



Monday, July 18, 2016  
Regular Meeting – 6:00 p.m.  
Council Chambers  
6615 Passons Blvd.  
Next Resolution No. 1238

**CALL TO ORDER:** 6:00 P.M.

**ROLL CALL:**

Commissioners: Celiz, Elisaldez, Garcia, Gomez, Zermeno

**FLAG SALUTE:**

**1. APPROVAL OF MINUTES:**

- A. June 6, 2016
  - a) Commission Action
    - Celiz
    - Elisaldez
    - Garcia
    - Gomez
    - Zermeno

**2. PUBLIC HEARING:**

- A. **CONDITIONAL USE PERMIT NO. 728 AND MITIGATED NEGATIVE DECLARATION WITH MONITORING PLAN – A REQUEST TO CONSTRUCT AN ADVANCED WATER TREATMENT FACILITY ON A 5.2 ACRE SITE LOCATED AT 4320 SAN GABRIEL RIVER PARKWAY IN THE INDUSTRIAL PLANNED DEVELOPMENT (IPD) ZONE DISTRICT**

**Project Location:** 4320 San Gabriel Rivera Parkway  
Pico Rivera, CA 90660

**Applicant:** Ken Ortega  
Water Replenishment District  
Of Southern California (WRD)  
4040 Paramount Boulevard  
Lakewood, CA 90712

**Project Planner:** Christina Gallagher  
Senior Planner

Any material related to an item on the Agenda for open session submitted to the Planning Commission after distribution of the agenda packet will be available for public inspection at City Hall (front counter), 6615 Passons Blvd., Pico Rivera during normal business hours.

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In compliance with the Americans with Disabilities Act of 1990, the City of Pico Rivera is committed to providing reasonable accommodations for a person with a disability. Please contact Anna Jerome at (562) 801-4390 if special program accommodations are necessary and/or if program information is needed in an alternative format. Special requests must be made in a reasonable amount of time in order that accommodations can be arranged.

**Recommendation:**

Approve the attached Resolution adopting the Mitigated Negative Declaration with Monitoring Plan and approving Conditional Use Permit No. 728 (CUP No. 728) subject to conditions of approval.

- a) Staff report from Community and Economic Development Director
  - b) Open Public Hearing—Speakers must provide name and address and sign in.
  - c) Written Communication
  - d) Commission Discussion
  - e) Commission Action
- |  |           |         |
|--|-----------|---------|
|  | Celiz     | Gomez   |
|  | Elisaldez | Zermeno |
|  | Garcia    |         |

- B. CONDITIONAL USE PERMIT NO. 724 TO CONSTRUCT THREE DUPLEXES ON THREE CONTIGUOUS PARCELS LOCATED ON THE NORTHWEST CORNER OF LAS POSAS STREET AND ROSEMEAD BOULEVARD (ASSESSOR'S IDENTIFICATION NUMBERS 5272-015-025, 5272-015-011, 5272-015-012) IN THE GENERAL COMMERCIAL (C-G) ZONED DISTRICT AND THE MIXED-USE OVERLAY (M-U OVERLAY) ZONE

**Project Location:** Northwest corner of Las Posas Street and Rosemead Boulevard (AINs 5272-015-025, 5272-015-011, 5272-015-012) Pico Rivera, CA 90660

**Applicant:** Marvin Rodriguez, Yireh Holdings  
9630 Par Place  
Pico Rivera, CA 90660

**Project Planner:** Hector Hernandez  
Planning Technician

**Recommendation:**

Approve the attached Resolution adopting Conditional Use Permit No. 724 (CUP No. 724) subject to conditions of approval.

- a) Staff report from Community and Economic Development Director
  - b) Open Public Hearing—Speakers must provide name and address and sign in.
  - c) Written Communication
  - d) Commission Discussion
  - e) Commission Action
- |  |           |         |
|--|-----------|---------|
|  | Celiz     | Gomez   |
|  | Elisaldez | Zermeno |
|  | Garcia    |         |

- C. CONDITIONAL USE PERMIT MODIFICATION NO. 532.3 TO ALLOW THE APPLICANT OF CULICHITOWN RESTAURANT TO SELL DISTILLED SPIRITS AND OBTAIN A TYPE 47 CALIFORNIA DEPARTMENT OF ALCOHOLIC BEVERAGE CONTROL LICENSE AT THE PROPERTY LOCATED AT 9333 SLAUSON AVENUE

**Project Location:** 9333 Slauson Avenue  
Pico Rivera, CA 90660

**Applicant:** Sonia Huitron  
9333 Slauson Avenue  
Pico Rivera, CA 90660

**Project Planner:** Julia Gonzalez  
Deputy Director

**Recommendation:**

Continue the Public Hearing to August 15, 2016 to allow the applicant additional time to prepare information in regards to the application.

- a) Staff report from Community and Economic Development Director
- b) Open Public Hearing—Speakers must provide name and address and sign in.
- c) Written Communication
- d) Commission Discussion
- e) Commission Action

Celiz  
Elisaldez  
Garcia

Gomez  
Zermeno

**3. PUBLIC COMMENTS – NON-AGENDA ITEMS**

This is a period for the public to comment on items within the jurisdiction of the Planning Commission, but not appearing on this agenda. When speaking during the public comments period, the speaker must clearly state his/her name and address and limit comments to no more than three (3) minutes. No vote may be taken on any matter not listed on the posted agenda.

**4. NEW BUSINESS:**

Investigation by Planning Commission of Legal Non-Conforming Structure Located at 8615 Whittier Boulevard.

- a) Staff Report from Community and Economic Development Director
  - b) Commission Discussion
  - c) Commission Action
- |           |         |
|-----------|---------|
| Celiz     | Gomez   |
| Elisaldez | Zermeno |
| Garcia    |         |

**5. CONTINUED/OLD BUSINESS:** None

**6. PLANNING COMMISSION REPORTS:**

- a) CITY COUNCIL MEETING OF Tuesday, June 14, 2016 – Commissioner Celiz to report
- b) CITY COUNCIL MEETING OF Tuesday, June 28, 2016 – Commissioner Zermeno to report
- c) CITY COUNCIL MEETING OF Tuesday, July 12, 2016 – Commissioner Gomez to report
- d) PLANNING COMMISSION REPRESENTATIVE TO THE CITY COUNCIL MEETING OF Tuesday, August 9, 2016

Commissioner Elisaldez to confirm.

**ADJOURNMENT:**

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**RULE 11 of City Planning Commission Rules of Procedure:** Any person may present testimony on those agenda items scheduled for public hearing when the item is being considered. Any person wishing to address the Planning Commission on any other matter shall do so at the time on the agenda marked for "oral communications." Comments from the public, other than during public hearings, shall be limited to not more than three minutes per person unless waived by the City Planning Commission. The Chairperson may impose reasonable limitation on public comments to assure an orderly and timely meeting. The City Planning Commission may not take action on any item not appearing on the agenda except as otherwise provided by law.