



Monday, October 20, 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:**

Julia Gonzalez, Deputy Director  
Christina Gallagher, Assistant Planner

**ROLL CALL:**

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

**ABSENT:** None.

**FLAG SALUTE:** Led by Commissioner Zermeno

**APPROVAL OF MINUTES:**

October 6, 2014

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

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

**NOES:** None

**ABSTAIN:** None

**ABSENT:** None

**PUBLIC HEARING:** None.

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

**NEW BUSINESS:**

**INITIATION OF ZONE RECLASSIFICATION NO. 320 FOR FUTURE DEVELOPMENT  
AT 9209 AND 9219 TELEGRAPH ROAD**

Staff report presented by Assistant Planner Christina Gallagher. The recommendation is for a zone reclassification from General Commercial to Commercial Planned Development at 9209 and 9219 Telegraph Road. The properties are currently in escrow, and the property owner is interested in developing the properties as one commercial center, with a Taco Bell drive-thru and a separate commercial building for multi tenants. Staff feels that changing the zone would help with the setbacks of the sidewalk.

9209 Telegraph Road, the corner property was operating as a gas station, auto repair and retail sale of new and used tires from 2000-2004. In 2004, the gas station was demolished due to fire damage. Since 2004, the site has been vacant.

9219 Telegraph Road was occupied by a 720 sq. ft building from 1946 to 1967. In 1967, the building was demolished and repaved in 1969 as a used car lot. In 1993 the used car lot was removed and has since been vacant.

Staff recommends that the Planning Commission direct staff to initiate the zoning reclassification in order to provide the developer with flexible setbacks, implement a pedestrian friendly design and layout for the commercial center.

Assistant Planner Gallagher concluded her presentation and opened the recommendation for discussion.

Commissioner Zermeno asked if any designs have been presented.

Assistant Planner Gallagher responded that staff is proposing the multi-tenant commercial building on the corner lot.

Commissioner Elisaldez asked if any preliminary environmental impact reports have been done on the properties since they both had hazardous waste on the properties.

Assistant Planner Gallagher responded that there is a public records request for the information and that staff will be meeting with the firm requesting the information.

Commissioner Gomez asked if the underground tanks were removed from the gas station when it was demolished.

Assistant Planner Gallagher responded that there were no permits for removal of the tanks in the address file, and this will also be reviewed by the firm.

Commissioner Gomez asked to explain the difference from the General Commercial versus Commercial Planned Development.

Assistant Planner Gallagher responded that the uses are similar, what is the main difference is the flexibility with setbacks and design standards. The design standards of the Commercial Planned Development are developed through the Conditional Use Permit process. Staff will bring back to the Planning Commission a Conditional Use Permit application for the design and layout for approval.

There being no further discussion, it was motioned to direct staff to initiate the zone reclassification for 9209 and 9219 Telegraph by Commissioner Elisaldez, seconded by Commissioner Celiz.

**CONTINUED/OLD BUSINESS:** None

**PLANNING COMMISSION REPORTS:**

PLANNING COMMISSION REPRESENTATIVE FOR THE CITY COUNCIL MEETING OF Tuesday, October 14, 2014 – Commissioner Celiz reported that the General Plan will be presented for approval to the City Council on October 28, 2014. Also, one of the Councilmembers asked about the denied development on Beverly Boulevard and Pine Street. Some residents are still concerned with the development of this project. Staff confirmed that it was denied by the City Council.

PLANNING COMMISSION REPRESENTATIVE TO THE CITY COUNCIL MEETING OF Tuesday, October 28, 2014. Commissioner Elisaldez asked if someone could attend in his absence. Commissioner Zermeno confirmed his attendance.

Commissioner Gomez asked if someone could look into adding steps on the path created by residents onto the northeast slope under the Parsons Underpass.

Commissioner Zermeno asked how many locations are allowed for fireworks stands in the City.

Deputy Director Gonzalez responded that there is not a limited number, but there are distance requirements.

Assistant Planner Gallagher responded that the distance is no more than two firework stands within 500 feet of each other, if there are more than two, all the other firework stands need to be farther than 500 feet.

Chairperson Garcia stated that the stand in front of El Pedregal did not have a permit.

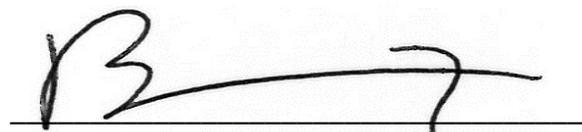
There being no further business the Planning Commission meeting was adjourned at 6:17 p.m.



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Ruben L. Garcia, Chairperson

**ATTEST:**



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