



## PLANNING COMMISSION

## AGENDA

Monday, May 5, 2025

Regular Meeting - 6:00 p.m.

Council Chamber

6615 Passons Boulevard

Next Resolution No. 1326 and No. 1327

### CALL TO ORDER:

### ROLL CALL:

Chairperson:

Yarisma Rocha

Vice Chairperson:

Tommy Elisaldez

Commissioners:

Esther Celiz

Aric Martinez

Justin Schmidt

### PLEDGE OF ALLEGIANCE:

### PUBLIC HEARING(S):

#### 1. PUBLIC HEARING – CONDITIONAL USE PERMIT MODIFICATION NO. 569.2 A REQUEST FOR THE CONVERSION OF A DETACHED CLASSROOM AT AN EXISTING MOSQUE TO A SINGLE-FAMILY RESIDENCE

- a. Open public hearing
- b. Memo from Community & Economic Development Director
- c. Written Communications
- d. Oral Communications
- e. Close public hearing
- f. **Recommendation:**
  1. Finding the Project categorically exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15301 (Class 1a – Existing Facilities); and
  2. Approve Resolution No. 1326 for a Conditional Use Permit Modification No. 569.2 for the conversion of a detached classroom located at an existing mosque into a Single-Family residence
- g. Commission to deliberate and make a motion
- h. Commission Secretary to take roll call for commission to vote

#### 2. PUBLIC HEARING – DEVELOPMENT AGREEMENT FOR THE CONSTRUCTION OF A DIGITAL BILLBOARD LOCATED AT 3900 BAYBAR ROAD (APN 8121-013-020)

- a. Open public hearing

- b. Memo from Community & Economic Development Director
- c. Written Communications
- d. Oral Communications
- e. Close public hearing
- f. **Recommendation:**
  - 1. Recommending that the City Council adopt the Mitigated Negative Declaration (MND) in compliance with the California Environmental Quality Act (CEQA) and approve the associated Mitigation Monitoring and Reporting Program (MMRP)
  - 2. Approve Resolution No. 1327 recommending City Council adopt ordinance No. [TBD] approving Development Agreement No. 23-1 for the construction of a digital billboard located at 3900 Baybar Road (APN 8125-013-020)
- g. Commission to deliberate and make a motion
- h. Commission Secretary to take roll call for commission to vote

**PUBLIC COMMENTS:**

**IF YOU WOULD LIKE TO COMMENT ON ANY LISTED AGENDA ITEMS OR NON-AGENDA ITEMS, PLEASE LOG-IN ON THE PUBLIC COMMENT REQUEST FORM IN THE BACK TABLE BEFORE THE MEETING STARTS.**

When you are called to speak, please come forward and state your name and city of residency for the record, and ensure you have signed-in. You have three (3) minutes to make your remarks. In accordance with Government Code Section 54954.2, members of the Planning Commission may only: 1) respond briefly to statements made or questions posed by the public; 2) ask a question for clarification; 3) provide a reference to staff or other resources for factual information; 4) request staff to report to the City Council at a subsequent meeting concerning any matter raised by the public; and 5) direct staff to place a matter of business on a future agenda. Planning Commissioners cannot comment on items that are not listed on a posted agenda.

**CONSENT CALENDAR ITEMS:**

All items listed on the Consent Calendar may be acted on by a single motion without separate discussion. Any motion relating to a Resolution or Ordinance shall also waive the reading of the titles in full and include its adoption as appropriate. If discussion or separate vote on any item is desired by a Planning Commissioner or staff, that item may be pulled from the Consent Calendar for separate consideration.

**CONSENT CALENDAR:**

NONE.

**CONSENT ITEMS PULLED FOR FURTHER DISCUSSION**

NONE.

**REGULAR AGENDA:**

NONE.

**DIRECTOR OF COMMUNITY & ECONOMIC DEVELOPMENT REPORT:**

1. City Council Meeting Reports of March 25, 2025, April 8, 2025, and April 22, 2025

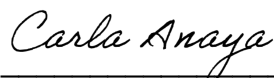
**GOOD OF THE ORDER: (INTERGOVERNMENTAL AGENCY MEETINGS, AB 1234 REPORTS, NEW BUSINESS, OLD BUSINESS)**

**ADJOURNMENT:**

**AFFIDAVIT OF POSTING**

I, Carla Anaya, Planning Commission Secretary, for the City of Pico Rivera Planning Commission, DO HEREBY CERTIFY, under penalty of perjury under the laws of the State of California, that the foregoing notice was posted at the Pico Rivera City Hall bulletin board, Pico Rivera website [www.pico-rivera.org](http://www.pico-rivera.org), Pico Rivera Post Office and Pico Park, Smith Park, and Rivera Park, which are available for the public to view on this 1<sup>st</sup> day of May 2025.

Dated this 1<sup>st</sup> day of May 2025.



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Carla Anaya, Planning Commission Secretary  
Community & Economic Development Department

**SB343 NOTICE**

In compliance with and pursuant to the provisions of SB343 any public writing distributed by the Planning Commission Secretary to at least a majority of the Planning Commission members regarding any item on this regular agenda will be available on the City's website.