



Monday, January 4, 2016

A regular meeting of the Planning Commission was called to order by Chairperson Zermeno 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:

To be approved at the next Planning Commission meeting.

PUBLIC HEARING: CONDITIONAL USE PERMIT MODIFICATION NO. 722 AND ZONE RECLASSIFICATION NO. 322 AMENDING THE ZONE FROM GENERAL COMMERCIAL (C-G) TO COMMERCIAL PLANNED DEVELOPMENT (CPD) TO DEVELOP A 12-UNIT TOWNHOME STYLE APARTMENTS AT THE PROPERTY LOCATED AT 8421 TELEGRAPH ROAD

Project Location: 8421 Telegraph Road
Pico Rivera, CA 90660

Project Planner: Julia Gonzalez
Deputy Director

Deputy Director Gonzalez requested to continue the public hearing to February 1, 2016 to allow the applicant more time to do outreach. There was a mid-year initiation for a zone change. There will be no public hearing because there is no one present and no written communication.

Director Martinez would like to request a motion to open the public hearing and continue

the item to February 1st. There was a motion and a second to continue the item. There was no objection to motion. Item will be heard on February 1, 2016 meeting.

PUBLIC COMMENTS – NON-AGENDA ITEMS: None.

NEW BUSINESS:

a) Urban Greening Master Plan Update

Brief presentation for this project by Deputy Director Gonzalez. The City was awarded \$250,000 from the state to prepare the Urban Greening Master plan. The Plan will be brought to Planning Commission for approval. The components of the master plan are to identify new areas for park space, develop pedestrian and bicycle paths, build upon the general plan, develop a ground water filtration plan, and create a palette for street trees. Deputy Director Gonzalez states the need to be sensitive to drought resistant trees now. Part of the component includes a strong public outreach. The master plan will place the City in a position for grants as well as Cap and Trade funds. The plan will increase opportunities and the likelihood to get grants. This plan will include a cost estimate that will help with grant applications. Many grants want to see how cities are reducing greenhouse gases. Green house gas reductions will be included in the plan. Also vehicle miles traveled reduction statistics will be included in the plan. Staff is in the process of coordinating with local, regional, and state agencies like the Rivers and Mountains Conservancy. Gateway Cities Council also received grants for master plans and will coordinate with them to prevent duplication and build on their development.

Director Martinez informed the Gateway Cities Council they received an Urban Greening grant. The grant is for all Gateway Cities. Director Martinez previously requested Jack Wong to apply for the grant after checking his previous history with grant proposals. The Gateway Cities Council gave Pico Rivera a separate grant because of the great work of Deputy Director Gonzalez and Jack Wong on the grant application. We do not want to duplicate any work by the Council, but want to take a step further and work on a strategy for Pico Rivera. Everything we do will be in concert with the Council.

Deputy Director Gonzalez stated that Plan places the City in a better position for grants because grant funders want to see a collaborative effort. The grant has a large outreach component. Several public workshops, stakeholder meetings, and committee meetings will be required for the master plan. This is an opportunity to invite US commissioners to be a part of the stakeholder meetings.

Slideshow from the Gateway Cities Council is presented by Deputy Director Gonzalez. The Gateway Cities Council Council of Governments has already started working on their plan. Pico Rivera staff will be building on what they have developed.

No questions from Commissioners.

b) Citywide Project Update

Director Martinez discussed projects that will be coming to the commission's attention in the future.

Pico Rivera Sports Arena is a special project out of the City Manager's office. Staff is looking at implementing an aggressive plan with the Army Corps of Engineers to move the floodplain to create more land for development. If there is a bigger development envelope then there might be proposals for bigger developments. Right now, development is limited and there is not much optimism from engineers about future development. This is a longer term project.

Commissioner Zermeno envisions a sports complex that would double as recreation areas for residents.

Deputy Director briefly explains the WRD facility project.

Commissioner Gomez states the facility will be educational and environmental.

Director Martinez updated on commission development in the south behind Norms. 35 townhomes are being proposed and will come to the Commission's attention in January or February. This will most likely require a Conditional Use Permit. It is a very attractive project by City Ventures. Staff is meeting with the owners of the fire damaged building next to Norms to ensure there will be restoration and redevelopment of buildings to improve the area, not just fix building.

Commissioner Zermeno stated there are signs of undesirable activity that seemed to be taking place there and would like for such activity to not return.

Director Martinez stated that owners have hired an architect and there are meetings to ensure that the building looks good from all sides, not just the front. The owners will be encouraged to make the building aesthetically pleasing.

