



PLANNING COMMISSION

MINUTES

Monday, June 3, 2013

A regular meeting of the Planning Commission was called to order by Chairperson Elisaldez 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

ROLL CALL:

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

ABSENT: None.

FLAG SALUTE: Led by Commissioner Garcia.

APPROVAL OF MINUTES:

April 15, 2013

It was moved by Commissioner Martinez to approve the minutes of April 15, 2013, seconded by Chairperson Elisaldez. Motion carried by the following roll call vote:

AYES: Celiz, Elisaldez, Garcia, Martinez, Zermeno

NOES: None

ABSTAIN: None

ABSENT: None

PUBLIC HEARING: None.

PUBLIC COMMENTS: None.

NEW BUSINESS:

a) INITIATION FOR A GENERAL PLAN AMENDMENT CHANGING THE

LAND USE DESIGNATION FROM COMMERCIAL (C) TO HIGH DENSITY RESIDENTIAL (H-D) AND A ZONE RECLASSIFICATION FROM COMMUNITY PLANNED DEVELOPMENT (CPD) AND COMMUNITY COMMERCIAL (C-C) TO MULTIPLE FAMILY RESIDENTIAL (R-M) FOR THREE SITES LOCATED AT 8540, 8554, 8642 BEVERLY BOULEVARD.

Deputy Director Gonzalez stated that staff has received a conditional use permit application for the development of 29 apartment units located on southwest side of Beverly and Paramount Boulevard. She provided a PowerPoint presentation showing the location of the sites. The units will be spread out amongst three parcels. The sites are currently zoned for commercial uses and a zone change is necessary to permit the construction of the apartment units. She explained that to the north of the sites are two-story, three-story apartment units and a public storage facility. To the west are single-family units.

Commissioner Celiz asked if the site was on Beverly Boulevard off of the Beverly Boulevard bridge into the City and across the street from the mobile home park.

Chairperson Elisaldez answered in the affirmative.

Commissioner Celiz asked if the sites were vacant.

Deputy Director Gonzalez stated that the sites have been vacant for several years.

Commissioner Zermeno asked if the 29 units are apartment complexes or townhomes.

Deputy Director Gonzalez stated the units are apartment complexes but look like attached townhomes. They are two to three stories with the third story being a loft. She stated that the sites have not been appropriate for commercial uses because they are narrow. The property owner hired an architect that has been creative in trying to meet setback and other development regulations.

Commissioner Zermeno asked if the value of the single family homes would go down due to the development of the apartment units.

Deputy Director stated that property values should increase due to the low density of the units. Staff will provide some concessions due the irregular size of the lots by using the state Density Bonus law. She stated that the density would not go over the City's maximum.

Commissioner Martinez asked if the units were apartment complexes or townhomes.

Director Martinez answered that the units would be built for rental however they would be built to a townhome specification. The property owner would need to go through the subdivision map act process in order to convert to townhomes.

Commissioner Martinez asked if the City would generate more revenue from a townhome project versus an apartment complex.

Director Martinez stated the City would get the same families either way. The City would get additional fees from a subdivision application if the project was a townhome project. From an economic standpoint the project is of high quality with adequate parking and landscaping. The architectural design is very pleasing for a moderate income family.

Deputy Director Gonzalez stated that there would be no more than two units at an affordable rate due to the use of the state Density Bonus law.

Commissioner Martinez asked if the grassy area between two of the subject sites were property owned by the Department of Water and Power.

Commissioner Zermeno answered in the affirmative.

Director Martinez stated that the property owner wanted to include that site as part of the project but found it too difficult to negotiate with the Department of Water and Power. The owner has considered it for open and parking space and could still consider that site at a future time. He stated that Mr. Pace, the owner, has owned the property for several years. The sites are a blight to the City and staff has been urging the owner to develop the site for several years.

Commissioner Zermeno asked about adequate parking for the site.

Director Martinez stated that this is only the initiation of the land use and zone change and does not approve the project. Staff would take the project to the Planning Commission at a later date to discuss the details.

Commissioner Celiz asked if the federal Department of Housing and Urban Development would own the affordable units.

Deputy Director Gonzalez stated no and that by using the State Density Bonus law it would allow the developer to obtain up to three concessions from development standards if the developer provides affordable units. She stated that this was the way the state was encouraging the development of affordable units owned by private developers. The property owner would be able to choose the type of rental affordability from moderate to very-low income.

