



Monday, September 19, 2016

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

**STAFF PRESENT:**

Steve Carmona, Economic Development Manager  
Christina Gallagher, Senior Planner  
Evelyn Millare, Executive Assistant  
John Lam, Assistant City Attorney

**ROLL CALL:**

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

**ABSENT:** Commissioner Gomez

**FLAG SALUTE:** Led by Commissioner Celiz

**APPROVAL OF MINUTES:**

A motion was made to approve the August 15, 2016 minutes and continue the June 6, 2016 minutes.

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

**NOES:** None

**ABSENT:** None

**PUBLIC HEARING:**

**PUBLIC HEARING – ZONE CODE AMENDMENT NO. 179 – AMENDING CHAPTER 18.40 (LAND USE REGULATIONS) PERMITTING HOME OCCUPATIONS IN CERTAIN COMMERCIAL AND MIXED-USE ZONES AND CHAPTER 18.52 (HOME OCCUPATIONS) PERTAINING TO RESIDENTIAL DWELLINGS ABUTTING MAJOR ARTERIALS**

Senior Planner Christina Gallagher stated that on August 15, 2016, staff received directions from the Commission to review the City's Home Occupation Regulations to see if there may be flexibility for residents in dwellings located directly adjacent to the City's major arterials such as Rosemead and Whittier Boulevard. Senior Planner Gallagher stated that existing City regulations stipulate home occupations are only permitted within residential zones. On-premise sales, displays or consultation except by phone, mail or email are prohibited. Senior Planner Gallagher explained that existing regulations allow residents to be able to operate a home-based business with the approval of a home occupation permit as long as the use of the residence is not mainly

for a home-based business. She stated that the purpose of the Zone Code Amendment was to provide all residents the ability to conduct their home-based business effectively and efficiently and encourage small entrepreneurship. She stated that the proposed amendment would allow residents who live in dwellings within commercial zones the same opportunities and rights as those who live in dwellings within residential zones. Senior Planner Gallagher reported on the results of a survey conducted by staff regarding on premise consultation under certain conditions and restrictions. Sacramento, San Diego, Torrance and the County of Santa Cruz were surveyed. All agencies limit one customer on the property at any one time.

Senior Planner Gallagher stated the property must comply with current off-street parking requirements and that the property cannot be a non-conforming dwelling in regards to off-street parking. The maximum of one customer/client would be allowed for on premise consultation at any one time. On premise consultation would only be permitted between the hours of 7 a.m. to 7 p.m. The dwelling cannot be located within an apartment complex, condominium or similar development and the services rendered are restricted to a business office.

Commissioner Elisaldez asked if hours established can be mitigated under certain circumstances.

Senior Planner Gallagher clarified there is no restrictions on the hours of operation for a business only for on premise customer consultation.

Commissioner Zermeno asked if Cottage Food businesses are the same since customers would be going on the premises.

Senior Planner Gallagher stated that the "Cottage Food" section is a different article under home occupations.

There were no written communications.

Commissioner Elisaldez opened the Public Hearing.

Commissioner Celiz motioned to accept staff's recommendation to adopt the resolution recommending City Council approval of Zone Code Amendment No. 179.

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

**ABSENT:** Gomez

**NOES:** None

**PUBLIC COMMENTS – NON-AGENDA ITEMS:**

There were none.

**CONTINUED/OLD BUSINESS:**

Senior Planner Gallagher addressed Planning Commission concerns regarding:

Islands between Beverly Blvd. to Rose Hills Road

TLC, the landscaping company will take out some of the dead trees and research possible landscaping alternatives.

Commissioner Zermeno responded by saying that the landscapers have been doing the same for years which is trimming weeds. He stated the block wall along San Gabriel Rivera Parkway has not been maintained.

Assistant City Attorney Lam called to the Commission's attention that items being discussed need to be on the agenda to have expressed detailed discussion on it.

Ms. Gallagher continued to address concerns raised by the Planning Commission.

San Gabriel River Pkwy from Woodford St. to Cypress Point

Staff will conduct light trimming of the ivy on the chain link and block wall.

8615 Whittier Boulevard

Community & Economic Director Martinez already provided update to the Commission.

Washington Boulevard where there are no sidewalks on either side of the street

The Engineering Division is currently completing a design of the project. They will use grant funds through the Highway Safety Improvement Program which is anticipated to be completed later this year or early 2017.

5500 block of Paramount Blvd (Two Manning Beef employees were killed in accident)

The Engineering Division is in the process of advertising for construction of the raised median islands.

Street cart vendors located north Gallatin and Rosemead Boulevard

The County Public Health Department and Sheriff's Department at the Temple Station desk office have been contacted by staff. Code enforcement will continue to request support from the County.

Commissioner Celiz raised the issue regarding food vendors at the parks and asked who would enforce. Senior Planner Gallagher stated she would check with code enforcement and the Sheriff's Department.

Commissioner Zermeno asked for an update for the property at San Gabriel River Parkway & Beverly Boulevard where the island was just taken out.

Economic Development Manager Carmona stated that communication with the County will begin with regards to that location.

Commissioner Garcia asked about the vacant property by Maizeland School. He stated some residents mentioned the possibility of a new development.

Senior Gallagher stated there have been a couple of community outreach meetings and that a development company, City Ventures is potentially looking at submitting an application for residential units.

**PLANNING COMMISSION REPORTS:**

**CITY COUNCIL MEETING OF TUESDAY, AUGUST 23, 2016** - Commissioner Garcia had nothing to report.

**CITY COUNCIL MEETING OF TUESDAY, SEPTEMBER 27, 2016** - Commissioner Zermeno confirmed his attendance.

There being no further business the Planning Commission meeting was adjourned at 6:35 p.m.

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Tommy Elisaldez, Vice Chairperson

**ATTEST:**

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