



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: Zermeno, Celiz, Elisaldez, Garcia, Gomez

ABSENT:

PLEDGE OF ALLEGIANCE: Led by Commissioner Ruben Garcia.

PUBLIC HEARING(S):

1. 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

Deputy Director Gonzalez provided the staff report giving background information about the location and surrounding uses. She stated that there are currently 15 businesses within the shopping center and Culichitown restaurant is the largest in-line tenant at the center. Culichitown currently has a State Department Alcoholic Beverage Control (ABC) Type 41 license which allows them to sale beer and wine. The applicants are requesting to obtain a Type 47 license which would allow them to sell beer, wine and spirits. ABC recommends four licenses for on premise use and there are currently 13 within the census tract. If granted, the same number of alcohol licenses would remain. Deputy Director Gonzalez stated that the Planning Division included several conditions within the Conditional Use Permit and the most significant included the submittal of a valid valet plan and obtaining an entertainment permit. She stated that there is a condition that the applicant work with the property owner to rehabilitate the center but this would not need to be completed to obtain their alcohol license because the conditions required work done outside Culichitown's jurisdiction.

On October 2, 2017, the Planning Commission recommended to continue the public hearing to November 6, 2017, due to several concerns. The Planning Commission wanted to know how many Sheriff's Department service calls were generated, that the window and promotional signage meet the zoning code standard and that the applicant show proof that food sales exceed alcohol sales. She also stated that the applicant needed to provide a valid valet plan. Deputy Director Gonzalez stated that the Sheriff's Department did not note any service calls in a one year period. She stated that the project was exempt from CEQA under Class 1, Existing Facilities and that staff was remaining neutral on the recommendation. She also stated that the applicant's

representative, Ben Martinez, would be providing a PowerPoint to show what had been completed since the last meeting.

Ben Martinez, the restaurant's representative stated that the removal of signage had been taken care of and that they were still working on a valid valet plan. He stated that it was currently not needed because Culichitown restaurant did not have enough customers to warrant a valid valet plan but that they would be providing this plan prior to selling alcohol. He stated that they removed the excessive signage from the façade and their sales were 33% alcohol. He also stated that as a measure of good faith he recommended moving condition 26 (d) to 23 (h) stating that the applicant must provide a parking plan designating parking to each tenant.

AYES: Zermeno, Celiz, Elisaldez, Garcia, Gomez

NOES:

ABSENT:

2. PUBLIC HEARING – MAJOR VARIANCE NO. 188 AND TENTATIVE TRACT MAP NO. 77095 – A REQUEST TO CREATE A SUBDIVISION FOR A 9-UNIT TOWNHOME DEVELOPMENT ON A 21,540 SQUARE FOOT SITE LOCATED AT 8813 GALLATIN ROAD IN THE MULTIPLE-FAMILY RESIDENTIAL (R-M) ZONED DISTRICT, AND TO ALLOW THE 9-UNIT TOWNHOME DEVELOPMENT TO ENCROACH WITHIN THE FRONT YARD SETBACK, REDUCE THE AMOUNT OF REQUIRED PRIVATE OPEN SPACE, REDUCE THE MINIMUM STANDARD PARKING STALL WIDTH OF 2 ON-SITE GUEST PARKING STALLS, AND ALLOW 6-FOOT HIGH BLOCK WALL WITHIN THE FRONT YARD SETBACK ALONG THE WESTERLY PROPERTY LINE

Principal Planner Foulkes provided the staff report. The applicant proposed to construct a 9-unit townhome development and has requested to allow the development to encroach within the front yard building setback, reduce the amount of private open space, reduce the minimum standard width of 2 on-site guest parking spaces and allow a 6-foot high block wall within the front yard setback along the westerly property line at 8813 Gallatin Road within the Multiple-Family (R-M) zone. Currently, the project site consists of a dilapidated vacant single family home, which will be demolished prior to the project's construction. The project site is located north of Gallatin Road, between the major thoroughfares of Paramount and Rosemead Boulevards.

The proposed townhome development will consist of 2 separate 3-story buildings. Each unit will have a 2-car garage and 10 on-site guest parking spaces shall be provided. The townhomes will feature 2 different floor plans, with 8 of the 9 townhomes having 3 bedrooms and 3.5 bathrooms, and the remaining unit will have the largest floor area with 4 bedrooms and 3.5 bathrooms.

