



Monday, February 4, 2013

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

STAFF PRESENT:

Julia Gonzalez, Deputy Director
Guille Aguilar, Senior Planner

ROLL CALL:

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

ABSENT: None.

FLAG SALUTE: Led by Commissioner Garcia

APPROVAL OF MINUTES:

January 14, 2013

It was moved by Commissioner Celiz to approve the minutes of January 14, 2013, 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 RESIDENTIAL DRIVEWAY EXPANSIONS, PORTE-COCHERES AND WALKWAYS

Senior Planner Aguilar stated that staff is recommending a number of changes which will provide residents with more options and flexibility on 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 a maximum driveway width of 18' in

order to accommodate the parking two vehicles side-by-side on the driveway.

Staff also proposed 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 and a reduction to the height of such wall from 3'-6" to 3'-0". Staff is also proposing to allow all single-family properties to install a walkway adjacent to the driveway provided that the walkway is made of decorative paving materials.

Senior Planner Aguilar stated that changes were made to the draft ordinance based on the Commission's prior comments. A regulation prohibiting the use of asphalted material to pave the driveway and driveway approaches was included in the draft ordinance. Staff also revised the diagrams to show the sidewalk area and indicated that the area between the approach and driveway must also be paved.

WALKWAYS

Staff is proposing the approval of walkways along the driveway area, as long as the driveway is made of decorative paving material or has a decorative border so it is distinct from the driveway.

Commissioner Martinez asked if we would make allowances if residents were handicapped and needed ramps or special ADA requirements.

Attorney John W. Lam responded that the State requires reasonable accommodation for persons with disabilities, thus allowances could be considered on a case-to-case basis.

PORTE-COCHERES

Staff is proposing to allow these structures as long as they are located on a permitted driveway and also lead to a permitted garage or carport. It must also be attached to the side of a residence or it may be located in front of the residence if the residence has a circular driveway. The porte-cochere must also match the roof style, color, finish, materials and plate height, and it cannot exceed the height of the dwelling, and must only be used for the shelter of the vehicle. It must also be open on two sides and will not count as the required parking.

Based on comments received at the January 14, 2013 meeting, staff is also proposing that a minimum of fifty percent of the length must be attached to the home. The portion not connected to the residence cannot exceed ten feet in length.

Staff spoke with resident Mr. Meier, who spoke at the January 14, 2013 meeting in favor of allowing detached porte-cocheres, to inform him of the requirement for the fifty percent attachment. Mr. Meier stated he would be submitting a letter because he and his mother prefer to have the structure detached. However, a letter was not received.

Staff also made a change in regards to Mr. Mongeau. His garage is attached entirely to his house. Since the configuration of his home would not allow him to attach the porte-cochere to his home, staff is proposing to allow them a maximum ten feet depth porte-cochere, but he would still be required to meet setback requirements.

Staff is also proposing a reduction to the side-yard setback from five feet to three feet for porte-cocheres.

Commissioner Garcia was concerned with the ten foot maximum projection for porte-cocheres in front of garages. He was more concerned about function than design.

Deputy Director Julia Gonzales stated that ten feet maximum is consistent throughout and is already more flexible than the actual intent of porte-cocheres. If staff was to follow the true intent of a porte-cocheres, it should not only be completely attached to the side of the home but should also be attached to a front porch so as to provide full protection from the elements from the moment one exists their vehicle up until they enter their residence.

Commissioner Celiz mentioned how Mr. Meier's lot is larger than most. She asked if we would take that into consideration.

Staff replied that we are proposing to not allow detached porte-cocheres and that a survey of several neighborhoods in the City showed that Mr. Meier's lot is not of an unusually large size.

Commissioner Elisaldez opened the Public Hearing and noted that there were no persons in the audience. Motion to close public hearing by Martinez and seconded by Zermeno.

Motion to approve public hearing.

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

CONTINUED BUSINESS: None.

NEW BUSINESS:

Commissioner Martinez mentioned an incident when a dog was set loose on the trail. His question is who governs the trail, the Sheriff's or SEAACA.

Commissioner Martinez also wanted to know who cleans the graffiti on the Rio Hondo Trail. He stated there is graffiti on the trail between Whittier and Washington along the trail.

Commissioner Martinez also asked on any updates on the day laborer issue at Home Depot. He asked if we are doing anything on this issue. The Commissioners all would like to know if the Sheriff's can assist with this issue.

Deputy Director Julia Gonzalez stated that staff is not currently working on this issue, but it is a priority that staff will get to.

John Lam spoke on the issue of day laborers. He mentioned that there may be legal issues and first amendment rights violations.

Commissioner Celiz brought up loitering at the Home Depot and Walmart. She mentioned that she knows of some contractors who have been robbed at the location. She asked if the City can post signs stating no loitering. She stated that Sheriff's should be called out immediately to remove the day laborers.

John Lam answered that it is Home Depot's responsibility to put up signs not the City's.

Deputy Director Julia Gonzalez stated that there may be a political backlash to remove day laborers and that staff would conduct the appropriate research before taking action.

Commissioner Zermeno mentioned if we can let Public Works know that the street light at Myron and Passons is out. It has been out for over one week.

Commissioner Zermeno spoke on the homeless count the City participated in.

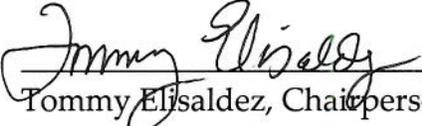
PLANNING COMMISSION REPORTS:

- a) CITY COUNCIL MEETING OF January 22, 2013 – Commissioner Celiz spoke on the CERT program the fire department presented. If anyone is interested in the

program, contact Lt. Sanchez. Commissioner Celiz wanted more information regarding the County consolidated sewer maintenance.

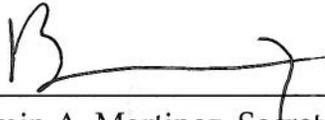
- b) PLANNING COMMISSION REPRESENTATIVE TO THE CITY COUNCIL MEETING OF Tuesday, February 12, 2013 - Commissioner Martinez confirmed his attendance.

There being no further business the Planning Commission meeting was adjourned at 6:42 p.m.



Tommy Elsaldez, Chairperson

ATTEST:



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