



Monday, August 3, 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

ROLL CALL:

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

ABSENT: None.

FLAG SALUTE: Led by Commissioner Garcia

APPROVAL OF MINUTES:

Approval of minutes from September 21, 2015 to be approved at the next Planning Commission meeting.

PUBLIC HEARING: None

PUBLIC COMMENTS – NON-AGENDA ITEMS: None

NEW BUSINESS:

- a) INITIATION FOR A ZONE RECLASSIFICATION FROM GENERAL COMMERCIAL (G-C) TO COMMERCIAL PLANNED DEVELOPMENT (CPD) FOR THE PROPERTY LOCATED AT 8421 TELEGRAPH ROAD

Deputy Director Gonzalez informed the Commission that any amendments to the zoning code requires a motion by the Planning Commission to allow staff to proceed with the initiation. Deputy Director Gonzalez informed the Commission that there is also an application for a conditional use permit for the project, but will not be addressed at this time. The subject property is located at the intersection of Rosemead and Telegraph Boulevards and next to the Guesthouse Inn and Pavilion Court Apartments. The subject property has been an abandoned site for several years and a recent fire has eliminated all use of the property. Deputy Director Gonzalez stated there is a developer that wishes to develop apartment-style townhomes. The amendment to the code would

reclassify the zone from General Commercial to Commercial Planned Development. Commercial Planned Development regulations would allow flexibility with development standards. The subject site is a prime site for future development. Reclassifying the zone would encourage development on the site.

Commissioner Gomez asked about the width of the subject property. Deputy Director stated subject property is approximately 300 feet wide.

Motion to initiate an amendment made by Commissioner Elisaldez and seconded by Commissioner Garcia.

- b) INITIATION FOR A ZONE RECLASSIFICATION FROM SINGLE FAMILY RESIDENTIAL (S-F) AND GENERAL COMMERCIAL (G-C) TO COMMERCIAL PLANNED DEVELOPMENT (CPD) FOR THE PROPERTY LOCATED AT 4525 ROSEMEAD BLVD.

Deputy Director Gonzalez informed the commission that the parcel that houses Green Auto Collision is zoned for two different zones, single-family residential in the rear and general commercial towards the front. The applicant requested a zone change because of the difficulties of developing the lot. Deputy Director Gonzalez requested rezoning of the parcel to Commercial Planned Development. The proposed building would be limited to the front and parking would be towards the rear of the lot to mitigate any impacts to residents abutting the rear of the property.

Commissioner Garcia asked for clarification for the purpose of rezoning. Deputy Director stated it was to have one unified zone and reiterated the effort to prevent any impacts to residences abutting subject property. Deputy Director Gonzalez confirmed the applicant would comply with this request.

Commissioner Elisaldez asked if there has been any correspondence with the residents in the area. Deputy Director Gonzalez informed Commissioner Elisaldez that notices are sent out after the applicant submits the application for a Conditional Use Permit. Deputy Director Gonzalez stated staff is anticipating sending out a 20-day notice instead of a 10-day notice due to the potential for this change to be controversial with residents.

Commissioner Elisaldez asked about the longevity of the business. Deputy Director Gonzalez stated the business has been operating for 10 to 15 years.

Commissioner Celiz asked if the location is the same location of previous resident concerns. Deputy Director Gonzalez confirmed that subject property has previously drawn concerns from residents, but clarified that it was not for townhomes and is a separate location from the townhome proposal.

Commissioner Garcia asked if there is a previous conditional use permit attached to the property. Deputy Director Gonzalez confirmed there is a conditional use permit and modifications will be brought to the Planning Commission's attention at a later date. Deputy Director Gonzalez stated any concerns will be addressed, specifically concerns about noise.

Commissioner Gomez asked if there are apartments adjacent to property. Deputy Director confirmed that they are.

Motion to initiate zone reclassification made by Commissioner Garcia and seconded by Commissioner Gomez.

c) INITIATION FOR A ZONE CODE AMENDMENT TO ALLOW AUTO REPAIR SHOPS IN THE COMMERCIAL PLANNED DEVELOPMENT ZONE (CPD) WITH A CONDITIONAL USE PERMIT

Deputy Director Gonzalez stated that in the current code, auto repair shops are not allowed in the Commercial Planning Development Zone. Deputy Director Gonzalez requested a motion to initiate a zone amendment to allow auto repair shops with a conditional use permit application.

Commissioner Garcia asked if the zone code amendments like this could be used to leverage future zone code amendments. Deputy Director Gonzalez stated that zone code amendment would allow auto repair shops, but would require a conditional use permit and nothing would be approved by right but require discretionary action by the Planning Commission.

Commissioner Celiz expressed concerns about previous business activities like painting that concerned residents in previous years. Commissioner Celiz would like to prevent any situation that would instigate similar complaints from neighbors.

Deputy Director Gonzalez clarified that this would only be for initiation and the application process would require a conditional use permit and zone code amendment application. Any amendments would go to City Council for final approval.

Motion to initiate zone code amendment made by Commissioner Elisaldez and seconded by Commissioner Gomez.

CONTINUED/OLD BUSINESS: None.

PLANNING COMMISSION REPORTS:

CITY COUNCIL MEETING of Tuesday, May 26, 2015 – Commissioner Tommy Elisaldez did not attend.

CITY COUNCIL MEETING of Tuesday, June 9, 2015 – Commissioner Ruben Garcia did not have any information to report.

CITY COUNCIL MEETING of Tuesday, June 23, 2015 – Commissioner Esther Celiz did not have any information to report.

CITY COUNCIL MEETING of Tuesday, July 14, 2015 – Commissioner Fred Zermeno did not have any information to report.

CITY COUNCIL MEETING of Tuesday, July 28, 2015 – Commissioner Paul Gomez did not have any information to report.

Deputy Director Gonzalez reported that resolution was adopted for elections on November 3rd.

PLANNING COMMISSION REPRESENTATIVE TO THE CITY COUNCIL MEETING OF Tuesday, August 11, 2015 - Commissioner Tommy Elisaldez confirmed attendance.

There being no further business the Planning Commission meeting was adjourned at 6:17pm.

Ruben L. Garcia, Chairperson

ATTEST:

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