



Monday, January 14, 2013

A special meeting of the Planning Commission was called to order by Chairperson Zermeno at 6:03 p.m., in the City Hall Council Chambers, 6615 Passons Boulevard, Pico Rivera, CA.

STAFF PRESENT:

Ben Martinez, Director
Julia Gonzalez, Deputy Director
Guille Aguilar, Senior Planner

ROLL CALL:

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

ABSENT: None

FLAG SALUTE: Led by Commissioner Celiz.

APPROVAL OF MINUTES:

December 17, 2012

It was moved by Commissioner Celiz to approve the minutes of December 17, 2012, seconded by Commissioner Zermeno. Motion carried by the following roll call vote:

AYES: Celiz, Elisaldez, Garcia, Martinez, Zermeno

NOES: None

ABSTAIN: None

ABSENT: None

PUBLIC HEARING:

PUBLIC HEARING - ZONING CODE AMENDMENT NO. 165 - TO AMEND CHAPTERS 18.42 (PROPERTY DEVELOPMENT REGULATIONS) AND 18.44 (OFF-STREET PARKING AND LOADING OF THE CITY OF PICO RIVERA ZONING ORDINANCE AS THEY PERTAIN TO THE REGULATION OF PORTE COCHERES AND DRIVEWAY EXPANSIONS

Senior Planner Aguilar began her report by specifying that this special meeting was called in efforts of expediting the code amendment and to provide concerned residents the opportunity to speak in favor or against the proposed changes. Senior Planner Aguilar stated that public comments were received specifying a desire to relax the porte-cochere regulations.

Commissioner Martinez asked staff to include language in the ordinance referencing the permit requirements and specifications from the Public Works Department for driveway approach expansions. He also suggested that staff revise the driveway expansion diagrams to specify that residents in neighborhoods without sidewalks must also pave the entire parkway area between the driveway and the approach matching the new width of the driveway.

Commissioner Celiz asked why staff is proposing to prohibit storage above porte-cocheres. Considering the small size of lots within the City, she believes additional storage space is often needed by residents.

Senior Planner Aguilar stated that of the cities surveyed, most did not allow storage above the porte-cocheres due to aesthetic concerns.

Commissioner Zermeno added that allowing storage above the porte-cochere can lead to outdoor storage issues with people leaving items under the porte-cocheres or with unattended pull-down ladders left open.

Senior Planner Aguilar stated that staff has included a regulation prohibiting any type of storage under the porte-cochere. Inoperable vehicles, furniture and personal items are all prohibited from being stored or placed under porte-cocheres or in general.

Commissioner Celiz suggested that staff look into allowing storage in the attic-space above the porte-cochere but to include regulations requiring the pull-down ladders to remain closed when not in use.

Commissioner Garcia inquired how staff is proposing to regulate existing porte-cocheres.

Senior Planner Aguilar responded that illegal porte-cocheres will be addressed on a complaint basis only.

Commissioner Garcia asked why there are so many porte-cocheres in the City. He indicated that there are too many throughout the City and asked if they were ever allowed.

Senior Planner Aguilar responded that City regulations have changed over time, and that some of the existing porte-cocheres and carports are legally permitted because at one time the City did permit such structures. But many were built without the benefit of a building permit and those non-permitted structures fall under the proposed regulations if a complaint is received. All legally permitted structures would be allowed to remain without compliance with the new regulations.

Chairperson Elizalde opened the public hearing. Peter Mier, resident at 6520 crossway, spoke on behalf of his mother who would like to construct a detached carport on her driveway. They would like the carport to be placed approximately 10' from the house, over the driveway. Mr. Mier stated that they are willing to comply with the other design standards and asked the Commission to consider allowing detached carports on the driveway.

Commissioner Zermeno asked Mr. Mier why he is not willing to attach the carport to the residence, since attaching it would render the porte-cochere approvable.

Mr. Mier stated that he understood the proposed code amendment would allow for an attached porte-cochere only, but he and his mother would like the City to allow detached porte-cocheres as well because they believe that attaching the porte-cochere to their home will take away from its unique design. Mr. Mier also stated that attaching the structure to the home will require relocation of a large gate.

Commissioner Martinez suggested that Mr. Mier explore the option of a variance in order to achieve his desired detached porte-cochere and asked staff if Mr. Mier could get approval for a variance.

Senior Planner Aguilar responded that Mr. Mier would not meet the requirements of the variance.

Chairperson Elisalde requested that Mr. Mier meet with staff to discuss his options and to assist him in finding a solution.

Resident Gilles Mongeau, 9725 Whiteland Street, who spoke at the December 17, 2012 meeting, asked the Commission to consider allowing porte-cocheres which do not match the roof style of the residence. He stated that the porte-cochere has existed at his property since he purchased the home in 1964. Around 10 years later, the porte-cochere

became infested with termites, so he rebuilt the structure utilizing aluminum and metal materials, not knowing that the structure was not legal. He believes that his porte-cochere has a simple, clean design and both he and his wife use the porte-cochere to protect themselves from the sun and rain as they enter and exit his truck.

Commissioner Martinez pointed to the picture of Mr. Mongeau's property on the presentation screen and asked staff to explain what portions of Mr. Mongeau's porte-cochere do not meet the proposed regulations.

Senior Planner Aguilar explained that Mr. Mongeau's porte-cochere does not match the roof style or materials of the residence and that the structure encroaches into both the front and side-yard setbacks.

Motion carried to close the public hearing by the following roll call:

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

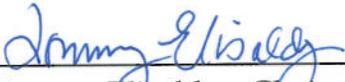
CONTINUED BUSINESS: None.

NEW BUSINESS: None.

PLANNING COMMISSION REPORTS:

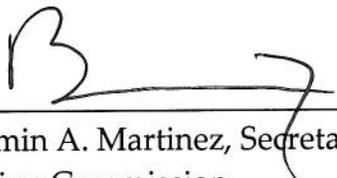
- a) CITY COUNCIL MEETING OF January 8, 2013 – Commissioner Garcia mentioned that the issue of 'pan handlers' came up at the last City Council meeting, specifically in the Towne Center and within the LA Fitness parking lot.
- b) PLANNING COMMISSION REPRESENTATIVE TO THE CITY COUNCIL MEETING OF Tuesday, January 22, 2013 - Commissioner Celiz confirmed her attendance.

There being no further business the Planning Commission meeting was adjourned at 7:02 p.m.



Tommy Elisaldez, Chairperson

ATTEST:



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