



Monday, May 18, 2015

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:

Benjamin A. Martinez, Director
Julia Gonzalez, Deputy Director
Evelyn Millare, Executive Assistant

ROLL CALL:

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

ABSENT: None.

FLAG SALUTE: Led by Commissioner Elisaldez

APPROVAL OF MINUTES:

Approval of minutes from March 2, 2015 to be approved at the next meeting.

PUBLIC HEARING: PUBLIC HEARING - CONDITIONAL USE PERMIT MODIFICATION NO. 471.1 – A REQUEST TO OBTAIN A STATE DEPARTMENT OF ALCOHOL BEVERAGE CONTROL TYPE 86 INSTRUCTIONAL TASTING LICENSE IN CONJUNCTION WITH AN EXISTING SPECIALTY LIQUOR STORE, RAMIREZ LIQUOR AT 9419 SLAUSON AVENUE IN THE GENERAL COMMERCIAL (C-G) ZONED DISTRICT

Project Location: 9419 Slauson Avenue

Applicant: Von Stroff
Extra Space Management
P.O. Box 320099
Alexandria, VA 22320

Staff recommended to continue the public hearing to the meeting of June 1, 2015. At this time motion to do so made by Commissioner Elizaldez, seconded by Commissioner Garcia.

PUBLIC HEARING: PUBLIC HEARING - CONDITIONAL USE PERMIT NO. 723
– A REQUEST TO OBTAIN A STATE DEPARTMENT OF ALCOHOL BEVERAGE CONTROL TYPE 41 ON SALE BEER & WINE LICENSE IN CONJUNCTION WITH AN EXISTING RESTAURANT, SAM'S BURGER, AT 8505 TELEGRAPH ROAD IN HE GENERAL COMMERCIAL (C-G) ZONED DISTRICT

Project Location: 8505 Telegraph Avenue
Pico Rivera, CA 90660

Applicant: Jorge and Petra Pelayo
8505 Telegraph Road
Pico Rivera, CA 90660

Staff recommended to continue public hearing to June 1, 2015. Prior to making motion to do so, Commissioner Garcia asked if the establishment is a restaurant or fast food. Deputy Director, Julia Gonzalez, responded that it is a fast food restaurant. Commissioner Garcia then proceeded with motion to continue public hearing to June 1, 2015, seconded by Commission Gomez.

PUBLIC COMMENTS – NON-AGENDA ITEMS: None.

NEW BUSINESS: None.

CONTINUED/OLD BUSINESS: None

PLANNING COMMISSION REPORTS:

CITY COUNCIL MEETING OF TUESDAY, MARCH 10, 2015 – Commissioner Elizaldez stated he was not able to attend.

CITY COUNCIL MEETING OF TUESDAY, MARCH 24, 2015 – Commissioner Garcia stated he was not able to attend.

CITY COUNCIL MEETING OF TUESDAY, APRIL 14, 2015 – Commissioner Celiz reported a first reading of an agenda item deleting the selling of alcohol beverages in a theater or drive-in. She added that Councilmember Camacho pulled the item, that Councilmember Bob Archuleta agreed, and the item will no longer go before City Council for approval.

CITY COUNCIL MEETING OF TUESDAY, APRIL 28, 2015 – Chairperson Zermeno stated there was nothing to report at this time.

CITY COUNCIL MEETING OF TUESDAY, MAY 12, 2015 – Commissioner Gomez stated there was nothing to report.

PLANNING COMMISSION REPRESENTATIVE TO THE CITY COUNCIL MEETING of Wednesday, May 26, 2015 – Commissioner Elizalde confirmed his attendance.

Commissioner Garcia asked if staff had anything to report on the City Council meetings he and Commissioner Elizalde were unable to attend. Deputy Director, Julia Gonzalez, stated there was nothing to report. However, she added that during the April 14 City Council meeting, the zone reclassification for a 7-unit development was approved after the second reading. Also, during the April 28 City Council meeting, the Housing Division's 5-year Consolidated Plan was approved which was presented by the Community & Economic Development Department in order to receive CDBG funding.

There being no further business, Chairperson Zermeno, was about to adjourn the meeting when Ben Martinez, Director of Community & Economic Development Department., asked if he can provide the Commission an update on numerous items citywide. The Commission asked him to proceed.

Director Martinez updated the Commission on the following:

Durfee Underpass Project; Façade Rehabilitation Program; Lancer Motel; Whittier Manor Apartments; Krikorian Center; closing of El Rodeo; closing of Staples; Candlewood Suites; Chuck E. Cheese grand re-opening; Deardens; Walmart; Paramount & Slauson corner (30 acres for sale by one owner; being marketed to see as soon as possible); "Bug House"; vacant property behind Norms Restaurant; Manning Beef.

Commissioner Garcia asked what is the latest with dairy property and Whittier Fertilizer.

Deputy Director, Julia Gonzalez responded that staff obtained Southern California Association of Government (SCAG) grant to do a feasibility study to turn the north side of Kruse Road into open space; it's a long term study; staff has gone out to speak with property owners on a couple of occasions to given them heads up on study being completed; a noise study is also planned due to the trucks that are driving into the area at night; City is limited on what can be done; affected properties are grandfathered in; affected residents are being told that the study is long term but the City is hoping that once there is a plan in place, Staff can go out and look for grant funding; Whittier fertilizer has no intention of leaving; because they have been there for several years and it is not easy to find another location and obtain permitting; their argument is that they were at the location prior to the homes being built; they are stating the homes encroached into their area; The City is trying to be careful and respect both sides.

Prior to adjournment of meeting, Commissioner Elisaldez shared with the Commission and others present that on April 7, he was blessed with his 4th grandson, Santos Hector Lemus Elisaldez.

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

Fred Zermeno, Chairperson

ATTEST:

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