



Monday, January 6, 2014  
Regular Meeting – 6:00 p.m.  
Council Chambers  
6615 Passons Blvd.  
Next Resolution No. 1211

**CALL TO ORDER:** 6:00 P.M.

**ROLL CALL:**

Commissioners: Celiz, Elisaldez, Garcia, Martinez, Zermeno

**FLAG SALUTE:**

**1. APPROVAL OF MINUTES:**

- a) December 2, 2013
- b) Commission Action

Celiz  
Elisaldez  
Garcia  
Martinez  
Zermeno

**2. PUBLIC HEARING:**

- i) PUBLIC HEARING - ZONING CODE AMENDMENT NO. 171 TO ALLOW INSTRUCTIONAL TASTINGS OF BEER, WINE AND DISTILLED SPIRITS IN CONJUNCTION WITH CERTAIN QUALIFIED OFF-SALE RETAIL LICENSED BUSINESSES**

**Project Planner:** Guille Aguilar  
Senior Planner

Any material related to an item on the Agenda for open session submitted to the Planning Commission after distribution of the agenda packet will be available for public inspection at City Hall (front counter), 6615 Passons Blvd., Pico Rivera during normal business hours.

\*\*\*\*\*

In compliance with the Americans with Disabilities Act of 1990, the City of Pico Rivera is committed to providing reasonable accommodations for a person with a disability. Please contact Anna Jerome at (562) 801-4390 if special program accommodations are necessary and/or if program information is needed in an alternative format. Special requests must be made in a reasonable amount of time in order that accommodations can be arranged.

**RECOMMENDATION:**

Open Public Hearing, receive comments and questions from the Planning Commission and continue public hearing to a date uncertain to conduct additional research.

- a) Staff report from Community and Economic Development Director
- b) Open Public Hearing – Speakers must provide name and address and sign in.
- c) Written Communication
- d) Commission Discussion
- e) Commission Action to continue Public Hearing

Celiz  
Elisaldez  
Garcia  
Martinez  
Zermeno

**ii) PUBLIC HEARING – MAJOR VARIANCE NO. 183 – A REQUEST TO DEVIATE FROM DEVELOPMENT STANDARDS TO DEVELOP A TWO STORY DUPLEX AT 4305 ROSEMEAD BOULEVARD IN THE MULTIPLE FAMILY RESIDENTIAL (R-M) ZONE**

Project location: 4305 Rosemead Boulevard  
Pico Rivera, CA 90660

Applicant: Ruben Gutierrez  
19841 Lexington Lane  
Huntington Beach, CA 92646

Project Planner: Julia Gonzalez  
Deputy Director

**RECOMMENDATION:**

After holding the public hearing, adopt the attached Resolution approving Major Variance No. 183, subject to conditions of approval.

- a) Staff report from Community and Economic Development Director
- b) Open Public Hearing – Speakers must provide name and address and sign in.

- c) Written Communication
- d) Commission Discussion
- e) Commission Action

Celiz  
Elisaldez  
Garcia  
Martinez  
Zermeno

**iii) PUBLIC HEARING - ZONE CODE AMENDMENT NO. 172 AND ZONE RECLASSIFICATION NO. 315 TO AMEND TITLE 18, ZONING OF THE PICO RIVERA ZONING ORDINANCE PER THE ADOPTED 2014-2021 HOUSING ELEMENT**

**RECOMMENDATION:**

Recommend that the City Council amend Title 18, *Zoning*, and approve amendments per the adopted 2014-2021 Housing Element.

- a) Staff report from Community and Economic Development Director
- b) Open Public Hearing – Speakers must provide name and address and sign in.
- c) Written Communication
- d) Commission Discussion
- e) Commission Action

Celiz  
Elisaldez  
Garcia  
Martinez  
Zermeno

**3. PUBLIC COMMENTS – NON-AGENDA ITEMS**

This is a period for the public to comment on items within the jurisdiction of the Planning Commission, but not appearing on this agenda. When speaking during the public comments period, the speaker must clearly state his/her name and address and limit comments to no more than three (3) minutes. No vote may be taken on any matter not listed on the posted agenda.

**4. NEW BUSINESS:**

**Initiate a Zone Code Amendment for the incorporation of the California Homemade Food Act (AB 1616)**

**RECOMMENDATION:**

Pursuant to Section 18.62.110, *Initiation Procedures*, of the Pico Rivera Municipal Code, initiate a zone code amendment for review and incorporation of the California Homemade Food Act (AB1616).

- a.) Staff report from Community and Economic Development Director
- b.) Commission Discussion
- c.) Commission Action

Celiz  
Elisaldez  
Garcia  
Martinez  
Zermeno

**5. CONTINUED/OLD BUSINESS: None.**

**6. PLANNING COMMISSION REPORTS:**

- a) PLANNING COMMISSION REPRESENTATIVE TO THE CITY COUNCIL MEETING OF Tuesday, January 14, 2013.

Commissioner Celiz to confirm.

**ADJOURNMENT:**

\*\*\*\*\*

**RULE 11 of City Planning Commission Rules of Procedure:** Any person may present testimony on those agenda items scheduled for public hearing when the item is being considered. Any person wishing to address the Planning Commission on any other matter shall do so at the time on the agenda marked for "oral communications." Comments from the public, other than during public hearings, shall be limited to not more than three minutes per person unless waived by the City Planning Commission. The Chairperson may impose reasonable limitation on public comments to assure an orderly and timely meeting. The City Planning Commission may not take action on any item not appearing on the agenda except as otherwise provided by law.