize integrated climate actions – those actions that both reduce greenhouse gas emissions and build resilience to climate impacts – as well as other actions that provide multiple benefits (Safety Element).

The proposed project under the “New Buildings and Facilities” category includes the creation of a teen and resource center in a city building. This will help the city to continue to provide valued services and amenities for the community. The demolition of a deteriorating city building to reduce blight. An Americans with Disabilities Act (ADA) transition Plan to address our community with disabilities and a program to promote more electric charging stations in the city which all these projects are 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 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. PC Reso 24-0476 CIP
2. CIP 2024-25

RESOLUTION NO. PC 24-0476

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF MAYWOOD ADOPTING A FINDING THAT THE CAPITAL IMPROVEMENT PROGRAM FOR THE 2024-25 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 December 2023; and,
2. The City of Maywood has prepared a Capital Improvement Program for the 2024-25 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 May 21, 2024, 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 2024-25 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 May 21, 2024, 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 2024-25 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 - Ensure that public facilities and services have sufficient capacity to support new development.

Policy 4.4.5 Ensure Access to and Quality of Services and Infrastructure - Periodically inventory and monitor the condition of the City's sewer, water, storm drainage, streets, and parks, libraries, schools, health care facilities, and other supporting appurtenances.

LU Goal - Create a mixed-use district along Slauson Avenue and Atlantic Boulevard that provides opportunities for economic development and accommodates a complementary mix of commercial and residential uses.

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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 21st day of May, 2024 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAINED:

Alfredo Morales
Planning Commission Chairperson

ATTEST:

Steve Fowler
Planning Secretary



CITY OF MAYWOOD

FY 2024/2025 Capital Improvement Projects

Engineering Department

Type	Project #	Project Name	Project Status	Carry Over/ New/ Complete	CIP Projects Cost FY 2023/2024 *	Proposed CIP Projects FY 2024/2025	Total CIP Costs FY2024/2025	CIP Projects Expenditures as of 4/30/24	Proposed CIP Projects FY 2024/2025
Streets	6201	Slauson Ave and Atlantic Blvd Congestion Relief	Design	Carry Over	\$506,816	\$7,993,184	\$8,500,000	\$385,530	\$8,114,470
Street	6229	Gateway COG Slauson Corridor Complete Study	Study	New	-	7,500	7,500	-	7,500
Streets	6223	Sidewalk Rehabilitation Project FY 2024/2025	Construction	New	-	98,977	98,977	-	98,977
Streets	6221	Sidewalk Rehabilitation Project FY 2023/2024	Construction	Carry Over	114,627	-	114,627	13,578	101,049
Streets	6119	Randolph Bike Facility Improvement (From District Blvd to LA River) (ATP Cycle 6) Design	Planning	New	-	200,000	200,000	-	200,000
Streets	6224	Pavement Rehabilitation Project FY 2024/2025 on Various Streets	Construction	New	-	1,500,000	1,500,000	-	1,500,000
Streets	6214	Pavement Marking and Striping Program	Planning	Carry Over	125,077	100,000	225,077	45,073	180,004
Streets	6225	LAC Traffic Signal Synchronization	Design	New	-	100,000	100,000	-	100,000
Streets	6116	Highway Safety Improvements Cycle 11	Design	Carry Over	1,576,100	-	1,576,100	41,794	1,534,306
Streets	7101	Clean California Grant Improvements	Construction	Carry Over	\$1,388,940	-	\$1,388,940	738,356	\$650,584
Streets	6226	Citywide Traffic Safety and Traffic Calming Improvements	Planning	New	-	100,000	100,000	-	100,000
Sewers	6105	52nd Place Sewer Replacement Project	Planning	Carry Over	1,600,000	-	1,600,000	-	1,600,000
Sewers	6230	Sewer Point Repairs at Various locations	Planning	Carry Over	853,930	-	853,930	-	853,930
Parks	6304	Park Improvements Project FY 2024/2025 CDBG	Planning	New	-	200,000	200,000	-	200,000
Parks	6113	Baseball Field Improvements	Construction	Complete	805,690	-	805,690	826,823	-
Parks	6305	Playground Improvements at Maywood Park	Construction	Carry Over	333,665	-	333,665	372	333,293
Parks	6306	Riverfront Park Renovations	Planning	Carry Over	6,845,419	-	6,845,419	396	6,845,023
New Building	6103	Teen/Resource Center (4801 Slauson Avenue)	Planning	Complete	150,000	-	\$150,000	34,934	-
New Building	6103	Teen/Resource Center (4801 Slauson Avenue)	Design	New	-	400,000	400,000	-	400,000
Facilities	6118	Building Demolition at 5110 District Blvd	Construction	Carry Over	230,000	-	230,000	16,268	213,732
Facilities	6227	ADA Transition Plan	Planning	New	-	300,000	300,000	-	300,000
Facilities	6228	SCE Charge Ready Program	Planning	New	-	40,000	40,000	-	40,000
		Total Capital Projects			\$14,530,264	\$11,039,661	\$25,569,925	\$2,103,124	\$23,372,868

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