



Monday, March 20 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.

Vice Chairperson Esther Celiz called the meeting to order at 6:00 p.m. on behalf of the Planning Commission.

PRESENT: Celiz, Elisaldez, Garcia, Gomez

ABSENT: Zermeno

PLEDGE OF ALLEGIANCE: Led by Commissioner Celiz

Commissioner Garcia made a motion to formally excuse Commissioner Zermeno and seconded by Commissioner Gomez. Motion carried by the following votes:

AYES: Celiz, Elisaldez, Garcia, Gomez

NOES: None

ABSENT: Zermeno

PUBLIC HEARING(S):

Continued Public Hearing – Conditional Use Permit No. 726 to construct a 2-story 8-unit apartment complex on a 12,410 square foot site located at 9244 Beverly Road (Assessor Parcel No. 6374-005-037) in the Community Commercial (C-C) Zoned District

Senior Planner Christina Gallagher presented the staff report by requesting that this item be continued to the April 3, 2017 Planning Commission meeting so that the applicant can have more time to resolve concerns regarding the adjacent residence directly behind the project location and also to resolve issues regarding soil contamination. Ms. Gallagher also mentioned that there is an individual in the audience that would like to make a comment if the Commission would allow it.

Commissioner Garcia asked if it was appropriate to listen to public comments since the item was being continued.

Deputy Director Gonzalez responded stating that the Vice Chair can open the Public Hearing and allow the individual to speak as a courtesy since he came to the public hearing.

Commissioner Celiz opened the Public Hearing.

Mark Almada, pastor of Agape Christian Church, brought up his concerns regarding parking that will result from the proposed project.

There were no oral or written communications.

Commissioner Elisaldez made a motion to accept staff recommendation to continue the public hearing to the Planning Commission meeting of April 3, 2017 and seconded by Commissioner Garcia. Motion carried by the following votes:

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

Commissioner Elisaldez made a motion to approve the minutes of the February 6, 2017 and March 6, 2017 meetings in the next Planning Commission meeting. Motion was seconded by Commissioner Gomez. Motion carried by the following votes:

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

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

PLANNING COMMISSION REPORTS:

- **City Council meeting of March 14, 2016** – Commissioner Celiz stated that an item discussed that would be of concern to the Commission was regarding the California High Speed Rail. She asked Director Carmona when this would happen if approved. Director Carmona stated that he did not have exact dates but will look into it and report back to the Commission.
- With respect to Planning Commission representative to the City Council meeting of Tuesday, March 28, 2017, staff will be contacting Commissioner Zermeno to confirm his attendance.

NEW BUSINESS:

Deputy Director Julia Gonzalez introduced Katherine Hernandez, Senior Analyst in the City's Administration Dept.

Ms. Hernandez made a presentation to the Commission regarding the Community Choice Aggregation (CCA). She explained what CCA is, its history, an overview, regulations, and which cities in the State have fully operational CCA's as well as jurisdictions considering a CCA or starting their own.

OLD BUSINESS: There was none.

Commissioner Celiz adjourned the Planning Commission meeting at 6:55 p.m. There being no objection, it was so ordered.

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



Esther Celiz, Vice 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 March 20, 2017 and approved by the Planning Commission on May 1, 2017.



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