



Monday, December 17, 2012

A regular meeting of the Planning Commission was called to order by Chairperson Zermeno at 6:00 p.m., in the City Hall Council Chambers, 6615 Passons Boulevard, Pico Rivera, CA.

STAFF PRESENT:

Benjamin A. Martinez, Director
Guille Aguilar, Senior Planner

ROLL CALL:

PRESENT: Commissioners Celiz, Elisaldez, Garcia, Martinez, Zermeno

ABSENT: None

FLAG SALUTE: Led by Benjamin A. Martinez, Director

COMMISSION REORGANIZATION:

Before turning over the meeting to the Community and Economic Development Director, a moment of silence was requested for the victims of the Connecticut shooting tragedy.

The meeting was then turned over to the Director who opened nominations for Chairperson. Commissioner Celiz nominated Commissioner Elisaldez and motion was seconded by Commissioner Garcia. There being no further nominations, motion was carried by the following roll call vote:

AYES: Celiz, Elisaldez, Garcia, Martinez, Zermeno
NOES: None
ABSTAIN: None
ABSENT: None

Director Martinez opened nominations for Vice-Chairperson. Commissioner Elisaldez nominated Commissioner Garcia, with the motion seconded by Commissioner Martinez. There being no further nominations, motion was carried by the following roll call vote:

AYES: Celiz, Elisaldez, Garcia, Martinez, Zermeno
NOES: None
ABSTAIN: None

ABSENT: None

Commissioner Garcia thanked former Chairperson Zermeno for doing a great job this previous year.

APPROVAL OF MINUTES:

November 19, 2012

It was moved by Commissioner Zermeno, seconded by Commissioner Martinez to approve the minutes of November 19, 2012 . Motion carried by the following roll call vote:

AYES: Celiz, Garcia, Martinez, Zermeno

NOES: None

ABSTAIN: Commissioner Elisaldez

ABSENT: None

PUBLIC HEARING:

PROGRESS REPORT ON ZONING CODE AMENDMENT NO. 165 -TO AMEND CITY REGULATIONS PERTAINING TO RESIDENTIAL DRIVEWAY EXPANSIONS, PORTE-COCHERES AND CARPORTS.

Senior Planner Guille Aguilar presented the Progress Report on Zoning Code Amendment No. 165.

With regard to driveway expansions, Senior Planner Aguilar explained that based on a survey of ten surrounding cities, staff is recommending a number of changes which will provide residents with more options and flexibility of expanding their driveways. Single-family homes with an attached 1-car garage or carport would be allowed to expand a small portion of their driveway, up to four feet in width, within the frontage of the residence up to a maximum driveway width of 18' in order to comfortably park two vehicles side-by-side on the driveway. Senior Planner Aguilar also explained that staff is recommending to provide residents with the option of choosing the type of decorative wall or fence to install along the property line when they expand the driveway up to the property line. Staff is also considering a reduction to the height of such wall from 3'-6" to 3'-0" and to allow all single-family properties to install a walkway adjacent to the driveway provided that the walkway is made of decorative paving materials, such as scored or colored concrete, brick, aggregate concrete, etc. so as

to differentiate the walkway area from the driveway.

With regard to porte-cocheres, which are currently not permitted, Senior Planner Aguilar explained that staff is recommending to allow porte-coches subject to a number of regulations. Porte-cocheres would be allowed on a driveway which leads to a garage or carport but the structure must be attached to the side of a residence or to the front of a residence if placed over a permitted circular driveway. Porte-cocheres would also be required to meet setbacks as well as design standards; they also must match the roof style, color, finish, materials and plate height of the residence and cannot exceed the height of dwelling. Senior Planner Aguilar explained that porte-cocheres would only be allowed for the shelter of operable vehicles and shall not be used for the storage or shelter of any other articles, furniture or other property. Also, porte-cocheres will not count towards parking.

Commissioner Elisaldez asked how Code Enforcement would be enforcing the un-permitted carports. Senior Planner Aguilar stated that Code Enforcement is reactive and we will continue to pursue un-permitted carports on a complaint basis.

Commissioner Celiz asked if we would require homeowners to remove the un-permitted carports even with the tough economy. Senior Planner Aguilar stated we would have the homeowner either bring the carport up to code or demolish. In cases where the homeowner does not have the funds to demolish, staff gives them extensions on the timeframes to complete the work as long as they are showing intent to comply with City regulations.

Commissioner Zermeno asked if these new regulations would apply to two car garages. Senior Planner Aguilar replied that yes, it also applies to two car garages.

Commissioner Martinez mentioned that these carports would be a financial burden on families. He also asked how staff could handle a garage conversion turned into a carport with a garage in the rear with a zero setback. Senior Planner Aguilar replied they would need to meet with the setback requirements. Commissioner Martinez also asked about corner units with two driveways on each street. Senior Planner Aguilar stated that the second driveways would need to be removed. Commissioner Martinez asked how staff would handle properties that received permits years ago. Senior Planner Aguilar stated those properties are grandfathered in. All existing un-permitted carports will need to meet the new requirements.

At this point, Chairperson Elisaldez opened up the public hearing. Gilles Mongeau, a Pico Rivera resident who resides at 9725 Whiteland Street since 1964 spoke. Mr. Mongeau spoke regarding an issue he has with a complaint submit due to his un-

permitted carport. Mr. Mongeau stated that when he bought the property, it contained a wooden carport. Once the carport was infested with termites, he tore it down and built an aluminum carport. He did not know that a building permit is required to repair or reconstruct a carport. He is hoping that his carport will be allowed under the new regulations.

On Senior staff's recommendation, the conclusion is to close the public hearing and return at 30-45 days.

There being no further discussion, Chairperson Elisaldez moved to close the public hearing. The motion was seconded by Commissioner Zermeno. Motion carried by the following roll call:

AYES: Commissioners Celiz, Elisaldez, Garcia, Martinez, Zermeno
NOES: None
ABSTAIN: None
ABSENT: None

CONTINUED BUSINESS:

a) Equestrian Trail

Senior Planner Aguilar mentioned that at the last Planning Commission meeting, the question arose as to what areas are designated as the Equestrian Trail. A map was given to members of the Planning Commission showing the areas between Durfee and Friendship Avenue and along the back of Whittier Narrows. Horse riding is not allowed in any other areas of the City.

Commissioner Martinez requested to inform Captain Thornton of these areas so the Sheriff's are aware of this.

OLD BUSINESS: None.

PLANNING COMMISSION REPORTS:

- a) CITY COUNCIL MEETING OF December 11, 2012 – Commissioner Martinez wished to congratulate Director of Public Works, Art Cervantes, Community and Economic Development Director Benjamin Martinez and the City Consultant Harris and Associates who consulted on the Passons Underpass Project on getting this project completed after twenty years of this being in talks.

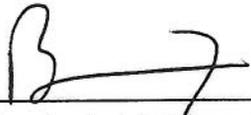
- b) PLANNING COMMISSION REPRESENTATIVE TO THE CITY COUNCIL MEETING OF Tuesday, January 8, 2013 – Commissioner Garcia confirmed his attendance.

Chairperson Elisaldez thanked everyone in attendance of the meeting for serving with him at his sixtieth birthday.

There being no further business the Planning Commission meeting was adjourned at 6:45 p.m.


Tommy Elisaldez, Chairperson

ATTEST:


Benjamin A. Martinez, Secretary
Planning Commission
Director of Community and Economic Development