



Monday, May 6, 2024

A Regular Meeting of the Planning Commission was held in the Council Chambers, 6615 Passons Boulevard, Pico Rivera, California.

### **CALL TO ORDER**

Chairperson Martinez called the meeting to order at 6:00 p.m.

**PRESENT:** Celiz, Elisaldez, R. Martinez, A. Martinez

**ABSENT :** Rocha (excused)

**STAFF PRESENT:** Alvaro Betancourt, Director of Community & Economic Development  
Julia Gonzalez, Deputy Director of Community & Economic Development  
Eba Soleimani, Assistant Planner

### **PLEDGE OF ALLEGIANCE:**

The pledge of allegiance was led by Commissioner Celiz.

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

1. TENTATIVE PARCEL MAP (TPM) NO. 84273 FOR THE SUBDIVISION OF ONE (1) PARCEL INTO TWO (2) PARCELS AND FIND THE PROPOSED PROJECT IS CATEGORICALLY EXEMPT FROM THE PROVISIONS OF THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) PURSUANT TO CEQA GUIDELINES SECTION 15315, CLASS 15, MINOR LAND DIVISIONS

Assistant Planner Soleimani provided the staff report presentation. The applicant is requesting approval of Resolution No. 1316, TPM No. 84273 for the subdivision of one parcel into two parcels located at 9036 Beverly Boulevard in the Commercial Planned Development (CPD) zoned district. The subject site measures 1.62 acres and has been vacant since 2009. A new 2,400 square foot Starbucks coffee shop will be located on Lot 1.

There is an existing Conditional Use Permit (CUP) for the new coffee shop. On December 14, 2020, the Planning Commission approved CUP No. 737, entitling a large-scale commercial development including a coffee shop, gym and grocery store pad. On May 12, 2021, the Zoning Administrator approved CUP Modification No. 737.1 for the removal of condition number 19, eliminating the requirement to underground the electrical distribution powerlines. On April 18, 2023, the Zoning Administrator approved CUP Modification No. 737.2, a proposal to remove all other development approvals from the CUP with the exception of the coffee shop along Beverly Boulevard. On October 9, 2021,

an application for TPM No. 84273 was submitted. On April 17, 2024, the Division of Land Committee voted in favor to recommend approval to the Planning Commission.

**NON-AGENDA ITEMS PUBLIC COMMENTS:**

The following speakers addressed the Planning Commission regarding the project.

Mario Rosas:

- Addressed the Planning Commission and expressed to the developer that the residents of Layman Avenue welcome the project and asked if the developer could meet with the residents of Layman Avenue to talk about ideas. He expressed concern over strangers in the area and safety. He asked if the City could provide more information to everyone.

Resident of Layman Avenue (Name not Provided)

- Addressed the Planning Commission and expressed he is in favor of the project and the new coffee shop as well as more commercial stores. He expressed concerns about parking and any new housing projects being proposed as parking is limited. He also expressed concerns over safety.

Chairperson Martinez closed the Public Hearing as there were no public comments.

Commissioner Elisaldez asked if the developer proposing the project was there and if they could address the issues regarding traffic and safety.

Director Betancourt responded that the civil engineer who prepared the map was present and the Commission could ask questions about the map and division of parcels.

Vice Chairperson Martinez stated that he was under the impression that the developer was proposing housing.

Director Betancourt responded that there was no official application submitted for anything on the second parcel.

Vice Chairperson Martinez stated that on Layman Avenue and Beverly Boulevard, there was a street that used to accommodate traffic going eastbound and is a dead end. He asked if it would remain a dead end.

Director Betancourt responded that it would.

Chairperson Martinez asked if the minor adjustment to the previous conditional use permit approved the Starbucks on the first parcel and if the second parcel is to be determined.

Assistant Planner Soleimani responded that CUP Modification No. 737.2 had approved a new coffee shop, and the second parcel is to be determined.

Commissioner Elisaldez asked if staff could address the questions regarding public noticing.

Assistant Planner Soliemani stated that the public hearing notice was sent out at least 10 days prior to the meeting, within a 500' radius, specifically for the Tentative Parcel Map.

Commissioner Elisaldez stated that Pico Rivera is considered a drive-through community, and he wants the City to become a drive-to community. The addition of Starbucks along the Historical Whittier Boulevard project will revitalize the area. He advised that there are concerns regarding safety, lighting, parking, and traffic.

Vice Chairperson Martinez asked if there was a proposal for Lot 2.

Director Betancourt responded there is nothing yet.

Motion by Chairperson Martinez, seconded by Commissioner Celiz. Motion passes by the following roll call vote:

AYES: Elisaldez, Celiz, R. Martinez, A. Martinez  
NOES: None  
ABSENT: Rocha

**PUBLIC COMMENTS:** None

**CONSENT CALENDAR:** None

**PLANNING COMMISSION REPORTS:**

Commissioner Elisaldez reported that on April 23, 2024, he attended the Starbucks (on Slauson Avenue) ribbon cutting ceremony.

Commissioner Elisaldez reported that on May 1, 2024, he attended the project development team for the Metro Pico Rivera Station visibility study. The Advisory Committee would be attending quarterly meetings and the Committee itself will be meeting monthly.

Director Betancourt reported that on April 23, 2024, the City Council approved Vesting Tentative Tract Map 84271 for the Brandywine townhome development replacing the location of the Knights Inn.

Vice Chairperson Martinez asked Director Betancourt to report by the next meeting the possibility of opening the median directly across the new development at the Knights Inn to ease the flow of traffic.

Director Betancourt responded that he would bring it to the attention of the Director of Public Works.

**NEW BUSINESS:** None.

**OLD BUSINESS:** None.

**ADJOURNMENT:**

There being no further business, Chairperson Aric Martinez adjourned the Planning Commission meeting at 6:20 p.m. There being no objection, it was so ordered.

  
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Aric Martinez, Chairperson

ATTEST:

I hereby certify that the foregoing is a true and correct report of the proceedings of the Planning Commission Regular Meeting on May 6, 2024, and approved by the Planning Commission on June 3, 2024.

  
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Alvaro Betancourt, Director  
Community & Economic Development Department