A private driveway and drive aisle will be maintained by a homeowners association through CC&Rs, along with landscaping and irrigation. The drive aisle will also serve as the utility easement area and the fire lane for emergency vehicle access.

Due to the Los Angeles County Fire Department's requirement to have a 90-foot buffer between any buildings constructed within the project site and the adjacent Department of Water and Power (DWP) tower and transmission line easement, the applicant is requesting a variance to allow the development to encroach 5-feet into the front yard setback, resulting in a setback of 20-feet. The variance request includes allowing a reduction in the minimum width of 2 on-site guest parking spaces in order to increase the amount of on-site parking; allowing a reduction in the amount of private open space in the form of second floor balconies in order to protect privacy of existing adjacent residences; and allowing a 6-foot high block wall to be constructed within the front yard setback along the westerly property line in order to replace an existing chain link fence that enhance the aesthetics and security of an adjacent City water facility.

A traffic letter was prepared in October 2017 estimating the project to generate 52 daily vehicle trips. The project will not affect the current traffic load or capacity of the street system. This project is determined to be categorically exempt from environmental review pursuant to guidelines of CEQA under Class 32, Infill Development Projects.

A community meeting was held on July 24, 2017 with 9 attendees. A total of 241 notices were mailed out notifying surrounding property owners and residents of the community meeting. During the meeting, the project-related concerns voiced were regarding privacy and parking. The non-project related concerns voiced were regarding speeding vehicles on Gallatin Road, vehicles not stopping at the stop sign on Paramount Boulevard and Gallatin Road, and commercial semi-trucks using Gallatin Road illegally, due to Gallatin Road not being a designated truck route. Planning staff informed the Sheriff's Department regarding the non-project related concerns and they are aware of the issues and conduct regular monitoring of the area for such violations.

Staff recommended that the Planning Commission approve Major Variance No. 188 and recommend City Council approval of Tentative Tract Map No. 77095.

Chairperson Zermeno opened the public hearing. Three people from the general public spoke citing visibility issues, parking and traffic including speeding and truck traffic. The speakers included: Pricilla Reyes, Robert Gallatin, Art Alvarez, and Zeferino de la Garza. [Note: the meeting did not record and the exact verbiage was not noted].

Commissioner Elisaldez stated his concerns regarding the lack of open space and asked how many 3-story developments are within the City of Pico Rivera.

Principal Planner Foulkes responded that staff would need to conduct research to provide an accurate number, but in general there are 3-story condominium developments along the east side of Rosemead Boulevard within north Pico Rivera; an

apartment complex on the corner of Beverly Road and Rosemead Boulevard; condominiums on Passons Boulevard, south of Washington Boulevard; and the recently approved City Ventures' condominium development is located at Rivera Road and Cord Avenue.

Commissioner Elisaldez stated his concerns regarding the sight visibility, due to an existing 6-foot high block wall along the project site's easterly property line, and the additional traffic and vehicles parked on the street that the project would generate.

Commissioner Garcia agreed with Commissioner Elisaldez, however he was good with the density of the development and pleased that no tandem garages are proposed. He added that the conditions on the street are existing conditions that require enforcement by Public Works and the Sheriff's Department, and the concerns could potentially be resolved with the installation of a stop sign or speed bumps.

Commissioner Gomez stated he did not want to discourage the new development, especially when considering the existing conditions of the project site. The concerns were not an issue with the project, but with the existing conditions of traffic.

Commissioner Zermeno stated the new development was a positive to the community, however there are concerns regarding street safety. Planning staff should meet with Public Work Department staff to discuss possible implementation of traffic calming measures on Gallatin Road.

Commissioner Zermeno motioned to continue the item to the Planning Commission meeting of December 4, 2017.

AYES: Zermeno, Celiz, Elisaldez, Garcia, Gomez

NOES:

ABSENT:

CONSENT CALENDAR ITEMS:

3. INITIATE GENERAL PLAN AMENDMENT FOR THE VACANT PROPERTY LOCATED BETWEEN THE EASTERLY TERMINUS OF BURKE STREET AND THE SAN GABRIEL RIVER.

a. Recommendation(s):

1. Direct the Planning Division to research the general plan re-designation of an existing vacant property located between the easterly terminus of Burke Street and the San Gabriel River from Park/Open Space (P-OS) to Medium Density Residential (HDR).

