Approved as submitted
July 21, 2014

PLANNING COMMISSION | MINUTES

Monday, June 16, 2014

A regular meeting of the Planning Commission was called to order by Chairperson Garcia 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
Christina Gallagher, Assistant Planner

ROLL CALL:

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

ABSENT: None.

FLAG SALUTE: Led by Commissioner Gomez

APPROVAL OF MINUTES:

June 2, 2014

Motion to approve the minutes was made by Commissioner Elisaldez and seconded by Commissioner Celiz:

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

PUBLIC HEARING:

CONDITIONAL USE PERMIT NO. 715 – AN APPLICATION BY PETER LE, AGENT OF SOUTHERN CALIFORNIA GAS (SCG) COMPANY, TO CONSTRUCT A NATURAL GAS VEHICLE (NGV) FUELING STATION TO BE LOCATED AT 8101 ROSEMEAD BOULEVARD IN THE LIMITED INDUSTRIAL (I-L) ZONED DISTRICT

Project Location:	8101 Rosemead Boulevard Pico Rivera, CA 90660
Applicant:	Peter Le, Agent Southern California Gas Company
Project Planner:	Christina Gallagher Assistant Planner

Commissioner Elisaldez asked to be excused from the public hearing due to his wife being employed at the Southern California Gas Company site and working with the applicant Mr. Le.

Assistant Planner Christina Gallagher presented the staff report for approval of a natural gas fueling station fronting Rosemead Boulevard, north of the existing main entrance of the Southern California Gas Company facility.

Following an initial study and environmental assessment of possible impacts, Assistant Planner Gallagher reported that no significant detrimental impacts will result from the project and is requesting the adoption of the mitigated monitoring report and program.

The project consists of the relocation of an existing natural gas fueling station which is in the center of the Southern California Gas Company facility. Access is limited during the hours of operation for the facility, from 5:00 a.m. to 5:00 p.m. For security purposes, the facility is closed to the public. The proposal is to allow 24 hour access to residents and businesses to the relocated fueling station.

The project will consist of the removal of an existing landscaped area, approximately 162 feet wide, which includes five existing trees, plus an existing eight foot high block wall. The outdoor paved storage area to the left of the block wall will also be removed. The project will include the relocation of a light pole within the public right of way and a light pole on the property.

The new fueling station will be approximately 10,700 sq. ft. It will consist of two fueling dispensers, each with two fueling pumps. It will have a metal canopy, concrete island, ten foot wide landscape planter with a monument sign for pricing, two driveway approaches installed, one for inbound traffic on the north, and outbound traffic on the south. A new eight foot high block wall with vines to deter graffiti will be installed.

Assistant Planner Gallagher stated that the Sheriff's Department has no significant law

enforcement concerns at this time. For security measures, the development will incorporate the installation of a surveillance camera which will be monitored 24/7 by onsite security and personnel. The equipment is designed to notify the on-call technician when a problem occurs. The project is not proposing any on-site parking due to it being an un-manned facility with no office or retail component. Staff included condition no. 39 that states if any noise complaints are received, the Gas Company will provide mitigation through reduction noise technology or modifications of business operations.

A traffic impact report conducted in June 2014 determined that the impact would not be significant. The station is proposed to generate 116 daily vehicle trips. There is no potential conflict between the fueling station outbound driveway and the Gas Company's main entrance. No vehicle lines are expected to impact Rosemead Boulevard. Based on the fuel purchase data, no more than four vehicles arrive in any five minute period, no more than six vehicles arrive in any fifteen minute period, and no more than nine vehicles arrive in any one hour period.

Due to there being no significant environmental impacts and compliance with the Pico Rivera Municipal Code and the General Plan, staff recommends the Planning Commission approve Conditional Use Permit No. 715 and adopt the mitigation monitoring and reporting program.

Deputy Director Gonzalez stated that Commissioner Elisaldez excused himself from the meeting due to an emergency.

It was motioned to open the public hearing by Commissioner Zermeno, seconded by Commissioner Gomez.

