



Monday, January 5, 2015

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, Associate Planner

ROLL CALL:

PRESENT: Commissioners Celiz, Elisaldez, Garcia, Gomez

ABSENT: Commissioner Zermeno.

FLAG SALUTE: Led by Chair Garcia

PLANNING COMMISSION REORGANIZATION

Reorganization was continued to the next meeting.

APPROVAL OF MINUTES:

Approval of minutes for December 1, 2014 to be approved at the next meeting.

PUBLIC HEARING:

- a) ZONE RECLASSIFICATION NO. 320 – TO CHANGE THE ZONE DESIGNATION FROM GENERAL COMMERCIAL (C-G) TO COMMERCIAL PLANNED DEVELOPMENT (CPD) FOR THE PROPERTIES LOCATED AT 9209 AND 9219 TELEGRAPH ROAD, PICO RIVERA.

Associate Planner Christina Gallagher provided the public hearing staff report. On October 20, 2014, staff recommended a zone reclassification for properties located at 9209 and 9219 Telegraph Road. The zone reclassification would allow implementation of flexible development standards that would facilitate developers in designing a quality commercial center and maximize utilization of both parcels while considering the surrounding land uses.

During that time the developer was meeting with Taco Bell as a possible future tenant. Since then, Taco Bell has declined and the project is no longer being pursued. Staff would like to be prepared for future developers wishing to pursue the property and have

requested that the Planning Commission adopt Zone Reclassification No. 320. This will enable staff to move forward with City Council's approval that will avoid any delays in processing project entitlements. Any future construction of a commercial center would be subject to a Conditional Use Permit application which would also require approval by the Planning Commission.

Chairperson Garcia asked for motion to adopt Resolution of Zone Reclassification No. 320. Motion was passed unanimously by the Planning Commission.

PUBLIC COMMENTS: None

Staff announced that beginning January 20, 2015, Planning Commission meetings would now be recorded.

NEW/OLD BUSINESS: None

PLANNING COMMISSION REPORTS:

CITY COUNCIL MEETING OF TUESDAY, December 9, 2014 – Commissioner Zermeno is absent.

PLANNING COMMISSION REPRESENTATIVE TO THE CITY COUNCIL MEETING of Tuesday, January 13, 2015 – Commissioner Garcia confirmed his attendance.

There being no further business, Commissioner Elisaldez requested a moment of silence for Hector Limas, personal friend, and retired LACO Sheriff, who worked in the City of Pico Rivera.

There being no further business the Planning Commission meeting was adjourned at 7:00 p.m.

Ruben L. Garcia, Chairperson

ATTEST:

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