



Monday, November 5, 2012

A regular meeting of the Planning Commission was called to order by Chairperson Zermeno at 6:00 p.m., in the City Hall Council Chambers, 6615 Passons Boulevard, Pico Rivera, CA.

STAFF PRESENT:

Ben Martinez, Director
Julia Gonzalez, Deputy Director
John Lam, City Attorney
Guille Aguilar, Senior Planner
Christina Gallagher, Assistant Planner

ROLL CALL:

PRESENT: Commissioners Celiz, Elisaldez, Garcia, Martinez, Zermeno

ABSENT: None

FLAG SALUTE: Led by Commissioner Tommy Elisaldez

APPROVAL OF MINUTES:

October 15, 2012

It was moved by Commissioner Martinez to approve the minutes of October 15, 2012 seconded by Commissioner Elisaldez. Motion carried by the following roll call vote:

AYES: Celiz, Elisaldez, Garcia, Martinez, Zermeno

NOES: None

ABSTAIN: None

ABSENT: None

PUBLIC HEARING:

(a) PUBLIC HEARING: CONDITIONAL USE PERMIT NO. 712 - AN APPLICATION BY SHERRIE OLSON, REPRESENTING 7-ELEVEN, INCORPORATED, TO ALLOW THE OFF-SITE SALE OF BEER AND WINE IN CONJUNCTION WITH A PROPOSED 7-ELEVEN CONVENIENCE STORE TO BE LOCATED AT 8543 ROSEMEAD BOULEVARD IN THE GENERAL COMMERCIAL (C-G) ZONED DISTRICT

Senior Planner Aguilar presented the staff report dated November 5, 2012.

Commissioner Elisaldez asked about a freestanding concrete wall along the side of the proposed 7-Eleven and if any of the parking spaces there are included as 7-Eleven parking.

Senior Planner Aguilar answered that the wall is part of the adjacent burger stand and you can walk over it and the parking on the other side of the wall is not included as 7-Eleven parking.

Commissioner Martinez asked if there was possibility of loitering behind the building. He asked if there were any lights along the back of the building.

Planner Aguilar stated there was no lighting in the back and staff does not feel it is needed since it is facing the adjacent car wash.

Commissioner Celiz has a concern with the nightclubs next door. She asked if the 7-Eleven staff would be trained on dealing with the intoxicated patrons that may come in.

Commissioner Garcia asked if there would be anything in the Conditional Use Permit stating if any issues should arise that they would be required to add lighting in the back.

The applicant Sherrie Olson spoke regarding the Commission concerns. She stated they are willing to add lighting to the back of the building. Ms. Olson also stated that she looked into the two nightclubs in the area. They both have a Type 47 license which is a bonafide restaurant license and both are operating as nightclubs. Ms. Olson brought that to staff's attention in hopes it would be addressed. She also stated that staff is highly trained on how to handle any situations that may arise due to intoxicated patrons.

There being no further discussion, Commissioner Celiz moved to close the public hearing and was seconded by Commissioner Garcia. Motion carried by the following roll call:

AYES:	Commissioners Celiz, Elisaldez, Garcia, Martinez, Zermeno
NOES:	None
ABSTAIN:	None
ABSENT:	None

It was moved by Commissioner Celiz and seconded by Commissioner Garcia to adopt the Resolution recommending the City Council approve Conditional Use Permit No. 712. Motion carried by the following roll call:

AYES: Commissioners Celiz, Elisaldez, Garcia, Martinez, Zermeno
NOES: None
ABSTAIN: None
ABSENT: None

(b) REVIEW OF SIGNAGE AND ADVERTISING REGULATIONS AS THEY PERTAIN TO BUILDING IDENTIFICATION SIGNAGE AND CREATIVE SIGNAGE

Assistant Planner Gallagher presented the staff report dated November 5, 2012.

Commissioner Garcia asked in regards to a sign example in presentation. He asked if the secondary signage will look similar to the example.

Planner Gallagher responded in the affirmative.

Commissioner Martinez commended staff on their thorough review of fact checking.

Commissioner Zermeno opened the floor for public hearing.

There being no further discussion, Commissioner Martinez moved to close the public hearing and motion was seconded by Commissioner Garcia. Motion carried by the following roll call:

AYES: Commissioners Celiz, Elisaldez, Garcia, Martinez, Zermeno
NOES: None
ABSTAIN: None
ABSENT: None

It was moved by Commissioner Martinez and seconded by Commissioner Garcia to adopt the Resolution recommending the City Council approve Zone Code Amendment No. 168. Motion carried by the following roll call:

AYES: Commissioners Celiz, Elisaldez, Garcia, Martinez, Zermeno

NOES: None

ABSTAIN: None

ABSENT: None

PUBLIC COMMENTS: None.

NEW BUSINESS: None.

CONTINUED BUSINESS: None.

OLD BUSINESS: None.

PLANNING COMMISSION REPORTS:

- a) CITY COUNCIL MEETING OF October 9, 2012 – Commissioner Zermeno reported that the City's water bill will increase within the next five years. The increases will be used to fix the infrastructure.
- b) PLANNING COMMISSION REPRESENTATIVE TO THE CITY COUNCIL MEETING OF Tuesday, November 13, 2012 - Commissioner Garcia confirmed his attendance.

Commissioner Celiz asked if staff would be looking into the issue brought up by Ms. Olson in regards to the nightclubs that were licensed as restaurants only.

Deputy Director Gonzalez answered that staff would look into that.

Commissioner Celiz asked about the Falcone's Pizzeria shooting. She stated that Falcone's has been holding several car washes there.

Deputy Director Gonzalez answered that staff would look into that.

Director Martinez brought up that we have been having issues with car washes recently and that they are not permitted.

Commissioner Martinez asked if we would have information on the newspaper stands within the City.

Deputy Director Gonzalez stated we would have information to present at the next Planning Commission meeting.

Commissioner Garcia asked if we had any information on the Serapis Avenue closure.

Director Martinez answered that the Passons Underpass would be opening before the closure of Serapis Avenue.

Commissioner Celiz stated the school sent a letter home to parents regarding the closure and that they would be putting a temporary bus stop and a shuttle due to the Serapis Avenue closure.

Commissioner Garcia commented that Rex Road would be inundated with traffic to Rosemead Boulevard.

Director Martinez stated we will forward these comments to Public Works.

Commissioner Martinez asked if City Council had secured funds for the grade separation at Durfee Avenue.

Director Martinez answered in the affirmative. He also mentioned that staff is working on the General Plan update and the Zoning Code Amendment.

There being no further business the Planning Commission meeting was adjourned at 6:45 p.m.



Fred Zermeno, Chairperson

ATTEST:



Benjamin A. Martinez, Secretary
Planning Commission
Director of Community and Economic Development