



Monday, March 2, 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:

Benjamin A. Martinez, Director
Julia Gonzalez, Deputy Director
Christina Gallagher, Associate Planner
Evelyn Millare, Executive Assistant

ROLL CALL:

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

ABSENT: None.

FLAG SALUTE: Led by Commissioner Celiz.

APPROVAL OF MINUTES:

To be approved at the next Planning Commission meeting.

PUBLIC HEARING: CONDITIONAL USE PERMIT NO. 720, TENTATIVE TRACT MAP NO. 73146, ZONE RECLASSIFICATION NO. 317 AND MITIGATED NEGATIVE DECLARATION WITH MONITORING PLAN -- REQUEST FOR SUBDIVISION OF FOUR LOTS INTO SEVEN LOTS AND A ZONE RECLASSIFICATION OF THE SUBJECT LOTS FROM MULTIPLE-FAMILY RESIDENTIAL (R-M) TO PLANNED RESIDENTIAL UNIT DEVELOPMENT (PUD) FOR THE DEVELOPMENT OF SEVEN SINGLE-FAMILY HOMES

Project Location: 5139 – 5213 Lindsey Avenue
Pico Rivera, CA 90660

Applicant: Bret Lewis
F3 Holdings LLC
2201 N. Lakewood Boulevard,
Ste. D615
Long Beach, CA 90815

Project Planner: Christina Gallagher
Assistant Planner

Assistant Planner Gallagher informed the Planning Commission that the project site is located south of Whittier Boulevard and east of Rosemead Boulevard on the northwest corner of Catherine Street and Lindsey Avenue. The project site is surrounded by multi-family residential and single-family residential zones. A 42 unit condominium structure is on Catherine Street at about the western border of project site and the surrounding areas are single-family homes and multi-family developments. The project area is 27,224 square feet or .625 acres. The site is a vacant commercial property and has been vacant since 2003, last used as a clinic. The remaining existing parcels are vacant and (5139, 5145, 5203 Lindsey Ave) and undeveloped. Three single-family homes were demolished in the 1980's.

Assistant Planner Gallagher stated the applicant is applying for a zone reclassification to allow for an optimal use of land through flexible development standards. Assistant Planner Gallagher provided an example of differences in front setback regulations between Multi-family residential (R-M) and Planned Unit Development (PUD) zones.

Assistant Planner Gallagher stated the proposed development is for seven single family homes, which is consistent with the surrounding neighborhood.

Assistant Planner Gallagher stated Tentative Tract Map 73146 is a request to subdivide four existing parcels into seven parcels. The lots will range in area from 3,457 square feet to 3,988 square feet. Three homes will front Catherine Street and four homes will front Lindsey Avenue.

Assistant Planner Gallagher also pointed to a correction on page 3 of the agenda memo. The correct lot area for Parcel 3 is 3,798.49 square feet.

Assistant Planner Gallagher stated Conditional Use Permit 720 is for the development entitlement to allow construction of seven single family homes. The floor area of the units will range from 2,568 square feet to 2,810 square feet. The proposed homes will be two-story homes. Lot coverage will range from 42 percent to 44 percent.

Assistant Planner Gallagher showed architectural drawings of the proposed development to the Planning Commission. Assistant Planner Gallagher stated all seven proposed homes will have four bedrooms, 2.5 baths, and attached two-car garage. Proposed homes will have stucco finish and painted earth tones. Drought tolerant landscaping and screening vegetation will be provided along the western border to preserve privacy.

Assistant Planner Gallagher stated the project would generate 67 daily vehicle trips: 5 during morning peak hours and 7 during evening peak hours. A traffic letter prepared indicated no significant impacts would be experienced at nearby intersections.

Assistant Planner Gallagher stated a notice of availability and intent to adopt a mitigated negative declaration and monitoring plan was developed and found that no significant impact would be experienced because of mitigation measures. Assistant Planner Gallagher stated mitigation measures have been incorporated as conditions of approval within the entitlements. Assistant Planner Gallagher stated the notice of availability and

intent to adopt was filed and reported to the LA County Recorder's Office starting February 10 and ending on March 2.

Assistant Planner Gallagher stated that staff has received no comments from the public or outside agency.

Assistant Planner Gallagher stated that staff recommends the Planning Commission to recommend to City Council to adopt the mitigated negative declaration, approve Conditional Use Permit 720, approve Tentative Tract Map 73146, and adopt ordinance approving Zone Reclassification 317.

PUBLIC COMMENTS:

Resident Joe Marquez supported the development and stated it is a great idea, but stated the traffic increase might be a minor negative impact of the project.

Applicant Brett and Tim Lewis expressed appreciation for the opportunity to build more housing in the city. Applicant Lewis stated the efforts to develop in conjunction with the city and to provide the neighborhood with the most appropriate type of homes.

Commissioner Gomez asked about the general inconsistencies on the plans. The applicant explained that many revisions were made to the project and some of the numbers on the plans were not changed during the process.

Commissioner Gomez asked how long the applicant has owned the property. The applicant stated they have owned the lot for approximately a year.

Commissioner Zermeno asked if the size of the homes were all generally the same size. Applicant confirmed the sizes of all homes are similar.

Commissioner Celiz expressed gratitude to the applicant for building family homes in the city.

Commissioner Garcia thanked the applicant for the level of detail in the plans and proposing a project that would improve the neighborhood and provide homes for families.

Commissioner Gomez asked if the applicant has built any other houses in the city. The applicant stated this project is their first in the city.

Commissioner Celiz made motion to approve, seconded by Commissioner Garcia, and passed.

NEW BUSINESS:

Commissioner Zermeno stated he attended a tour of the Orville Dam in Sacramento and shared his concerns over the drought and water conservation in the city's communities.

CONTINUED/OLD BUSINESS: None.

PLANNING COMMISSION REPORTS:

CITY COUNCIL MEETING of Tuesday, January 27, 2015 – Commissioner Celiz reported the City Council unanimously approved the project to develop townhomes on Passons Boulevard.

CITY COUNCIL MEETING of Tuesday, February 10, 2015 - Commissioner Zermeno stated there is nothing to report.

CITY COUNCIL MEETING of Tuesday, February 24, 2015 – Commissioner Gomez deferred to Deputy Director Julia Gonzalez to report. Deputy Director Gonzalez reported the 17 unit project was approved at this meeting.

PLANNING COMMISSION REPRESENTATIVE TO THE CITY COUNCIL MEETING OF Tuesday, March 10, 2015 - Commissioner Garcia or Commissioner Zermeno to attend.

Director Ben Martinez reported Commissioner Elisaldez is recovering from surgery and will not be attending meetings for the next couple of months. Director Martinez confirmed attendees for the training and thanked participants.

City Attorney Lam recommends a motion to excuse Commissioner Elisaldez from meeting attendance.

Motion to excuse Commissioner Elisaldez seconded and passed.

There being no further business the Planning Commission meeting was adjourned at 7:33 p.m.

Ruben L. Garcia, Chairperson

ATTEST:

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