



Monday, March 7, 2016  
Regular Meeting – 6:00 p.m.  
Council Chambers  
6615 Passons Blvd.  
Next Resolution No. 1236

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

**ROLL CALL:**

Commissioners: Celiz, Elisaldez, Garcia, Gomez, Zermeno

**FLAG SALUTE:**

**1. APPROVAL OF MINUTES:**

To be approved at the next Planning Commission meeting.

**2. PUBLIC HEARING:**

CONDITIONAL USE PERMIT MODIFICATION NO. 722 AND ZONE RECLASSIFICATION NO. 322 AMENDING THE ZONE FROM GENERAL COMMERCIAL (G-C) TO COMMERCIAL PLANNED DEVELOPMENT (CPD) TO DEVELOP A 12-UNIT TOWNHOME STYLE APARTMENTS AT THE PROPERTY LOCATED AT 8421 TELEGRAPH ROAD

**Project Location:** 8421 Telegraph Road  
Pico Rivera, CA 90660

**Project Planner:** Julia Gonzalez  
Deputy Director

**Recommendation:**

That the City Council adopt the resolution approving the conditional use permit and zone reclassification and find the project categorically exempt from the California Environmental Quality Act (CEQA) under CEQA guidelines Section 15332 (In-fill Development Projects).

- 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

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.

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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.

- d) Commission Discussion
- e) Commission Action

Celiz  
Elisaldez  
Garcia  
Gomez  
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: None

### 5. CONTINUED/OLD BUSINESS: None

- a) 8401 Slauson Avenue – Parking Issue

### 6. PLANNING COMMISSION REPORTS:

- b) CITY COUNCIL MEETING OF Tuesday, February 9, 2016 – Commissioner Gomez to report.
- c) CITY COUNCIL MEETING OF Tuesday, February 23, 2016 – Commissioner Elisaldez to report.
- d) PLANNING COMMISSION REPRESENTATIVE TO THE CITY COUNCIL MEETING OF Tuesday, March 8, 2016  
  
Commissioner Garcia to confirm.

### ADJOURNMENT:

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**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.