



Monday, July 3, 2023

A Regular Meeting of the Planning Commission was held in the Parks & Recreation Community Room, 6767 Passons Boulevard, Pico Rivera, California.

CALL TO ORDER

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

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

ABSENT : None

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

PLEDGE OF ALLEGIANCE:

The pledge of allegiance was led by Commissioner Celiz.

PUBLIC HEARING(S):

1. PUBLIC HEARING – CONDITIONAL USE PERMIT NO. 748 – AN APPLICATION TO CONSTRUCT A NEW TWO-STORY BUILDING LOCATED AT 9220 BERMUDEZ STREET

Assistant Planner Aneli Gonzalez provided the staff report presentation.

The subject parcel is located between Serapis Avenue and Reeve Road. The site is 8,699 square feet. It is surrounded by light industrial such as the Auto Collision Center, Concept Metal, and Elite Glass Enterprise. The site was originally developed with a single-family home and garage in 1895. In 2015, a permit was issued for the demolition of the single-family home and the site has remained vacant.

The project consists of a new two-story 6,493 square foot building with an overall height of 38 feet. The applicant is proposing six parking spaces including one loading space. The proposed project features a modern design including the use of different colors of neutral gray and cool tones, the incorporation of smooth stucco finishing, metal panels and imitation wood proposed in the front and rear of the building.

Approximately 1,250 square feet of landscaping is proposed including two Palo Verde trees at the front of the property and ground cover such as bluegrass, agave, and California poppy. There will be a four-foot-wide walkway centered in the middle of the front yard.

The proposed project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) Guidelines Section 15332, Class 32 In-Fill Development Projects.

Assistant Planner Gonzalez concluded the staff report.

Chairperson Martinez opened the public hearing for public comments and seeing none, closed the public hearing.

Chairperson Martinez asked if the prior use was a single-family home with a detached garage.

Assistant Planner Gonzalez answered that the site was built with a single-family home and garage in 1895, and it remained a single-family home until 2015 after which it was demolished.

Chairperson Martinez asked if staff knew what type of manufacturing would be taking place within the building.

Assistant Planner Gonzalez answered that it would include light manufacturing uses. The applicants are proposing to manufacture conduits, fixtures, lamps, hardware, and supplies.

Commissioner Rocha asked why the project was CEQA exempt.

Assistant Planner Gonzalez answered that it met the criteria for CEQA exemption.

Director Betancourt stated that the California Environmental Quality Act has predetermined exemptions and that smaller benign projects have less of a bar to get over than more involved, more complicated or potentially more environmentally sensitive projects.

Commissioner Martinez stated that the staff planner did a good job because all his questions were answered as he read the report. He asked if the site had a sewer system or a septic tank due to the date the home was built.

Assistant Planner Gonzalez answered that there was no information on the sewer system based on County records.

Chairperson Martinez asked if the applicant would be responsible for removing a septic tank if one existed.

Assistant Planner Gonzalez answered yes.

Director Betancourt stated when the developer submits full construction drawings for plan check, third-party agencies will review them for adequacy. He stated that the Planning Division approves what is above ground and the Public Works Department approves what

is below ground. If the site does not have a sewer connection, the applicant will be obliged to create one. If they have a underground storage tank, the applicant will be obliged to remove it.

Commissioner Martinez stated that if the applicant finds contaminated soil, then they are responsible for remediation.

Director Betancourt answered in the affirmative.

Commissioner Martinez asked why a lot line adjustment was required.

Assistant Planner Gonzalez answered that a lot line adjustment is required because the site is currently comprised of six lots.

Commissioner Elisaldez asked the applicant if there was an estimated number of employees anticipated.

The applicant answered approximately four.

Commissioner Elisaldez was concerned about the number of truck trips and loading that would occur at the site.

The applicant, Mr. Amir answered that deliveries occur once a week because they stock in bulk and that a designated loading area was located at the rear of the building.

Commissioner Martinez asked if the applicant would be required to construct new curb and gutters.

Director Betancourt stated there was a conditional of approval regarding curb and gutters.

Chairperson Martinez made a motion to approve Conditional Use Permit No. 748 subject to conditions and find the project categorically exempt from CEQA.

Commissioner Martinez seconded the motion.

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

Chairperson Martinez stated that there was no one in the audience for the non-agenda public comment period and no items under the consent calendar.

NON-AGENDA ITEMS PUBLIC COMMENTS:

- 1) No comments.

CONSENT CALENDAR: None.

PLANNING COMMISSION REPORTS: None.

Director Betancourt provided an update on the City Council meeting of June 27, 2023.

Commissioner Martinez asked if the Design Guidelines included public property.

Director Betancourt answered that the Design Guidelines only included private property.

Commissioner Celiz asked for more information regarding the Washington Boulevard Transit Oriented Development Specific Plan.

Director Betancourt answered that the Washington Boulevard Specific Plan is an area that is bounded by Washington Boulevard to the south to the railroad tracks and between Paramount Boulevard and the western boundary of the City.

NEW BUSINESS: None.

OLD BUSINESS:

Chairperson Martinez asked for an update on the horse trail that resident William Neary asked about.

Deputy Director Gonzalez stated that William Neary requested maintenance and signage of the horse trails. The Public Works Department went out the following week and conducted maintenance of the horse trails. The Public Works Department is working on a signage program which includes the horse trails. The resident was called back and advised.

Commissioner Martinez asked if there could be signs placed at the bottom of the bridge stating that horses were not permitted beyond that point.

Director Betancourt answered that horses should not be on the sidewalks but could travel on the street and would speak to the Public Works Department regarding signage.

Director Betancourt stated staff includes a budget for conferences such as the League of California Cities and the American Planning Association. The Planning Commission was invited to attend the League of California conference.

Commissioner Martinez asked about travel stipends for the Planning Commission when they attend a conference.

Director Betancourt answered that the Administration Department would have a policy on travel stipends and staff would conduct research. Local conferences would be most fiscally prudent.

ADJOURNMENT:

There being no further business, Chairperson Aric Martinez adjourned the Planning Commission meeting at 7:15 p.m. There being no objection, it was so ordered.



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 July 3, 2023, and approved by the Planning Commission on September 16, 2024.



Alvaro Betancourt, Director
Community & Economic Development Department