



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 Zermeno

APPROVAL OF MINUTES:

To be approved at the next Planning Commission meeting.

PUBLIC HEARING: ADOPTION OF RESOLUTIONS BY THE PLANNING COMMISSION OF THE CITY OF PICO RIVERA RECOMMENDING TO THE CITY COUNCIL APPROVAL OF CONDITIONAL USE PERMIT MODIFICATION NO. 257.3, ZONE RECLASSIFICATION NO. 321, AMENDING THE ZONE FROM SINGLE FAMILY RESIDENTIAL (S-F) AND GENERAL COMMERCIAL (G-C) TO COMMERCIAL PLANNED DEVELOPMENT (CPD), AND ZONE CODE AMENDMENT NO. 177, AMENDING THE ZONING ORDINANCE TO ALLOW AN AUTO REPAIR SHOP IN A COMMERCIAL PLANNED DEVELOPMENT (CPD) ZONE FOR THE PROPERTY LOCATED AT 4525 ROSEMEAD BOULEVARD.

Project Location: 4525 Rosemead Boulevard
Pico Rivera, CA 90660

Applicant: Jorge Pineda
4116 Sequoia Street, Unit E.
Los Angeles, CA 90039

Julia Gonzalez, Deputy Director, presented a PowerPoint presentation that showed actual photos of the project site, site plans, and elevation. Ms. Gonzalez stated that Conditional Use Permit (CUP) Modification No. 257.3 is for the development of an automotive repair business. The required public hearing notices were sent to owners of properties within 300 ft. of the project site.

Ms. Gonzalez stated that two separate parcels have 4525 Rosemead Boulevard as the address. The subject parcel is the parcel to the north. The land use designation on the parcel for the proposed auto repair business is Mixed Use but has two inconsistent zoning classifications Single Family (S-F) and General-Commercial (G-C). For consistency purposes and to allow flexible development standards, the property is proposed to be rezoned to Commercial Planned Development (CPD). The change is zoning requires a zone reclassification application submitted as Zone Reclassification No. 321. The change is zone would also require amending the zoning ordinance to allow auto repair shops in the CPD zone with approval of a CUP. This application has been submitted as Zone Code Amendment No. 177. The front portion of site is surrounded by commercial uses and rear portion is surrounded by residential uses. The rear portion of the lot has been vacant for many years due to the inconsistent zoning classification which has prohibited development.

The noise study conducted determined that noise levels would be kept below the maximum allowed in a residential area. The property owner agreed to build an eight foot block wall which would further lessen noise levels. The business would open at 8 a.m. and close at 6 p.m. Monday through Saturday and would be closed on Sundays. The business would not perform any auto body work including painting at the proposed new facility. The project would include landscaping throughout the proposed facility to further screen neighboring properties, and inoperable vehicles would be kept in enclosed facilities.

Ms. Gonzalez concluded her presentation by stating that staff recommend that the Planning Commission adopt resolutions recommending City Council approval of CUP Mod. No. 257.3, Zone Reclassification No. 321, and Zone Code Amendment No. 177.

There being no further questions or comments to Ms. Gonzalez' presentation, Chairperson Zermeno opened the public hearing.

Nick Inzunza, Consultant, spoke on behalf of the owner. He introduced the owner and general contractor of the proposed development and mentioned that present were employees of Green Auto Collision. Mr. Inzunza stated the project proposed would result in additional employment and City sales taxes.

Commissioner Elisaldez clarified that what is being asked of the Commission to approve is not an auto body repair business. The proposed development is automotive repair business on the property that has been vacant.

Carlos Cruz, Chamber of Commerce Director, spoke in favor of the project. Mr. Cruz stated that the proposed development would provide new employment opportunities to the City.

James Roybal, resident, spoke against the proposed development. He lives next to the proposed project and constantly smells paint emitted from the existing auto body repair business. He stated that the residential community was there first. He stated that the new development would include wrecked vehicles which would further add blight to the area. He also asked how the proposed eight foot block wall would be built due to the uneven grading.

Marvin Tannehill, resident, spoke against the proposed development. He stated that he believed there was an endangered lizard within the subject location.

Nick Inzunza spoke again to respond to issues mentioned by speakers against proposed development.

Jorge Pineda, the general contractor for new development spoke. Mr. Pineda stated that eight foot block wall was built for safety and noise control. He stated that the block wall would be built on private property next to the existing fencing and block walls.

Nick Inzunza spoke again stating that most of vehicles to be serviced by new development are high-end type.

A motion to close the public hearing was made by Commissioner Celiz and seconded by Commissioner Gomez.

Motion carried by the following roll call vote:

AYES: Celiz, Elisaldez, Garcia, Gomez, Zermeno
NOES: None
ABSTAIN: None
ABSENT: None

Commissioner Zermeno addressed his disappointment with how the public was portraying the City in their comments. He indicated that they should be proud of their City, and not portray it as a crime-riddled or panhandling community nor should residents say that City is not good enough for a quality hotel. Instead the City should focus on new opportunities for growth and look for ways to improve the community.

Commissioner Celiz addressed her concern with how the public was addressing the City. She stated that she has been a resident of the City since 1973. Commissioner Celiz stated everyone should be proud of the City and its growth and that growth is making the City a better place. She also stated that the project is an investment and we should be proud of the businesses coming to the City.

Commissioner Elisaldez believes this project is a great opportunity for the City and agrees with the other Commissioners that the residents should be proud of the City.

Commissioner Gomez also stated how the City has grown and improved. The new development would benefit the appearance of the area and better the community.

Chairperson Garcia stated that no one is guaranteeing anything. He stated that as long as people are willing to invest in the City, residents should have a "Why not?" attitude rather than a fear of change.

Commissioner Elisaldez thanked the residents who came and spoke on the project for caring enough to be present and express their views.

Chairperson Garcia stated that issues brought up by the residents will be taken into consideration.

Commissioner Garcia requested that staff and the applicant hold a community meeting to try to resolve the pending concerns.

Motion to approve the Conditional Use permit No. 257.3, Zone Reclassification No. 321 and Zone Code Amendment No. 177 made by Commissioner Celiz and seconded by Commissioner Elisaldez.

Motion carried by the following roll call vote:

AYES: Celiz, Elisaldez, Garcia, Gomez, Zermeno
NOES: None
ABSTAIN: None
ABSENT: None

PUBLIC COMMENTS – NON-AGENDA ITEMS: None.

NEW BUSINESS:

Staff advised the Planning Commission that their term would expire on December 31, 2015. Planning Commissioners interested in being re-appointed would need to apply by December 21, 2015.

CONTINUED/OLD BUSINESS:

Staff requested authorization to further investigate non-compliance with the conditions of approval for Conditional Use Permit No. 708, the off-site sale of beer and wine in conjunction with a convenience store to consider revocation. The Planning Commission authorized to further investigate.

PLANNING COMMISSION REPORTS:

The Planning Commission and staff provided information on the previous City Council meetings and confirmed attendance to future meetings.

There being no further business the Planning Commission meeting was adjourned at 7:58p.m.

Ruben L. Garcia, Chairperson

ATTEST:

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