



Monday, June 18, 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  
Alicia Villanueva, Recording Secretary

**ROLL CALL:**

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

**ABSENT:** None

**FLAG SALUTE:** Led by Commissioner Martinez

**APPROVAL OF MINUTES:**

June 4, 2012

It was moved by Commissioner Martinez, to approve the minutes of June 4, 2012 as submitted, seconded by Commissioner Elisaldez. Motion carried by the following roll call:

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

**NOES:** None

**ABSTAIN:** None

**ABSENT:** None

**PUBLIC HEARING – ZONE CODE AMENDMENT NO. 167 – AMEND CHAPTER 18.54, NON-CONFORMING USES, TO ELIMINATE OUTDATED ORDINANCE LANGUAGE, ACHIEVE CONSISTENCY WITH STATE LAW WHILE PROTECTING THE PUBLIC HEALTH, SAFETY AND WELFARE OF THE PICO RIVERA COMMUNITY.**

Deputy Director Julia Gonzalez presented staff report dated June 18, 2012, stated that staff's recommendation is to open the public hearing and continue the item to a date uncertain. Staff's intention is to extend the amortization (grace period) for non-

conforming uses. She mentioned different types of non-conforming uses such as structures, residential properties in commercial zones which are non-conforming, industrial uses in commercial areas. Upon research to extend the amortization period, staff found an unintended concentration of other uses that staff preferred not to extend, therefore staff's intention is to bring the matter before the Commission through the general plan and zone code amendment.

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

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

Commissioner Elisaldez asked if grandfathered rule has been considered.

Ms. Gonzalez explained that uses are grandfathered in for a limited amount of time (grace period). However, staff found per a survey of surrounding cities, most do not enforce the grace periods due to staff time, possible legal lost cost and cost to property owners.

There being no further discussion, Commissioner Elisaldez moved to continue the public hearing to an uncertain date, seconded by Commissioner Garcia. Motion carried by the following roll call:

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

**PUBLIC COMMENTS:** None

**NEW BUSINESS:**

**a) PUBLIC IMAGE ENHANCEMENT PROGRAM EXPENDITURE APPROVAL**

Deputy Director Julia Gonzalez presented staff report dated June 18, 2012, recommending appropriation of \$1,020,000 of Public Image Enhancement funds for

Smith Park, and \$680,000 of program funds for Rio Vista Park. The expenditures are in line with the Priority Program and staff recommends that the Commission recommend to City Council approval of appropriations.

Commissioner Garcia asked whether Rivera Park would receive a share of funds.

Ms. Gonzalez stated that Rivera Park has sufficient funds to cover its expenditures. The purpose of appropriations for Smith and Rio Vista Parks is to allocate funds for state of the art park improvements.

Commissioner Elisaldez moved to recommend City Council approve appropriations of \$1,020,000 in Public Enhancement funds for Smith Park, and \$680,000 in Public Enhancement funds for Rio Vista Park, seconded by Commissioner Garcia. Motion carried by the following roll call:

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

**PLANNING COMMISSION REPORTS:**

Chairperson Zermeno mentioned that as a member of the Fairways Gated Communities Association, the residents approached him inquiring as to why the residents pay taxes in the association, and pay city taxes for allocation to services such as a street sweeper.

Ms. Gonzalez stated she would research and provide an answer.

Commissioner Celiz requested staff to research the policy of other gated communities within the city, as well.

Commissioner Elisaldez requested updates of park projects.

Parks and Recreation Director Ralph Aranda provided updates on various park projects. Rivera Park should be completed in a month in a half. Pico Park is completed. He mentioned minor amenities projects that will be going on throughout various city parks.

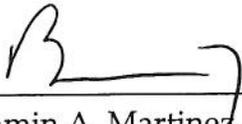
There being no further business the Planning Commission meeting adjourned at 6:26 p.m.



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Fred Zermeno, Chairperson

**ATTEST:**



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