



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 Director Martinez

APPROVAL OF MINUTES:

To be approved at the next Planning Commission meeting.

PUBLIC HEARING: None

NEW BUSINESS:

Request authorization for the Community and Economic Development Department to further investigate non-compliance with conditions of approval within Conditional Use Permit No. 708 (CUP No. 708), approval for the off-site sale of beer and wine in conjunction with a convenience store, and produce findings for the consideration of revoking CUP No. 708.

Associate Planner Gallagher clarifies request is to initiate investigation and not to make a decision on revocation. Associate Planner Gallagher stated the subject business is located on the northwest corner of Bequette Street and Washington Boulevard. Associate Planner Gallagher stated there is a recurring issue with trash and debris, as well as the use of unpaved portion of the lot at this location. Associate Planner Gallagher requested direction from the Planning Commission for further action into this matter.

Director Martinez stated he met with the business owner. Director Martinez suggested the Planning Commission speak directly with business owner.

Business owner, Mojdeh Nazin, clarified the purpose of the fencing was to prevent the homeless population from using the area and moving trash into the area. The business owner stated the majority of trash and furniture in the rear area does not belong to business owner or tenants. The business owner requested for extra time to be provided for removal of fence and cleaning of area.

Director Martinez confirmed fencing is not allowed and the business owner now understands. Director Martinez suggested the Planning Commission to allow staff to work with business owner to address non-compliance issues. Director Martinez recommended a decision to be provided by staff by December about whether or not to pursue revocation.

Ms. Nazin stated there is no trash or graffiti at the property at this time, but cannot guarantee that these occurrences will be prevented in the future.

Commissioner Garcia asked if the tenant using the subject space is still leasing the space. Director Martinez confirmed the tenant is still present, but the business owner proposed to have tenant vacated by December.

Ms. Nazin confirmed a contractor in the area inquired about the rental of the space to park his equipment.

Commissioner Celiz inquired about the trailer on the property and asked if it was being used as habitable space. The business owner stated she does not think any persons are living there.

Director Martinez requested a vote from the Planning Commission for staff to work with the business owner to address the issues and restore compliance with a conditional use permit by the next meeting in December.

Commissioner Celiz asked if there were any previous complaints from residents. Associate Planner Gallagher confirmed there have been complaints before the construction of the fence.

Commissioner Elisaldez asked about the issue of lighting. The business owner stated the timer was off.

Motion to approve authorization for staff to further investigate non-compliance of condition use permit. Motion passed.

PUBLIC COMMENTS: None

CONTINUED/OLD BUSINESS: None

PLANNING COMMISSION REPORTS:

CITY COUNCIL MEETING of Tuesday, September 22, 2015 – Commissioner Fred Zermeno did not have anything to report.

CITY COUNCIL MEETING of Tuesday, October 13, 2015 – Commissioner Paul Gomez attended meeting, but did not have anything to report.

CITY COUNCIL MEETING of Tuesday, November 10, 2015 – Commissioner Tommy Elisaldez did not attend.

PLANNING COMMISSION REPRESENTATIVE TO THE CITY COUNCIL MEETING OF Tuesday, December 8, 2015 - Commissioner Ruben Garcia confirmed attendance.

Director Martinez asked if all commissioners would be able to attend December 21 meeting. All commissioners confirmed attendance.

Commissioner Gomez asked about the light post near the business complex on Rosemead Boulevard. He stated the light post is constantly the subject of traffic accidents. He stated the short setback distance causes problems for turning cars. He would like to know if there could be any changes in the distance to prevent future accidents.

Director Martinez provided an update about the missing sign at the main intersection on San Gabriel Parkway and Cypress Point Drive.

Commissioner Elisaldez inquired about reelection or reappointment process for incumbent commissioners. Director Martinez stated clarification on the process that will be reported during the next meeting.

There being no further business the Planning Commission meeting was adjourned at 6:24pm.



Ruben L. Garcia, Chairperson

ATTEST:

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