



A regular meeting of the Planning Commission was held at 6:00 p.m. in the City Hall Council Chamber, 6615 Passons Boulevard, Pico Rivera, CA.

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

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

**ABSENT:**

**PLEDGE OF ALLEGIANCE:** Led by Commissioner Garcia.

**[FULL TRANSCRIPTS ARE AVAILABLE AS ATTACHMENT TO THESE MINUTES]**

**PUBLIC HEARING(S):**

1. PUBLIC HEARING – CONDITIONAL USE PERMIT MODIFICATION NO. 721.1 AN APPLICATION FROM BIRRIERIA JALISCO RESTAURANT LOCATED AT 6105 ROSEMEAD BOULEVARD (ASSESSOR'S IDENTIFICATION NUMBER 6371-001-027) IN THE GENERAL COMMERCIAL (C-G) ZONED DISTRICT AND THE MIXED-USE (M-U) OVERLAY ZONE TO MODIFY AN EXISTING TYPE 20 (OFF-SALE BEER/WINE) ALCOHOL LICENSE TO A TYPE 41 (ON-SALE BEER/WINE) LICENSE.

Assistant Planner Hernandez – Provided the staff report and is recommending that the Planning Commission approve Conditional Use Permit 721.1.

Commissioner Zermeno opened the public hearing.

Applicant representative Eduardo Hernandez spoke on behalf of the business owner Luz Gonzalez.

Commissioner Zermeno introduced a motion to close the public hearing, seconded by Commissioner Celiz.

Motion to approve staff's recommendation with the modifications proposed by the applicant.

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

**NOES:** Celiz

**ABSENT:**

**2. TERMINATION OF NONCONFORMING STRUCTURE AND USE AT 8615 WHITTIER BOULEVARD, PICO RIVERA, CALIFORNIA (FORMER WHITTER MANOR APARTMENTS)**

Community and Economic Development Director Carmona stated that staff received a request from PAMA Management to continue the item and waive their time requirements under PRMC Section 18.54.130 (A).

Chairman Zermeno called for a motion grant the extension to continue to request a date of August 7, 2017.

Motion was made and seconded by Commissioner Gomez.

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

Motion failed.

Chairman Zermeno called for a motion to take public comment out of order.

Motion was made by Commissioner Celiz and seconded by Commissioner Garcia. Motion passed.

Chairman Zermeno called for a motion to close public hearing.

Motion was made and seconded. Motion passed.

Chairman Zermeno called for a motion to adopt staff's recommendation and direct the City Attorney's office, Planning Commission Counsel to bring back a resolution and decision consistent with that direction.

- The former Whittier Manor apartment complex (the "Apartments") is destroyed to the extent of more than fifty percent (50%) of its value, such that Section 18.54.080 of the Pico Rivera Municipal Code (the "Code" or "PRMC") justifies terminating its legal nonconforming status;
- The Apartments ceased operating after their evacuation in or about January 2015, such that Section 18.54.081 of the Code justifies terminating their legal nonconforming status;
- The nonconforming Apartments may be abated and their use terminated upon the expiration of the applicable amortization period indicated in Section 18.54.070, subdivision H of the Code;
- The reconstruction, restoration, or rebuilding of the Apartments at their current/prior density will be detrimental or injurious to the health, safety, or

general welfare of persons residing or working in the neighborhood, or will be detrimental or injurious to property and improvements in the neighborhood (Gov. Code 65852.25); and

- The existing nonconforming use of the Apartments would be more appropriately moved to a zone in which the use is permitted, or there no longer exists a zone in which the existing nonconforming use is permitted (Gov. Code 65852.25).

Motion was made by Commissioner Celiz and was seconded.

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

**NOES:**

**ABSENT:**

Chairman Zermeno called for a motion to bring forth the resolution on August 7, 2017. Motioned was seconded.

**PUBLIC COMMENTS ON NON-AGENDA ITEMS:** There were none.

### **MINUTES**

- Meeting minutes for June 5, 2017 and June 19, 2017 to be approved at the next Planning Commission meeting.

### **PLANNING COMMISSION REPORTS:**

- **City Council meeting of June 27, 2017** – Commissioner Gomez reported.
- Commissioner Garcia confirmed his attendance to the City Council meeting of Tuesday, August 8, 2017.

**NEW BUSINESS:** There was none.

### **OLD BUSINESS:**

Commissioner Garcia asked about the stop signs at schools.

### **ADJOURNMENT:**

Commissioner Zermeno adjourned the Planning Commission meeting at 10:30 p.m. There being no objection, it was so ordered.

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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 Regular Meeting dated July 17, 2017 and approved by the Planning Commission on November 6, 2017.

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

Attachment: 1) Transcripts