



Monday, October 6, 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:**

Benjamin Martinez, Director  
Julia Gonzalez, Deputy Director  
John Lam, Assistant City Attorney

**ROLL CALL:**

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

**ABSENT:** None.

**FLAG SALUTE:** Led by Commissioner Gomez

**APPROVAL OF MINUTES:**

September 15, 2014

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

**AYES:** Celiz, Garcia, Gomez, Zermeno

**NOES:** None

**ABSTAIN:** Elisaldez

**ABSENT:** None

**PUBLIC HEARING:**

CONTINUED PUBLIC HEARING: GENERAL PLAN AMENDMENT NO. 53, ZONE CODE AMENDMENT NO. 176 AND ZONE RECLASSIFICATION NO. 319 TO UPDATE THE GENERAL PLAN, PERTINENT SECTIONS OF THE ZONING ORDINANCE, AND ADOPT THE DRAFT PROGRAM ENVIRONMENTAL IMPACT REPORT AND FINDINGS OF FACT AND STATEMENT OF OVERRIDING CONSIDERATIONS

Project Planner: Julia Gonzalez  
Deputy Director

Deputy Director Gonzalez introduced Kimiko Lizardi and Lloyd Zola, who presented the power point presentation.

Kimiko Lizardi stated that the focus of the meeting would be on answering the public's questions from the September 15 General Plan public hearing.

Chairperson Garcia wanted the record to reflect that no one from the public who raised questions at the September 15 meeting were present.

Ms. Lizardi stated that staff received 11 public comments at the September 15 meeting. Four of the comments were regarding trucks and traffic, one about the potential Gold Line light rail extension, one general concern about an increase in population and the impacts on parking, one regarding concerns that the General Plan aims to take residents' properties, one regarding business expansion plans, one request for information, one in general opposition of the General Plan update, and one in support of the General Plan update.

The General Plan contains policies that address the issues that were in question during the public comment period. There are existing policies related to trucks within the community, policies related to traffic calming and parking standards, parking management, the potential Gold Line light rail, and rezoning. The General Plan does not propose eminent domain.

The City received two comment letters in response to the Environmental Impact Report; the Watershed Conservation Authority and the County of Los Angeles Parks and Recreation Department. Six additional comment letters were received after the close of the public comment period from the Los Angeles Department of Water and Power (LADWP), the Office of Planning and Research, US Fish and Wildlife Service, CalTrans, the Southern California Gas Company, and the County Sanitation District of Los Angeles. One letter requested a land use zoning change, the remaining comments were addressed by revising text, and three comment letters were responded to with new or expanded policies.

The Watershed Conservation Authority letter requested that their property's zoning classification (located between Beverly Boulevard and San Gabriel River Parkway) be changed to Open Space to be in line with their recreational planning. The public facilities classification was modified to clarify the public use.

The LADWP raised a concern about potential impacts to their facilities and their transmission line right-of-ways for future projects. A new policy, Policy 6.6-9 was included which insures that future coordination with DWP will occur on any future projects.

Staff added language that the City would work with the US Fish and Wildlife on future design alternatives to protect designated habitat areas.

Chairperson Garcia asked to clarify the language in the objective.

Ms. Lizardi stated the existing language in the objective is "Ensure the restoration and protection of natural systems and habitat. This includes working with the United States Fish and Wildlife service on future project level design alternatives to ensure that those portions of the opportunity area that contain designated critical habitat for the federally

threatened California gnat catcher are protected and allow for continued dispersal of gnat catchers throughout the site.”

City Attorney John Lam asked if the language could state that the City would consult with them.

Mr. Zola stated that since the issue is critical habitat and it falls under the Endangered Species Act, the Fish and Wildlife ultimately has approval because of the endangered species.

City Attorney John Lam stated that “works with” is the language that the consultants recommend.

A letter from CalTrans requested that the City will need to coordinate with them on impacts to state facilities, specifically requesting for the City to coordinate with adjacent cities as well as CalTrans to address the impacts, and also a request to participate in a mitigation fair share fee program. The language in Policy 5.2-12 has been changed to state that the City would continue to work with CalTrans and neighboring cities to minimize cumulative significant impacts on state facilities and the City would participate in the development of a fair share fee program if required.

Corrections were made to the regional park facility information in acreage, in response to the LA County Department of Parks and Recreation.

Two properties located at Rosemead and Beverly Boulevards were changed to a mixed use overlay classification.

Deputy Director Gonzalez requested that the parking ratio standards be removed for staff to conduct further studies. Also, staff is including inorganic landscaping, primarily artificial turf, into the code.

Chairperson Garcia asked if the City would be allowing the parkway strip to be inorganic landscaping.

Deputy Director Gonzalez stated that staff met with the Public Works Director and would be preparing a handout to allow a certain percentage of hardscape and drought resistant plantings.

Staff recommended adoption of three Planning Commission Resolutions, and approval of the Program Environmental Impact Report as conformant to the requirements of CEQA, approval of the City’s General Plan amendment, approval of the Zone Code Amendment No. 176, Zone Reclassification No. 319 and adoption of the Findings of Fact and the Statement of Overriding Considerations, and the Mitigation Monitoring Plan.

Deputy Director also stated that staff plans to have a special presentation at the City Council meeting of October 14, 2014 to provide a preview of the General Plan before the October 28 City Council public hearing.

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

Motion carried by the following vote:

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

Commissioner Elisaldez asked if any language is required due to the removal of the parking standards.

Deputy Director Gonzalez responded that the parking ratio standards were removed from the zoning text language.

Commissioner Celiz asked if the truck parking was mentioned in the General Plan.

Ms. Lizardi stated there were policies regarding truck routes, not necessarily where they could park

It was then motioned to approve the General Plan as amended with the resolutions by Commissioner Zermeno, seconded by Commissioner Elisaldez.

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

Chairperson Garcia thanked staff and the consultants for all their hard work.

Director Martinez thanked the Planning Commission for their patience and stated that he was looking forward to the update to the General Plan from the 1993 version.

Chairperson Garcia wanted to acknowledge all the residents who came in to give their input before the Commission.

**PUBLIC COMMENTS – NON-AGENDA ITEMS:** None.

**NEW BUSINESS:** None.

**CONTINUED/OLD BUSINESS:** None.

**PLANNING COMMISSION REPORTS:**

PLANNING COMMISSION REPRESENTATIVE FOR THE CITY COUNCIL MEETING OF Tuesday, September 23, 2014 – Deputy Director Gonzalez stated that the 29 unit condominium project appeal was discussed. Several residents provided their

comments against the project. The project was unanimously denied by the City Council.

PLANNING COMMISSION REPRESENTATIVE TO THE CITY COUNCIL MEETING OF Tuesday, October 14, 2014. Commissioner Celiz confirmed her attendance.

There being no further business the Planning Commission meeting was adjourned at 6:47 p.m.



---

Ruben L. Garcia, Chairperson

**ATTEST:**



---

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