



Monday, April 17, 2017

A regular meeting of the Planning Commission was held at 6:00 p.m. in the City Hall Council Chamber, 6615 Passons Boulevard, Pico Rivera, CA.

Chairperson Fred Zermeno called the meeting to order at 6:00 p.m. on behalf of the Planning Commission.

PRESENT: Gomez, Elisaldez, Celiz, Garcia, Zermeno

ABSENT: None

Commissioner Elisaldez asked that it be noted that the copy of the Agenda distributed to the Commissioners omitted Commissioner Gomez' name from the list of Commissioners. Staff stated that the omission was only on the copies distributed to the Commissioners. Original and file copy is correct.

PLEDGE OF ALLEGIANCE: Led by Commissioner Elisaldez

PUBLIC HEARING(S):

- PUBLIC HEARING – MAJOR VARIANCE NO. 186, VESTING TENTATIVE TRACT MAP NO. 74700, ZONE RECLASSIFICATION NO. 323 AND GENERAL PLAN AMENDMENT NO. 55 – A REQUEST TO CREATE A SUBDIVISION FOR A 40-UNIT TOWNHOME DEVELOPMENT ON A 1.7 ACRE SITE LOCATED ON THE NORTHWEST CORNER OF RIVERA ROAD AND CORD AVENUE AND TO ALLOW THE 40-UNIT TOWNHOME DEVELOPMENT TO ENCROACH WITHIN THE REAR AND SIDE YARD STREET-ADJACENT SETBACKS AND REDUCE THE AMOUNT OF REQUIRED PRIVATE OPEN SPACE AREA, AND TO RECLASSIFY THE ZONE FOR THE SUBJECT PROPERTY FROM SINGLE-FAMILY RESIDENTIAL (S-F) TO MULTIPLE-FAMILY RESIDENTIAL (R-M) AND CHANGE THE GENERAL PLAN LAND USE DESIGNATION FOR THE SUBJECT PROPERTY FROM LOW DENSITY RESIDENTIAL (LDR) TO HIGH DENSITY RESIDENTIAL (HDR)**

Community & Economic Development Director Carmona presented staff report stating recommending to continue the public hearing to the Planning Commission meeting of May 1, 2017.

Commissioner Zermeno opened the public hearing.

There were no oral or written communications.

Commissioner Garcia made a motion to close public hearing. It was seconded by Commissioner Gomez. Motion was carried by the following roll call vote:

AYES: Celiz, Gomez, Zermeno

NOES: Elisaldez, Garcia
ABSENT: None

PUBLIC COMMENTS ON NON-AGENDA ITEMS: There were none.

PLANNING COMMISSION REPORTS:

- **City Council meeting of April 11, 2017** – Community & Economic Development Director Steve Carmona reported that the Memorandum of Understanding with the Mid-Managers and Professional and Confidential Employee Association was approved by the City Council. He also reported the approval of the California Choice Energy Authority (CCA). Director Carmona mentioned the IBW Local 11 was present in support of CCA.
- Commissioner Gomez confirmed his attendance to the City Council meeting of Tuesday, April 25, 2017. He would be attending in place of Commissioner Elisaldez who is not able to attend.

NEW BUSINESS: There was none.

OLD BUSINESS:

Director Carmona provided an update to the Commission regarding the parking of oversized vehicles at the Pico Rivera Towne Center. He stated that once the Towne Center management staff has agreed to a common towing company, appropriate signage will be put in place. With respect to Lowes and Walmart, he stated that staff will be meeting next week with Lowes and Walmart to discuss the elimination of parking of oversized vehicles on their property and will report back to the commission. Director Carmona informed the Commission that the adoption of the Ordinance regulating overnight parking of oversized vehicles only applies on City streets; it cannot be enforced on private property.

Commissioner Celiz asked about the status of the removal of the homeless encampments off the 605 Freeway, south of Slauson Avenue.

Director Carmona stated that the encampments are being removed. He said trees have been cut to deter further encampments.

Commissioner Garcia asked for a status on the flashing stop sign he recommended to be placed in front of Magee Elementary School.

Deputy Director Gonzalez stated staff will follow up with Public Works and report back to the Commission.

ADJOURNMENT:

Commissioner Zermeno adjourned the Planning Commission meeting at 6:50 p.m. There being no objection, it was so ordered.

AYES: Celiz, Elisaldez, Garcia, Gomez, Zermeno

NOES: None

ABSENT: None

Fred Zermeno, Chairperson

ATTEST:

Steven Carmona, Director of Community & Economic Development
Secretary, Planning Commission

I hereby certify that the foregoing is a true and correct report of the proceedings of the Planning Commission Regular Meeting dated April 17, 2017 and approved by the Planning Commission on May 1, 2017.

Steven Carmona, Director of Community & Economic Development
Secretary, Planning Commission