



Monday, January 23, 2017

An Adjourned Regular Meeting of the Planning Commission was held in the Council Chamber, Pico Rivera City Hall, 6615 Passons Boulevard, Pico Rivera, California.

Chairperson Paul Gomez called the meeting to order at 6:00 p.m. on behalf of the Planning Commission.

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

**ABSENT:** None

**PLEDGE OF ALLEGIANCE:** Led by Commissioner Zermeno

Chairperson Gomez turned the meeting over to Deputy Director Julia Gonzalez to open nominations for Chairperson and Vice Chairperson.

Commissioner Zermeno was nominated for Chairperson. There were no other nominations.

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

**NOES:** None

**ABSENT:** None

Commissioner Celiz was nominated for Vice Chairperson. There were no other nominations.

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

**NOES:** None

**ABSENT:** None

Deputy Director Gonzalez introduced Steve Carmona, the new Community and Economic Development Director.

Director Carmona congratulated the new Chairperson and Vice Chairperson. He provided the Commission a brief background of his professional experience.

### **PUBLIC HEARING(S):**

- 1. Public Hearing – Conditional Use Permit Nol. 726 to construct a 2-story, 8-unit apartment complex on a 12,410 square foot site located at 9224 Beverly Road (Assessor Parcel No. 6374-005-037) in the Community Commercial (C-C) Zoned District.**

Senior Planner Christina Gallagher presented the Staff Report using PowerPoint that included photos. Ms. Gallagher stated that the applicant's request is to construct an eight-unit residential apartment complex consisting of two separate two-story buildings.

Ms. Gallagher stated that according to City records the project site was previously an auto service station which was demolished approximately 45 years ago, and the site has since been vacant and undeveloped.

Ms. Gallagher described the units of the proposed development. She stated that each unit would have a two-car tandem garage and added that as a condition of approval, garages are to be maintained and not used for other purpose other than vehicle parking only.

Ms. Gallagher stated that she conducted research about possible permitted underground tanks and found none in the state websites. She also stated that an environmental consultant was hired to look for underground storage tanks but none were found. Inclusive, she received an email from the Fire Department stating that there was no possibility for a storage tank based on the study by the consultant.

Ms. Gallagher stated there were two Community Open Houses held and notices were mailed to residences within 750 feet of the project site. The first one was held June 30, 2016 and was attended by nine residents and the second one, held July 28, 2016, was attended by five residents. Ms. Gallagher stated that the applicant hired an outreach consultant to conduct one-on-one outreach to community members. She stated that community concerns were parking, project density, safety, privacy and the possibility of remaining underground storage tanks.

Ms. Gallagher concluded her report recommending adoption of the resolution approving the development subject to the conditions of approval.

### **PUBLIC COMMENTS:**

Mr. Inzunza, the developer consultant stated that the general feeling after the outreach meetings is that Pico Rivera is oversaturated with affordable housing and that the community has enough Section 8 Housing. He emphasized that the project is not an apartment complex but a project that consists of eight homes designed as townhomes and designed for those who cannot afford to buy a home. He mentioned that the developer understands the concerns of the community and is determined to go above and beyond what is necessary. He concluded by saying that the proposed development took into consideration the recommendation by City staff and the community.

Ms. Jasmine Garcia, a City of Montebello resident, commended the City for building great parks and investing in businesses that have grown in the City. She stated that the proposed development is a great project for the City.

Mr. Dewell Cooper, a resident, stated he did not have a problem with the proposed project. However, he had a couple of issues in regards to parking and the possibility of tanks underground. Mr. Cooper pointed out that the gasoline used during that period was lead based so there may be the possibility of hazardous material. He stated that the real issue is the possibility of contamination that is not detected by sonar testing or

cross-trenching. Mr. Cooper concluded by pointing out the inaccuracy in the description of tandem parking.

Mr. John Vargas, a resident stated that he is not against the development in the City. He stated that parking has been and continues to be a problem. He said the other issue is landscaping and its upkeep which are really important.

Mr. Rudy Vargas, a resident stated that he is not against the project. He stated he has been a resident in the City since the 1960's and remembers the site as a gas station and is also concerned about underground storage tanks. Mr. Vargas suggested that if the project is approved he would like to see if parking on Durfee Avenue, directly in front of the proposed project, be limited to 20 minutes.

Mr. James Vargas, a resident stated he is against the proposed project because it will add to the existing parking problem. He also asked that the City look further into the matter regarding the underground tanks before deciding on the project.

Mr. Robert Alba asked that another study be done regarding the underground tanks to ensure there are none under the project site. He reiterated what the other speakers said about parking.

