



Monday, September 16, 2024

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.

CALL TO ORDER

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

PRESENT: Celiz, Elisaldez, Rocha, A. Martinez

ABSENT: R. Martinez (Excused)

STAFF PRESENT:

Alvaro Betancourt, Director of Community & Economic Development

Julia Gonzalez, Deputy Director of Community & Economic Development

Aneli Gonzalez, Planner

Javier Hernandez, Director of Innovation and Communications

Carla Anaya, Commission Secretary

PLEDGE OF ALLEGIANCE: Led by Commissioner Rocha

Chairperson Martinez introduced the Special Presentation item.

SPECIAL PRESENTATION:

Director of Innovation and Communications Javier Hernandez provided a special presentation. The presentation consisted of several projects throughout the City. The Whittier Narrows Dam Safety Project consists of the reinforcement of the Dam that will start construction in 2025. As a result, the golf course, Sports Arena, Streamland and Bicentennial Park will be affected. Avenida Vicente Fernandez will also be permanently closed. The Historic Whittier Boulevard Plan envisions increased densities, branding, parklets, landscaping, paseos, and transportation improvements throughout the Whittier Boulevard and Durfee Avenue corridor. The improvements are anticipated to be completed over several years. The vision plan is available on the City website for the public to review, and input and concerns are welcomed.

Chairperson Martinez opened the item for discussion.

Commissioner Elisaldez asked if the analysis of parking and traffic is included in the vision plan because he is concerned with the impacts.

Director Hernandez responded that the buildings have parking structures integrated as part of the development. Also, the vision plan includes broad parking solutions from shared parking arrangements with developers, publicly owned parking lots, and on-the-

street parking.

Commissioner Elisaldez asked if the Amtrak is still being considered stationed on Durfee Avenue and Whittier Boulevard.

Director Hernandez responded that the track he is referring to is on the southside of the city and closer to Slauson Avenue.

Commissioner Rocha asked if the public and the City Council agreed to the number of new buildings proposed on Whittier Boulevard.

Director Hernandez responded that not all the buildings shown on the slide would be developed. There would be a balance between what is feasible in the real estate market.

Commissioner Rocha asked if the beautification project of the existing buildings would utilize City or private funds.

Director Hernandez responded that improvements in the public right-of-way would utilize public and grant funds. The city has prioritized 305 million dollars for public infrastructure projects within major corridors. Staff is aware that they cannot accommodate this type of growth and development unless they address the subsurface infrastructure and enhance capacity in the water and sewage lines.

Commissioner Rocha asked if Mario's Tacos restaurant would be improved by the city.

Director Hernandez responded that the City is developing a grant program that would support local businesses to participate in the re-development of their property, but the City is not paying for the full re-development.

Commissioner Rocha asked who made the decision of closing the golf course and Sports Arena and if there were any alternatives provided.

Director Hernandez stated that the land is federally owned by the U.S. Army Corps of Engineers. The land is leased to the City and the City uses it to provide parks and open space. The decision was made solely by the U.S. Army Corps of Engineers.

Commissioner Elisaldez asked if this vision is a ten (10) year process.

Director Hernandez responded that the vision takes decades, but progress would be made yearly. This past year, the improvements of the center medians were completed.

Commissioner Elisaldez asked if there was a fixed year when the proposed

improvements would be completed.

Director Hernandez responded that the improvements would progress yearly, and some improvements were underway.

The Commission had no further comments and Chairperson Martinez closed the discussion.

PUBLIC HEARING(S):

1. PUBLIC HEARING – CONDITIONAL USE PERMIT NO. 760 A REQUEST TO OPERATE A SKY ZONE TRAMPOLINE PARK AND FIND THE PROJECT CATEGORICALLY EXEMPT PURSUANT TO CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) GUIDELINES SECTION 15301, CLASS 1, EXISTING FACILITIES

Assistant Planner Gonzalez provided a staff report presentation on Conditional Use Permit No. 760, a request to operate a Sky Zone Trampoline Park at 6101 Rosemead Boulevard. The subject property is in the Commercial General (C-G). Land uses surrounding the proposed project are commercial, residential, and open space. The project includes proposed interior tenant improvements and consolidating multiple inline units into one larger tenant space. Amenities would include the trampoline field, dunk basketball hoops, ninja course, toddler area, sport courts, arcades and a concession stand. Two (2) calls were received in favor of the project as well as one (1) in-person letter from a concerned resident. The resident expressed concern about an opening on the southern perimeter wall where Redbird Drive ends. As a result, a condition was added to the resolution requiring the developer to close the gap. Exterior improvements to the shopping center included re-painting of the existing block wall, slurry sealing the parking lot, repairing damaged landscape, and light poles to be upgraded to LED standard.

Chairperson Martinez opened the item for discussion and called the construction manager Amber Matas to speak on behalf of the project.

Ms. Matas provided a summary of the project and said that it is intended to create a destination to drive-to and not drive-through. It is for families and to promote business in general.

Commissioner Celiz asked what the capacity was. Ms. Matas stated that it is specific to each location depending on the size of the space and the number of party rooms which are timed and on a reservation basis.

Commissioner Celiz asked if reservations were required. Ms. Matas stated it is recommended that parties are on a reservation basis but walk-ins during the week is available based on the capacity at the time.

Commissioner Rocha stated that she is excited to have a location for the kids.

Commissioner Elisaldez made a comment that the developer exceeded the parking requirement of 258 spaces as the center contains 300 spaces.

Commissioner Celiz motioned to approve, and Commissioner Elisaldez seconded the motion. Motion was approved unanimously.

AYES: Celiz, Elisaldez, Rocha, Chairperson Martinez,

NOES: None

ABSENT: Vice Chairperson Martinez

NON-AGENDA ITEMS PUBLIC COMMENTS:

There were none.

CONSENT ITEMS:

Approval of Minutes of the Planning Commission meeting of:

- 1) August 15, 2022
- 2) July 3, 2023
- 3) August 21, 2023
- 4) October 2, 2023
- 5) October 16, 2023
- 6) June 3, 2024

Commissioner Elisaldez motioned to approve the minutes, and Commissioner Celiz seconded the motion. Motion was approved unanimously.

AYES: Celiz, Elisaldez, Rocha, Chairperson Martinez

NOES: None

ABSENT: Vice Chairperson Martinez

PLANNING COMMISSION REPORTS:

- **City Council meeting of September 10, 2024** – Director of Community & Economic Development Alvie Betancourt provided a summary.

NEW BUSINESS: None.

OLD BUSINESS: None.

ADJOURNMENT:

There being no further business, Chairperson Martinez adjourned the Planning Commission meeting at 7:02 p.m. There being no objection, it was so ordered.

Yarisma Rocha, Chairperson

ATTEST:

I hereby certify that the foregoing is a true and correct report of the proceedings of the Planning Commission Regular Meeting on September 16th, 2024 approved by the Planning Commission on February 24, 2025.

Alvie Betancourt, Director of Community & Economic Development