



Monday, August 1, 2016

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

STAFF PRESENT:

Benjamin A. Martinez, Director
Julia Gonzalez, Deputy Director
Christina Gallagher, Senior Planner
Hector Hernandez, Assistant Planner
Evelyn Millare, Executive Assistant
John Lam, Assistant City Attorney

ROLL CALL:

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

ABSENT: None

FLAG SALUTE: Led by Commissioner Celiz

APPROVAL OF MINUTES:

Approval of the minutes for July 18, 2016 will be approved in the next Planning Commission meeting.

PUBLIC HEARING:

PUBLIC HEARING – CONDITIONAL USE PERMIT NO. 730 – A REQUEST TO CONSTRUCT A 2,622 SQUARE FOOT COMMERCIAL BUILDING ON A 16,410 SQUARE FOOT SITE LOCATED AT 9332 WASHINGTON BOULEVARD IN THE GENERAL COMMERCIAL (C-G) ZONED DISTRICT AND MIXED-USE OVERLAY (M-U OVERLAY) ZONE

Project Location: 9332 Washington Boulevard
Pico Rivera, CA 90660

Applicant: Tim Zamora
3215 San Marino Street, Suite 7
Los Angeles, CA 90006

Project Planner: Christina Gallagher
Senior Planner

Senior Planner Christina Gallagher made her presentation using PowerPoint for visuals.

She pointed out that the project location is part of the existing Pavilion Civic Center. She stated that the surrounding land uses are commercial to the north and east, a multi-family residential complex to the south, two single family homes to the west and a commercial building within the general commercial zoned district. Senior Planner Gallagher gave a brief history of the property while showing photos. She stated that a gas station was demolished in 2001. In 2007 there were a couple of buildings that remained vacant until 2013 when the buildings were remodeled. Senior Planner Gallagher stated that the Civic Center Pavilion consists of two parcels and that the applicant will be required to merge both parcels into one which will result in a 40,530 square feet parcel. Senior Planner Gallagher pointed to the proposed building, outdoor seating areas, and the existing 43 off-site parking stalls, the total of which is above what is required by the City. Senior Planner Gallagher stated that the applicant intends to divide the proposed commercial building into two tenant spaces for fast casual restaurant dining uses depending on the market.

Senior Planner Gallagher reported the findings of the Traffic Technical Memo generated in June 2016 which stated a 3% increase of the average daily vehicle trips on Passons Boulevard and a .6% increase of the average daily vehicle trips on Washington Boulevard. Senior Planner Gallagher stated that proposed project is considered categorically exempt under California Environmental Quality Act (CEQA) Infill Project category.

Before concluding her presentation, Ms. Gallagher mentioned that staff hosted a Community Open House on July 7, 2016 of which 11 residents attended. She stated that the concerns included the removal of a large landscaped area for the development of the building and on-site parking issues. Those that voiced support liked having more fast casual dining options that they can walk to from home and the aesthetic elements of the development. Senior Planner Gallagher concluded her presentation by recommending that the Planning Commission approve Conditional Use Permit application.

Commissioner Zermeno asked if the existing block wall would remain.

Senior Planner Gallagher responded in the affirmative.

Commissioner Zermeno asked how tall the proposed building would be.

Senior Planner Gallagher responded that the height would be 22-25 feet.

Commissioner Celiz asked if the entrance would remain the same from Washington Boulevard.

Senior Planner Gallagher said no change would occur to the entrance and exit. She added that the site would remain the same except for the addition of the proposed building.

Commissioner Gomez opened the public hearing.

Tim Zamora, representing the developer stated the developer has been very receptive to community input and addressed concerns regarding landscaping. The outdoor seating area would be beneficial due to the lack of public space in the area. He mentioned that the developer is working with a landscape architect to add as much greenspace as possible.

Commissioner Gomez asked if there were other speakers on behalf of or against the project. There were none.

Community & Economic Development Director Martinez stated that the developer would begin marketing the site once construction was completed. He said the City cannot dictate specific tenants as long as they are in compliance with the City zoning code.

Commissioner Garcia asked staff to look at the ADA requirements again due to the proposed building. He stated that his concern is in regards to the Caremore building and the potential need for additional ADA stalls.

Senior Planner Gallagher stated that adding one ADA parking stall would take away two parking spaces. She stated that Caremore could discuss their needs directly with the landlord, Jack Pakravan.

Commissioner Gomez stated that parking spaces directly in front of Caremore are designated for Caremore.

Community & Economic Development Director Martinez stated that when the project is completed the tenants can discuss issues further with the property owner. He stated that the property owner has exceeded the City's parking requirement.

There was no written communication.

AYES: Celiz, Elisaldez, Garcia, Gomez, Zermeno

NOES: None

ABSENT: None

CONTINUED PUBLIC HEARING-CONDITIONAL USE PERMIT NO. 724 TO CONSTRUCT THREE DUPLEXES ON THREE CONTIGUOUS PARCELS LOCATED ON THE NORTHWEST CORNER OF LAS POSAS STREET AND ROSEMEAD BOULEVARD (ASSESSOR'S IDENTIFICATION NUMBERS 5272-015-025, 5272-015-011, 5272-015-012) IN THE GENERAL COMMERCIAL (C-G) ZONED DISTRICT AND THE MIXED-USE OVERLAY (M-U OVERLAY) ZONE

Project Location: Northwest corner of Las Posas Street
and Rosemead Boulevard (AINs 5272-
015-025, 5272-015-011, 5272-015-012)
Pico Rivera, CA 90660

Applicant: Marvin Rodriguez, Yireh Holdings
9630 Par Place
Pico Rivera, CA 90660

Project Planner: Hector Hernandez
Assistant Planner

Assistant Planner Hector Hernandez stated that staff has requested to continue this public hearing item to August 15, 2016 so the applicant can have additional time to obtain approval from L.A. County Fire Department.

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

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

CONTINUED/OLD BUSINESS:

Community & Economic Development Director Martinez addressed the item regarding 8615 Whittier Boulevard trespassing complaint. He reported that Community and Economic Development and Public Works staff have been working to resolve the issue. He said the owner was contacted regarding the issues raised by the Commission. Director Martinez stated that owner will replace the security company. Director Martinez informed the Commission that staff will keep them updated.

Community & Economic Development Deputy Director Gonzalez addressed the item regarding the San Gabriel Boulevard illegal street vendors. She reported that staff contacted the Health Department but unfortunately, the street vendors have to be caught in order for them to take action.

PLANNING COMMISSION REPORTS: There were none.

There being no further business the Planning Commission meeting was adjourned.

Paul Gomez, Chairperson

ATTEST:

Julia Gonzalez, Interim Secretary
Planning Commission
Deputy Director of Community and Economic Development