Director Martinez asked Commissioners if they know of the housing subdivision near Rosemead Boulevard next to Chevron. Director Martinez informed that there is a proposal to build 14 townhomes in this area. Staff is working with developers currently.

Lancer Motel has created conceptual drawings to improve facilities. There have been positive discussions with Sloan's and façade improvements on the market. An A Conditional Use Permit application for an Auto Repair business will be brought to the planning commission on the 12th.

Manning Beef owners will be making improvements that would eliminate trucks in the street. The owners plan to build another refrigeration building in the back and would prevent trucks from blocking the street. Façade improvements and other major improvements are being proposed.

Commissioner Celiz raised concerns about dangerous traffic behind Pico Park at night. Director Martinez stated there have been efforts to make that area safer.

Director Martinez stated that the commercial space at the corner of Rosemead and Mines Boulevards is being renovated and there will be some exciting new tenants in that space. Staff is also keeping an eye on the space previously occupied by Fresh and Easy, as well as the space previously occupied by Staples.

Director Martinez reported that the Hotel that was approved by the planning commission in previous years will start construction soon after spending considerable time in plan check.

Commissioner Zermeno asked about funds to assist residents with development. Director Martinez stated that there are currently no funds or programs, but there is not much of a need at this point.

Director Martinez stated the Krikorian has plans to sell to an investment company that owns other town centers in Pico Rivera. New owners of the swap meet property are planning to demolish three structures.

There will be a sales tax reimbursement with Peterbilt because they are planning to buy the land that was previously being leased.

Staff will sign a negotiation agreement for the 2-acre lot at the end of Burke Street. A single-family housing project is proposed on this lot, but will take time because of environmental process to clean the soil.

Director Martinez reported that Culichitown has opened and are finding quick success. There are some problems with parking in the shopping center because of the influx of customers.

The Commissioners raised concerns about the Durfee underpass project and the possibility of flooding after completion similar to the Passons underpass.

The Commissioners asked about El Super and Director Martinez stated that tenant improvement plans have been submitted and the Ralph's sign has been removed.

Director Martinez is currently working on an agreement with Wal-Mart and the shopping center to address the illegal truck parking. The front property is moving forward to bring in a new restaurant.

Commissioner Zermeno asked if there are any plans for commercial space for the condominium proposal next to Norms. Director Martinez states that there is not enough parking to accommodate commercial space in this area.

Commissioner Garcia asked about a proposal at Serapis Avenue and Telegraph Road. WaBa Grill has plans to develop the corner property to include other businesses as well. The owner of the adjacent parcel will not sell.

Commissioner Elisaldez inquired about Jim's Burger restaurant. Director Martinez stated there is no development activity, but an issue with the health department.

Commissioner Celiz asked if the Best Car Wash could submit an application to develop the single family home adjacent to the property. Deputy Director Gonzalez responded that an application would have to be submitted and would be taken to the Planning Commission for approval.

Commissioner Gomez asked why the section of Washington Boulevard near the spreading grounds do not have sidewalks. The Commissioner stated that there is heavy pedestrian traffic, but the area does not have paved sidewalks.

Director Martinez informed commissioners the section of Whittier Boulevard under the railroad tracks has been painted to improve aesthetics.

Director Martinez was asked if residents are allowed to park on the street after the street sweeper truck passes through. Director Martinez confirms that on-street parking would be allowed after the street sweeper truck passes.

Commissioner Zermeno asked Deputy Director Gonzalez if the Urban Greening Master Plan would include the San Gabriel River or a plan to create a bird sanctuary. Deputy Director Gonzalez stated that it might be included in the Gateway Cities' plan.

Director Martinez stated that there is a lot of activity in Pico Rivera and is expected to continually improve in the near future.

Commissioner Zermeno asked about the starting date of the water project on San Gabriel River Parkway. Director Martinez estimates next year due to environmental issues.

Commissioner Elisaldez would like to thank Director Martinez and Deputy Director Gonzalez for their hard work and staff's hard work.

PUBLIC COMMENTS – NON-AGENDA ITEMS: None.

CONTINUED/OLD BUSINESS: None.

PLANNING COMMISSION REPORTS:

CITY COUNCIL MEETING OF Tuesday, December 8, 2015 – Commissioner Garcia was not present and therefore has nothing to report.

PLANNING COMMISSION REPRESENTATIVE TO THE CITY COUNCIL MEETING OF Tuesday, January 12, 2016 - Commissioner Celiz has confirmed to attend.

All agenda items were discussed and meeting was adjourned at 7:05 p.m.

Fred Zermeno, Chairperson

ATTEST:

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