



Monday, February 1, 2016

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 A. Martinez, Director  
Evelyn Millare, Executive Assistant  
Judy Jimenez, Secretary

**ROLL CALL:**

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

**ABSENT:** None.

**FLAG SALUTE:** Led by Judy Jimenez

**COMMISSION REORGANIZATION:**

Commission Chairperson turned the meeting over to Community & Economic Development Director Ben Martinez to hold the election.

Community & Economic Development Director opened the nomination for the Planning Commissioner Chair.

Commissioner Elisaldez nominated Commissioner Gomez, no other nominations.

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

**NOES:** None

**ABSTAIN:** None

**ABSENT:** None

Process will now be repeated and will take nominations for Vice Chairperson. Commissioner Celiz nominated Commissioner Elisaldez, no other nominations.

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

**NOES:** None

**ABSTAIN:** None

**ABSENT:** None

**APPROVAL OF MINUTES:**

To be approved at the next Planning Commission meeting.

**PUBLIC HEARING:**       CONDITIONAL USE PERMIT MODIFICATION NO. 722 AND  
                                  ZONE RECLASSIFICATION NO. 322 AMENDING THE  
                                  ZONE FROM GENERAL COMMERCIAL (G-C) TO  
                                  COMMERCIAL PLANNED DEVELOPMENT (CPD) TO  
                                  DEVELOP A 12-UNIT TOWNHOME STYLE APARTMENTS  
                                  AT THE PROPERTY LOCATED AT 8421 TELEGRAPH  
                                  ROAD

**Project Location:**   8421 Telegraph Road  
                                  Pico Rivera, CA 90660

**Project Planner:**    Julia Gonzalez  
                                  Deputy Director

Staff recommended to continue the public hearing to the meeting of March 7, 2016 to allow more time to conduct additional community outreach. At this time motion to continue hearing.

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

**NEW BUSINESS:** Director Ben Martinez reported on League of California Cities Planning Commissioners Academy. A couple of Commissioners have now confirmed and maybe one more to attend. He stated that he was looking forward to sending Commissioners to academy.

Chairperson Gomez asked about a motorhome and trailer parking on streets – status on Paramount Place off of Slauson Avenue. He asked if the City had any kind of jurisdiction on it. He stated that a small motorhome had been parked there for a long period of time and now there is a bigger motorhome as well with a tarp between the two.

Director Ben Martinez – will check with Parking Enforcement on it and report back at the next meeting.

Commissioner Celiz asked if the City would consider inviting the Planning Commissioners back to the Contract Cities as they have some classes that are more informative. She said that in the past all Commissioners used to go to the seminars and had to attend everything.

Director Ben Martinez stated he would look into it as it might be more cost effective and the annual conference will not happen again until May.

**PUBLIC COMMENTS – NON-AGENDA ITEMS:** None.

**CONTINUED/OLD BUSINESS:** None

**PLANNING COMMISSION REPORTS:**

CITY COUNCIL MEETING OF TUESDAY, JANUARY 12, 2016 – Commissioner Celiz reported that all the Commissioners were reappointed.

CITY COUNCIL MEETING OF TUESDAY, JANUARY 26, 2016 – Director Ben Martinez reported the continuation of the Green Auto Body Collision project, Smith Park pool renovation project beginning soon, some emergency storm drain repairs. Another item of interest under the Successor Agency Agenda was a consideration of an exclusive negotiating agreement between the Successor Agency, which is the City Council acting as the Redevelopment Agency, for the Burke Street property. He also discussed moving forward with the Baldwin Park Homes developer to negotiate for the development of housing on the Burke property. The item was continued for more discussion and if and when the concept plan is approved it will then come to the Planning Commission for approval. The item will take more time to discuss as one of the main items of discussion was the density, and adding a park space.

PLANNING COMMISSION REPRESENTATIVE TO THE CITY COUNCIL MEETING of Tuesday, February 9, 2016 – Chairperson Gomez confirmed his attendance.

Commissioner Celiz shared with the Planning Commission that the Public Works graffiti removal team is quick to remove graffiti and would like to compliment them on how quickly they respond.

Commissioner Zermeno asked if the City takes care of the trees at the Fairways or the Home Owners Association as a tree fell a couple days ago during high winds. Director Ben Martinez reported that the streets are private and the Home Owners Association should cover cost with their landscaping budget.

Commissioner Elisaldez reported that El Super is now open is at the old Ralphs property. He said that on opening day there were picketers that were boycotting due to unfair wages and not enough hours. They were aggressive and were trying to prevent customers from going in and were getting aggressive with heated arguments. Commissioner Elisaldez was surprised no one was out there from law enforcement to enforce rules for picketing and boycotting. There are a lot of rules to picketing and not all were following the rules although he did witness those that were following the rules. Director Ben Martinez responded that Sheriff's Department was aware of the opening

and potential for picketing and were out there to manage it and will check with the Captain.

Commissioner Celiz reported that she called the Sheriff's Department as she witnessed that the picketers were lined up preventing people from going in and telling them they could not go in. Senior citizens were intimidated and went back to their vehicles. They were made aware of potential problems at the meeting at UAW with Councilmember Salcido informing them that they were upset and were going to be there picketing. Commissioner Celiz asked if the picketing can continue. Director Ben Martinez responded that it can go on indefinitely as long as it is being conducted in a lawful manner.

There being no further business the Planning Commission meeting was adjourned at 7:00 p.m.

---

Paul W. Gomez, Chairperson

**ATTEST:**

---

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