Motion carried by the following roll call vote:

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

Julia Emerson, with the Southern California Gas Company spoke on behalf of the project. Ms. Emerson stated that the Gas Company is ready to comply with the City's list of conditions. Ms. Emerson then requested that the Public Works Department condition of submitting a $5,000 deposit fee be waived, due to the Gas Company's annual payment to the City of a franchise fee, of which payment was submitted for this year at an amount of $113,000.

Seeing as there are no more speakers in the audience, and staff has not received any written communication, it was motioned to close the public hearing by Commissioner Celiz, and seconded by Commissioner Gomez.

Commissioner Zermeno asked if City staff was in agreement to item 6 listed in the conditions by the Public Works department.

Director Martinez stated that staff will work on the condition with Public Works staff.

Commissioner Gomez asked how the gas company would advertise the fueling station.

Ms. Emerson responded that the fueling station is advertised on a number of websites, in booklets published at the Gas Company, and any owner of a natural gas vehicle would have this information available.

Commissioner Gomez asked if the number of vehicles fueling up at the station will increase.

Ms. Emerson responded that the Gas Company is hoping that the number of vehicles will increase.

Chairperson Garcia asked if any commercial and industrial companies were interested in using the fueling station.

Ms. Emerson responded that the trash company, certain school buses, private vehicle owners are using the station.

Chairperson Garcia asked what the PSI for the pump would be.

Mr. Peter Le, responded that they are offering two pressures. For the new station in Pico Rivera, they will all offer 3, 600 pounds per square inch.

Commissioner Gomez asked if the station would offer both CNG and LNG.

Ms. Emerson responded that it would only be CNG.

Chairperson Garcia asked what the recovery rate was.

Mr. Le answered that they designed the new stations to flow about 10 gallons a minute.

Currently, it is at one gallon per minute.

Ms. Emerson stated that the new compressor will also be quieter than the current compressor.

There being no further questions, it was motioned to close the public hearing by Commissioner Gomez, seconded by Commissioner Zermeno.

Motion carried by the following roll call vote:

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

Chairperson Garcia asked if a vehicle could make a u-turn at the light at Rosemead Boulevard.

Ms. Emerson stated that the entrance and exit of the fueling stations will be right turn only.

It was motioned to accept staff recommendation of approval of Conditional Use Permit No. 715 by Commissioner Celiz, seconded by Commissioner Zermeno.

Motion carried by the following roll call vote:

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

PUBLIC COMMENTS – NON-AGENDA ITEMS: None.

NEW BUSINESS:

Commissioner Zermeno stated there were about 15 big pine trees planted along San Gabriel River Parkway. Commissioner Zermeno asked if there is a new program in place.

Director Martinez responded that trees have been planted in the last few months through a grant.

Commissioner Celiz stated on the corner of Aero and Sideview, there is an abandoned home with dry brush.

Commissioner Celiz also stated there was a concern at the corner of Beverly and Durfee, there is no signal at this location to make a left turn.

Commissioner Zermeno asked about the status of the construction at Pico Rivera Sports Arena.

Director Martinez stated that staff will bring an update on the status of the improvements being done.

Chairperson Garcia asked what the policy of the City was on manufacturing at a residence.

Director Martinez responded that this would not be permitted from a residence.

CONTINUED/OLD BUSINESS: None.

PLANNING COMMISSION REPORTS:

PLANNING COMMISSION REPRESENTATIVE TO THE CITY COUNCIL MEETING OF Tuesday, June 10, 2014.

Director Martinez reported.

The City Council approved the 2014-2015 budget. There will be about $200,000 in reserves. The City Council has a goal of 25 percent reserves, but they are currently at 18 percent.

The CDBG budget was also approved.

There was also a presentation for the Relay for Life which is on June 28, 2014 at El Rancho High School.

PLANNING COMMISSION REPRESENTATIVE TO THE CITY COUNCIL MEETING OF Tuesday, June 24, 2014.

Chairperson Gomez confirmed his attendance.

There being no further business the Planning Commission meeting was adjourned at 6:35 p.m.

Ruben L. Garcia, Chairperson

ATTEST:

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