Commissioner Celiz asked about privacy issues since the project would be up to three stories high and there are single family pools at the rear of the site. She recalled that for the seven unit project at Durfee Avenue and Gallatin Road there were several residents opposed to the project due to privacy issues.

Deputy Director Gonzalez stated that staff is looking at setbacks and raising windows up high to address privacy issues.

Director Martinez mentioned that staff would also look at landscaping such as Italian cypresses and block walls.

Commissioner Celiz stated that even with windows up high people can stand up in a chair and look out and with a block wall there would still be some visibility issues. She also stated that the single family homes to the south have been there for twenty years.

Chairperson Elisaldez asked if the two affordable units would help to address the General Plan Housing Element number of units needed for the projected population growth.

Director Martinez mentioned that the two units would help in meeting the 1,600 units designated to be built in the City.

It was moved by Commissioner Celiz and seconded by Commissioner Martinez to initiate the general plan and zone reclassification. Motion carried by the following roll call vote:

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

- b) Commissioner Garcia asked if a median would be installed on Telegraph Road on the eastern City boundary next to the City of Santa Fe Springs. He also asked about a stop light at Serapis Avenue and Telegraph Road.

Deputy Director Gonzalez stated staff would ask the Public Works Director and provide answers to the Planning Commission.

- c) Commissioner Celiz asked if the City has code enforcement officers working on the weekends.

Deputy Director Gonzalez stated that there are only parking enforcement officers on the weekends.

- d) Commissioner Celiz asked for status for the 7-Eleven convenience store at Passons and Washington Boulevard.

Director Martinez stated that the 7-Eleven convenience store would be open on June 26. He stated that the project was completed. The property owner would not remove the fencing until the 7-Eleven convenience store opens.

- e) Commissioner Zermeno asked for status on the Weinerschnitzel on Washington and Rosemead Boulevard because it is an eyesore.

Director Martinez stated that plans were submitted and that the property owner is obtaining his rental income from the Weinerschnitzel corporation. He stated that the delay was due to a corporate pipeline issue.

- f) Commissioner Zermeno asked about vacant land with dry brush in the northern portion of the City near the 605 freeway exit and Sports Arena entrance that has been an eyesore for a long time. The site is located at the southwest corner of Rose Hills Road and San Gabriel River Parkway. He had asked about this a year ago and suggested for a Pico Rivera welcome sign and some palm trees. He stated people may be using this exit to get to the new Norm's Restaurant and that it would reflect poorly on the City.

Director Martinez stated he would advise the Director of Public Works and take pictures of it.

- g) Chairperson Elisaldez asked if Jim's Burger was coming back to the City.

Director Martinez stated that a Jim's Burger would be located next to Dino's Burger. The Jim's Burger business owner is currently having problems with the Health Department which has delayed the opening date.

h) Commissioner Celiz stated that there is an old medical building on Catherine Street and San Gabriel Place that has become an eyesore.

Director Martinez stated that staff would look into it and report back to the Planning Commission.

CONTINUED/OLD BUSINESS:

a) Sasan Shardraavan-4759 Durfee Avenue (Durfee Corridor Project)

Deputy Director Gonzalez stated that earlier in the year Mr. Shardraavan attended the Planning Commission meeting to ask who could advise him about the Durfee Corridor Project because it may affect his property. She stated that staff placed him in contact with the project manager from the Alameda Corridor East (ACE) construction authority and Mr. Shardraavan indicated that he has obtained the answers he needed.

b) Bill Mendoza-6209 Redbird Drive (stop sign request)

Deputy Director Gonzalez stated that Public Works would place a speed check device instead of a stop sign.

PLANNING COMMISSION REPORTS:

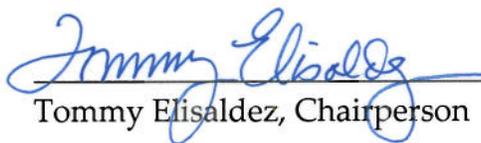
a) CITY COUNCIL MEETING OF May 28, 2013

Commissioner Fred Zermeno informed the Planning Commissioners about the Hide It, Lock it, Lose It campaign held at Wal-Mart in efforts to inform the public to not leave valuables in plain sight within their vehicles.

b) PLANNING COMMISSION REPRESENTATIVE TO THE CITY COUNCIL MEETING OF Tuesday, June 25, 2013.

Commissioner Martinez confirmed his attendance.

There being no further business the Planning Commission meeting was adjourned at 6:28 p.m.


Tommy Elisaldez, Chairperson

ATTEST:


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