



Monday, November 21, 2016

A regular meeting of the Planning Commission was called to order by Chairperson Gomez at 6:05 p.m., in the City Hall Council Chambers, 6615 Passons Boulevard, Pico Rivera, CA.

STAFF PRESENT:

Julia Gonzalez, Deputy Director
Christina Gallagher, Senior Planner

ROLL CALL:

PRESENT: Commissioners Celiz, Elisaldez, Garcia, Gomez

ABSENT: Zermeno

FLAG SALUTE: Led by Commissioner Garcia

APPROVAL OF MINUTES:

Meeting minutes for July 18, 2016, August 1, 2016, September 19, 2016, October 3, 2016 and November 7, 2016 to be approved at next Planning Commission meeting.

PUBLIC HEARING:

- A. 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 AVE TO BE CONTINUED TO DECEMBER 5, 2016**

A motion was made to continue the Public Hearing to December 5, 2016.

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

- B. CONDITIONAL USE PERMIT NO. 732 AND MAJOR VARIANCE NO. 182 – A REQUEST TO CONSTRUCT A 4,500 SQUARE FOOT RESTAURANT WITH DRIVE-THRU AND A 5,000 SQUARE FOOT COMMERCIAL RETAIL BUILDING THAT ENCROACHES INTO BUILDING SETBACKS ADJACENT TO PUBLIC RIGHT-OF-WAYS, AND TO ALLOW A REDUCTION IN THE**

NUMBER OF REQUIRED OFF-STREET SPACES ON A 2.24 ACRE SITE LOCATED AT 9001 WHITTIER BOULEVARD IN THE GENERAL COMMERCIAL (C-G) ZONE DISTRICT.

Senior Planner Gallagher provided a powerpoint presentation and staff report. The Project is located in retail commercial zone with residences to the north of the location. Staff relayed that a Community Open House occurred on September 22, 2016 at Pico Park. Notices were mailed out to residents and property owners within 300 feet of the project site with a total of six community members in attendance. The community concerns included noise, trash, and traffic. Enclosure 8, a spreadsheet summarizing community concerns and providing staff response were placed in each Commissioner's packet.

Chairperson Gomez opened the Public Hearing.

Applicant Robert Grosse, Vice President, Dynamic Design addressed the Commission and answered questions regarding the brick wall and lighting.

Jennifer Dodd, Development Manager for Chick-Fil-A thanked the City of Pico Rivera for allowing a Chick-Fil-A to open a restaurant in the City. She explained the hiring process for a store operator is not completed until all permits have been finalized which would be sometime next year.

A motion to approve Conditional Use Permit No. 732 was made.

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

PUBLIC COMMENTS – NON-AGENDA ITEMS:

None

OLD BUSINESS:

None

PLANNING COMMISSION REPORTS:

CITY COUNCIL MEETING OF TUESDAY, NOVEMBER 8, 2016 - Commissioner Garcia did not have anything to report.

CITY COUNCIL MEETING OF TUESDAY, December 13, 2016 - Commissioner Celiz will attend.

There being no further business the Planning Commission meeting was adjourned at 6:35 p.m.

Paul Gomez, Chairperson

ATTEST:

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