



**Approved as Submitted  
June 18, 2012**

PLANNING COMMISSION

MINUTES

Monday, June 4, 2012

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

**STAFF PRESENT:**

Benjamin Martinez, Director of Community and Economic Development  
Julia Gonzalez, Deputy Director of Community and Economic Development  
Christina Gallagher, Assistant Planner  
Scott Nichols, Assistant City Attorney  
Alicia Villanueva, Recording Secretary

**ROLL CALL:**

**PRESENT:** Commissioners Celiz, Elisaldez, Garcia, Martinez, Zermeno

**ABSENT:** None

**FLAG SALUTE:** Led by Chairperson Zermeno

**APPROVAL OF MINUTES:**

May 21, 2012

It was moved by Commissioner Elisaldez to approve the minutes of May 21, 2012 as submitted, seconded by Commissioner Martinez Motion carried by the following roll call:

**AYES:** Commissioners Celiz, Elisaldez, Martinez, Zermeno

**NOES:** None

**ABSTAIN:** Commissioner Garcia

**ABSENT:** None

**CONTINUE PUBLIC HEARING – CONDITIONAL USE PERMIT NO. 709 – AN APPLICATION BY SHERRIE OLSON, REPRESENTING 7-ELEVEN, INCORPORATED, TO ALLOW THE OFF-SITE SALE OF BEER AND WINE IN CONJUNCTION WITH A PROPOSED 7-ELEVEN CONVENIENCE STORE TO BE LOCATED AT 9318 WASHINGTON BOULEVARD IN THE GENERAL COMMERCIAL (C-G) ZONED DISTRICT**

Assistant Planner Christina Gallagher presented staff report dated June 4, 2012, along with a visual presentation. She described the project location of the 7-Eleven convenience store and the on-site improvements proposed by the property owner. The floor area of the proposed 7-Eleven will be approximately 2,500 square feet of which 38 square feet (2.4%) will be dedicated to the display of beer and wine sales.

Ms. Gallagher stated that at the last Planning Commission meeting of May 21, two public comments from businesses had been received in opposition of the proposal.

Ms. Gallagher addressed safety concerns, stated that the new landscape area will be lighted with bollards along new walk path; low-lying shrubs and groundcover will be planted to limit obstruction. Six parking lot light poles, 25 façade lighting fixtures, and 3 sensors lights will be installed. Also, 7-Eleven has limited the hours of alcohol sales from 6:00 a.m. to 12:00 a.m. Regarding crime concern, she stated that 7-Eleven employees are trained on various programs such as Crime Deterrence Program, Operation Chill, and Come of Age Program; all employees are required to complete these programs. Also, eight circuit cameras with audio capabilities, silent alarm system, and color monitor will be installed. Beer and wine will be kept behind lockable cooler doors. Lastly, she reported on off-sale alcohol licenses for surrounding cities and stated that Pico Rivera falls within the average level.

Chairperson asked for public testimony.

Bachir Hannon, business owner of HMC Liquors, spoke in opposition of the application, as it will have a negative impact on his business; there are too many businesses within the surrounding area with alcohol licenses.

Jose Huerta, Big Saver Foods, spoke in opposition of the application for reasons of: late night sale of alcohol, crime issue, potential drunk driving, increase of vandalism and loitering, and competition to a fresh food business as Big Saver.

Sherrie Olson, 7-Eleven, Incorporated, stated that 7-Eleven is not a competitor to a major grocery store, 7-Eleven is a convenience market. In 1976 a Robbery Deterrence Program was adopted and since then crime rate has dropped 71%.

Chairperson Zermeno asked for clarification on the opening of the new relocated store.

Ms. Olson stated in order to relocate the store and for the store to be competitive over a half of million dollars has been invested, and to be successful all component are needed.

Commission Garcia inquired about the range coverage of the surveillance cameras.

Ms. Olson stated that the cameras cover across the street and around the entire building.

Commissioner Elisaldez asked whether any correspondence had been received.

Ms. Gallagher stated none had been received.

Commissioner Celiz expressed her concern regarding landscaping and the loitering.

Ms. Olson stated that 7-Eleven will not tolerate any loitering, the surveillance cameras will catch anyone loitering, and store employees are trained to address loitering.

Commissioner Martinez inquired about the height of the westerly block wall and the security for residential homes on the other side of the block wall, as well as the chain link fence located near the medical building.

Ms. Gonzalez stated staff will require the developer to construct a six foot high block wall along residential homes and medical building.

There being no further testimony, Commissioner Martinez moved to close the public hearing, seconded by Garcia. Motion carried by the following roll call:

AYES: Commissioner Celiz, Elisaldez, Garcia, Martinez, Zermeno

NOES: None

ABSTAIN: None

ABSENT: None

Commissioner Elisaldez commented on the previous approved beer and wine license for the Bargain Center and how the community expressed their concern with the over saturation of alcohol licenses. Furthermore, he commented on the 7-Eleven store at Slauson Avenue and the vacancy rate in that strip mall. He stated how the 7-Eleven on Slauson Avenue was impacted by the Grade Separation project, the same will apply to Big Saver and HMC Liquors which are good businesses; these businesses will be impacted by the new proposed 7-Eleven store.

Commissioner Celiz acknowledged that 7-Eleven volunteered to reduce the hours of the sale of alcohol.

Commissioner Garcia expressed his thoughts regarding the duration of the property being vacant for so long and the time it has taken to obtain a developer for the site.

There being no further discussion, Commissioner Martinez moved to adopt the Resolution approving Conditional Use Permit No. 709 subject to conditions of approval, seconded by Commissioner Zermeno. Motion carried by the following roll call:

**AYES:** Commissioners Celiz, Garcia, Martinez, Zermeno  
**NOES:** Commissioner Elisaldez  
**ABSTAIN:** None  
**ABSENT:** None

Mr. Nichols announced the 14 day appeal period.

**PLANNING COMMISSION REPORTS:**

- a) City Council Meeting of May 22, 2012 – Received and Filed.
- b) Planning Commission representative to the City Council Meeting of Tuesday, June 12, 2012.

Commissioner Zermeno confirmed his attendance.

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



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Fred Zermeno, Chairperson

**ATTEST:**



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Benjamin A. Martinez, Secretary  
Planning Commission  
Director of Community and Economic Development