Commissioner Gomez stated he is concerned with the soil condition and that soil sampling be done. He said that parking is definitely a problem for the entire City. He asked who would monitor the garages to ensure they are used adequately.

Commissioner Elisaldez stated he was surprised none of the residents in the surrounding home are present because vehicles coming from and going to the complex would be affected. He had the same concerns regarding parking problems and the need for soil sampling. He stated that it was hard to believe that the traffic study indicated that there would be no significant impact on traffic.

Commissioner Celiz stated that she also agrees with the speakers and the other Commissioners with regards to parking. She asked the applicant if the proposed development would be under HUD Section 8.

Mr. Inzunza stated the project would not be under Section 8. He said that the applicant would agree to a yearly inspection as a condition of approval, at the cost of the developer, to ensure the garages are not converted. Mr. Inzunza added that the developer is willing to accept a continuance to make the necessary amendments to the project.

Commissioner Elisaldez asked Senior Planner Gallagher to clarify how many guest parking spaces the proposed development would have. Ms. Gallagher said one is required per the code.

Commissioner Zermeno recommended to send the item back to the City's Planning Division to look into the issues.

Commissioner Elisaldez clarified to the audience that the Commission is in favor of development to enhance the community and the value of the properties. He stated that as appointees, their obligation is to the residents first. He said the Commission is not anti-development.

Commissioner Garcia made a motion to send back the item back to the City's Planning Division to look further into the issues of parking, soil sampling, Durfee Underpass, underground tanks, privacy, permit parking.

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

**2. Public Hearing – Conditional Use Permit No. 731 to serve beer and wine in conjunction with a sit-down restaurant located at 4233 Rosemead Boulevard (Assessor's Identification No. 5272-016-008) in the General Commercial (C-G) Zoned District and the Mixed-Use (M-U) Overlay Zone**

Deputy Director Gonzalez stated that item would be pulled from the agenda. It was correctly noticed in the Whittier Daily News, however, notices were not sent to the surrounding community properly. She stated that staff would notice the item again for the next Planning Commission meeting.

There were no Public Comments on this item

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

Mr. Robert Alba, a resident, suggested that the City look into making the Durfee Corridor reflect what old town Pico used to be. He said it would make the area look nicer and people would have a place to go to and walk around.

**3. Minutes:**

- Commissioner Elisaldez made a motion to approve minutes of the Planning Commission meetings of July 18, 2016, August 1, 2016, September 19, 2016, October 3, 2016, November 7, 2016, November 21, 2016, and December 5, 2016 as submitted including any corrections, additions, omissions, or deletions. Motion was seconded by Commissioner Gomez. Motion carried.

**PLANNING COMMISSION REPORTS:**

- **City Council meeting of December 13, 2016** – Commissioner Celiz reported that

City Council reorganization took place that resulted in Bob Archuleta becoming Mayor and Gustavo Camacho as Mayor Pro Tem.

- **City Council meeting of January 10, 2017** – Commissioner Zermeno reported that the highlight of the meeting was the recognition of the Pico Rivera Dons Football Team, Pee wee Division, for being the San Gabriel Valley Jr. All American Conference Champions. The Twin Cities Wolverines Jr. Pee wee Cheer Team was also recognized.
- Commissioner Gomez confirmed his attendance to the City Council meeting of Tuesday, January 24, 2017

### **NEW BUSINESS:**

Commissioner Garcia asked if staff can look into placing flashing stop signs along Serapis Avenue from Slauson Avenue to Telegraph Road to help deter speeding motorists.

Commissioner Gomez stated there are many eye sores (empty lots) in the City. He said the Commission wants development but needs to ensure it is a good fit for the City. He added that it comes to a point where the Commission does not want to deny a project because another one may not come up again. He expressed that the Commission is bothered by empty lots.

Director Carmona stated that he has a good sense on what the City needs so moving forward staff can let prospective developers know what the community needs and expects.

Commissioner Garcia stated that the present Commission has been together for some time. He said they don't always agree but they do respect one another's opinion. He added that the Commission definitely wants development.

**OLD BUSINESS:** There was none.

### **ADJOURNMENT:**

There being no further business the Planning Commission meeting was adjourned at 7:25 p.m.

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Fred Zermeno, Chairperson

**ATTEST:**

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Steven Carmona, Director of Community & Economic Development  
Secretary, Planning Commission

I hereby certify that the foregoing is a true and correct report of the proceedings of the Planning Commission Adjourned Regular Meeting dated January 23, 2017 and approved by the Planning Commission on March 6, 2017.

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Steven Carmona, Director of Community & Economic Development  
Secretary, Planning Commission