



Monday, November 7, 2016

A regular meeting of the Planning Commission was called to order by Chairperson Gomez at 6:00 p.m., in the City Hall Council Chambers, 6615 Passons Boulevard, Pico Rivera, CA.

STAFF PRESENT:

Julia Gonzalez, Deputy Director
Evelyn Millare, Executive Assistant

ROLL CALL:

PRESENT: Celiz, Elisaldez, Garcia, Gomez, Zermeno

ABSENT: None

FLAG SALUTE: Led by Commissioner Celiz

APPROVAL OF MINUTES:

Approval of the minutes for July 18, 2016, August 1, 2016, September 19, 2016, and October 3, 2016 to be approved at the next Planning Commission meeting.

PUBLIC HEARING:

CONTINUED PUBLIC HEARING – 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

Commissioner Gomez stated that the public hearing will be continued to November 21, 2016.

Commissioner Elisaldez made a motion to continue and seconded by Commissioner Zermeno.

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

PUBLIC COMMENTS – NON-AGENDA ITEMS: None.

CONTINUED/OLD BUSINESS:

Deputy Director Gonzalez provided an update on City projects.

Civic Pavilion Expansion – 9330 Washington Boulevard. The completion of the construction project is anticipated in summer 2017.

12-Unit Townhome Apartments – 8421 Telegraph Road. The applicant will be submitting construction plans and completion is anticipated in summer 2017.

Site at Rosemead and Mines Boulevard. La Monarca Bakery is moving into one of the pads. The owners are working on locking in tenants for the remaining pads.

Building formerly occupied by Staples. There are negotiations ongoing for a grocery store but it has not been confirmed.

Former Fresh and Easy pad. Staff worked with the owner to hire a new broker that will assist with filling up the pad.

Cinepolis (Village Walk Center). The Economic Development team is looking to bring in a sit-down restaurant and also a fast food type restaurant. The center was purchased by UBS.

Commissioner Garcia asked about the empty lot at Catherine Street and Lindsey Avenue on which single family homes are to be built as approved by the Commission.

Deputy Director Gonzalez stated that the applicant placed the project for sale.

Commissioner Gomez asked if the new buyer would be required to obtain approval for the development.

Deputy Director Gonzalez stated that once the entitlement has been approved, it does not need to get approved again because all conditional use permits run with the land unless the new owner wants to change the project scope.

Commissioner Garcia asked for an update regarding the vacant property at Serapis Avenue and Telegraph Road.

Deputy Director Gonzalez stated that nothing was definite but staff has talked to potential applicants.

Commissioner Zermeno asked for an update on the former El Rodeo Night Club.

Deputy Director Gonzalez stated an application was submitted for a night club and that it would not go before the Planning Commission because the entitlement runs with the land.

Commissioner Celiz asked if staff could see what could be done about a white building located at the corner of Whittier Boulevard & Acacia Avenue where the blue awnings facing Whittier Boulevard are in dire need of replacement.

Deputy Director Gonzalez stated she will ask Code Enforcement to work with the owner about replacing the awnings.

Commissioner Gomez asked for an update on the new hotel on Rosemead Boulevard.

Deputy Director Gonzalez stated the applicant needed to update the engineering plans due to issues related to liquefaction. There are modifications needed and the applicant is working with the Public Works Department to ensure the revised plans are financially feasible.

Commissioner Zermeno asked about the state facility, Pico Rivera Gardens, located next door to the soon-to-be hotel.

Commissioner Gomez stated he would be covering this in his report on the City Council meeting of October 11, 2016.

PLANNING COMMISSION REPORTS:

CITY COUNCIL MEETING OF Tuesday, Tuesday, October 11, 2016 – Commissioner Gomez reported that Councilmember Gregory Salcido brought up incidents and issues involving residents at the state facility (Pico Rivera Gardens – 6525 Rosemead Blvd). Commissioner Gomez mentioned a recent assault and fight, incidents suspected involved residents of the state facility and social media has referred to the area as “zombie town”.

Deputy Director Gonzalez stated that since the ad hoc committee was formed to address issues, a couple of security officers have been hired at the facility, another psychologist has been added to the facility, Sheriff’s personnel have been patrolling the

area and have been making agreements with businesses in the immediate area to allow them to enforce on their property.

CITY COUNCIL MEETING OF Tuesday, Tuesday, October 25, 2016 – There was no Planning Commissioner present at the meeting.

Commissioner Garcia confirmed he will be attending the City Council meeting on Tuesday, November 8, 2016.

There being no further business the Planning Commission meeting was adjourned at 6:36 p.m.

Paul Gomez, Chairperson

ATTEST:

Julia Gonzalez, Interim Secretary
Planning Commission
Deputy Director of Community and Economic Development