



Monday, March 19, 2012

A regular meeting of the Planning Commission was called to order by Chairperson Zermeno at 6:00 p.m., in the City Hall Council Chambers, 6615 Passons Boulevard, Pico Rivera, CA.

STAFF PRESENT:

Julia Gonzalez, Deputy Director of Community and Economic Development
Scott Nichols, Assistant City Attorney
Alicia Villanueva, Recording Secretary

ROLL CALL:

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

ABSENT: None

FLAG SALUTE: Led by Commissioner Martinez

APPROVAL OF MINUTES:

March 5, 2012

It was moved by Commissioner Martinez to approve the minutes, seconded by Commissioner Garcia. There being no objection motion carried to approve the minutes of March 5, 2012 as submitted.

PUBLIC HEARING – ZONE CODE AMENDMENT NO. 166 – ESTABLISHING AND PROHIBITING ENTITLEMENTS FOR FAST FOOD AND/OR DRIVE-THROUGH ESTABLISHMENTS WITHIN THE SPECIFIED AREA

Deputy Director Julia Gonzalez proceeded to present staff report dated March 19, 2012, along with a visual presentation. She summarized the adoption of the Fast Food Moratorium. The purpose of the moratorium is to prohibited fast food establishments on the northern side of the city and to allow other types of quality establishment not necessarily sit-down restaurants, but other types of establishments such as discount stores and grocery stores. Previous feedback from residents on the north side of the city indicated there are no services for them between Beverly and Rosemead Boulevards, and that much of the new development has been on Washington and Whittier Boulevards. The ratio in the north side of the city is 1 sit-down restaurant to every three fast food restaurant. On the south the ratio is roughly 1.8, 1.7 to every sit-down restaurant.

Ms. Gonzalez stated that some businesses were difficult to define as fast food restaurants such as coffee and donut shops; Chuck E. Cheese and Zen Buffet's which do not have servers yet are not considered as takeout restaurants. At this point, staff's recommendation is to continue the public hearing to the next Planning Commission meeting of April 2, to further review definition of specific businesses.

Commissioner Elisaldez inquired about the definition of fast food; commenting that Gonzalez Northgate Market has a deli section where food is taken out as described in definition. He asked what category the market would fall under.

Ms. Gonzalez stated the definition reads that when a fast food restaurant is secondary and within an enclosed building the primary use such as a market which sells food in containers will be excluded; gas stations with mini-marts, discounts stores, and grocery markets fall under this definition.

Commissioner Zermeno expressed his concern about donut shops, bakeries, and small markets not being considered as fast food businesses. There are so many of these businesses in the north side of the city. He recommended that bakeries, donut shops, and fast food grocery markets be included.

Ms. Gonzalez stated donut shops and bakeries can be considered which will definitely raise the ratio of fast food to sit-down restaurants. She commented on stand alone businesses such as donut shops and bakeries, and non-stand alone businesses which have a primary use for example a convenient store.

There being no further discussion, Commissioner Garcia moved to open the public hearing and continue it to the Planning Commission meeting of April 2, 2012, seconded by Commissioner Elisaldez. Motion carried by the following roll call:

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

For the benefit of the audience, Mr. Nichols recapped the Commission's action.

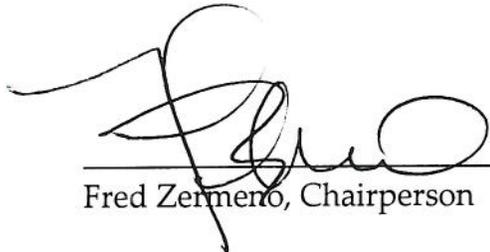
PUBLIC COMMENTS: None.

PLANNING COMMISSION REPORTS:

- a) City Council Meeting of March 13, 2012 – Received and Filed.
- b) City Council Meeting of March 27, 2012 – Commissioner Zermeno confirmed his attendance.

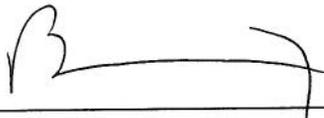
Ms. Gonzalez announced the upcoming General Plan workshop to be held on Wednesday, March 21 at Pico Park.

There being no further business the Planning Commission meeting was adjourned at 6:25 p.m.



Fred Zermeno, Chairperson

ATTEST:



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