Principal Planner Foulkes reported staff received a General Plan Amendment application to re-designate an existing vacant lot located between the easterly terminus

of Burke Street and the San Gabriel River from Park/Open-Space to Medium Density Residential. Pursuant to Pico Rivera Municipal Code amendments to the General Plan are required to be initiated by adoption of a motion by the Planning Commission. Before the General Plan Amendment applicant can be approved or denied, the Planning Commission needs to initiate which will allow staff to research the re-designation request and bring back the results and full report for consideration within 30 to 60 days.

Commissioner Elisaldez asked if the subject site was within a flood basin.

Principal Planner Foulkes responded that the site was not within a flood basin.

Commissioner Elisaldez asked if Burke Street would be the only ingress and egress to the subject site.

Principal Planner Foulkes responded that Burke Street is the only ingress and egress proposed to the subject site and no other means of accessing the property is proposed. She re-emphasized to the Planning Commission that for now, staff is only seeking approval to initiate – not an approval or denial of the request to re-designate the subject property from Park/Open-Space to Medium Density Resident, and that staff would come back with a full staff report upon initiation.

Commissioner Elisaldez stated he understands the request is only for initiation; however accessibility and flood areas were concerns regarding the future development of the site.

Assistant City Attorney Lam stated that the Planning Commission should only discuss the request before them to initiate the General Plan Amendment and not the future development of the site. Any discussion on the development of the subject site should be had when such request is before them.

Commissioner Zermeno stated that if there are no further questions regarding the requested initiation he would like to make a motion to approve all consent calendar items.

AYES: Zermeno, Celiz, Elisaldez, Garcia, Gomez

NOES:

ABSENT:

4. INITIATION FOR A ZONE CODE AMENDMENT OF CHAPTER 18 FOR VARIOUS SECTION UPDATES.

a. Recommendation(s):

1. Recommend that the Planning Commission adopt a motion to direct staff to initiate a Zone Code Amendment of Chapter 18 of the Pico Rivera Municipal Code to update several sections within the chapter.

The Commission approved without discussion.

AYES: Zermeno, Celiz, Elisaldez, Garcia, Gomez

NOES:

ABSENT:

5. INITIATION FOR A GENERAL PLAN AMENDMENT CHANGING THE LAND USE DESIGNATION FROM COMMERCIAL (C) TO MEDIUM DENSITY RESIDENTIAL (M-D) AND A ZONE RECLASSIFICATION FROM COMMUNITY PLANNED DEVELOPMENT (CPD) AND COMMUNITY COMMERCIAL (C-C) TO RESIDENTIAL-INFILL (R-I) FOR THREE SITES LOCATED AT 8540, 8554, 8642 BEVERLY BOULEVARD

a. Recommendation(s):

1. Recommend that the Planning Commission adopt a motion to direct staff to initiate a General Plan land use amendment and a zone reclassification for three sites at 8540, 8554, 8642 Beverly Boulevard.

Commissioner Elisaldez asked if this was the same developer that had requested to develop apartments a few years back. Deputy Director Gonzalez stated that this was correct.

All three items were recommended for approval to initiate.

AYES: Zermeno, Celiz, Elisaldez, Garcia, Gomez

NOES:

ABSENT:

PUBLIC COMMENTS ON NON-AGENDA ITEMS: There were no public comments.

6. MINUTES

- Meeting minutes for June 5, 2017, and July 17, 2017.

Recommendation: Approve

AYES: Zermeno, Celiz, Elisaldez, Garcia, Gomez

NOES:

ABSENT:

PLANNING COMMISSION REPORTS:

- **City Council meeting of October 10, 2017** – Commissioner Zermeno reported.
- Commissioner Celiz advised that she could not attend the meeting of Tuesday, November 14, 2017.

NEW BUSINESS: There was none.

OLD BUSINESS: There was none.

ADJOURNMENT:

Commissioner Zermeno adjourned the Planning Commission meeting at 7:35 p.m. There being no objection, it was so ordered.

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 November 6, 2017, and approved by the Planning Commission on December 4, 2017.

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