Approved as submitted
December 2, 2013

PLANNING COMMISSION | MINUTES

Monday, November 18, 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:
Ben Martinez, Director
Guille Aguilar, Senior Planner

ROLL CALL:

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

ABSENT: None.

FLAG SALUTE: Led by Commissioner Martinez

APPROVAL OF MINUTES:

October 14, 2013

Motion to approve the minutes was made by Commissioner Zermeno and seconded by Commissioner Garcia:

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

PUBLIC HEARING:

CONTINUED 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 presented the progress report. At the October 14, 2013 meeting, staff was directed by the Planning Commission to prepare a draft ordinance allowing porte-cocheres which do not project beyond the front building line of the residence. Senior Planner Aguilar explained that in addition to the ordinance that meets the request of the Planning Commission, staff will also draft a second ordinance which meets the direction of the City Council so that both may be presented and the chosen ordinance will be forwarded over to City Council. Staff's recommendations will also include cleanup language to address a concern with the current definition for lot coverage. The existing definition for lot coverage specifically excludes covered patios from the lot coverage calculation, including patios in the front and rear yards. Staff will be recommending that the lot coverage calculations include covered patios.

Director Martinez stated that staff will come back on December 2 with the formal recommendations as stated and the Planning Commission may choose the final ordinance to recommend to the City Council.

Commissioner Zermeno asked if this has gone back to City Council from the last discussion.

Senior Planner answered that it has not gone back to the City Council. Once the Planning Commission has chosen an ordinance, staff will take the recommended ordinance to City Council.

Commissioner Garcia asked if the porte-cochere and the lot coverage are two separate issues. He stated the porte-cochere ordinance can be approved independently from the lot coverage ordinance should further research be needed.

Senior Planner Aguilar responded that both issues will be in the same ordinance.

Director Martinez responded that staff can always come back and answer further questions. This ordinance is not time sensitive.

Chairperson Elisaldez asked if the current ordinance for lot coverage is 40%.

Senior Planner Aguilar responded that lots 5,500 sq. ft. in size or larger, the lot coverage is 40% and lots smaller than 5,500 sq. ft. it is 45%, and lots in the residential estate zone the lot coverage is 35%.

Chairperson Elisaldez requested that this information be included in the staff report.

Commissioner Garcia also asked for pictures demonstrating the different sizes.

Commissioner Martinez stated that previously, garages and porches were considered part of lot coverage.

Senior Planner Aguilar responded that there are existing definitions in the zoning code for building coverage that specifically excludes covered patios, swimming pools, and cabanas from being part of the lot coverage calculation.

Commissioner Martinez asked how garages are calculated.

Senior Planner Aguilar responded that garages are part of the coverage. Staff will recommend to include covered patios in the lot coverage calculation as well. There is a definition that excludes patios and staff would like to address this argument or complaint before the issue is brought up.

Commissioner Garcia asked if a patio would have to be attached to the residence in order to be included in the lot coverage.

Senior Planner Aguilar responded that it would not need to be attached.

There being no one to speak on the public hearing, it was recommended to continue the public hearing to December 2, 2013 by Commissioner Garcia, seconded by Commissioner Zermeno.

Motioned carried by the following roll call vote:

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

PUBLIC COMMENTS – NON-AGENDA ITEMS: None.

NEW BUSINESS:

Senior Planner Guille Aguilar shared that a grant through Southern California Association of Governments (SCAG) for sustainable communities was obtained in the amount of $250,000 to study the feasibility of converting existing industrial properties on the north side of Kruse Road into open space. The funding would be received from SCAG sometime in the summer of 2014.

Director Ben Martinez clarified that the grant amount awarded was actually $150,000. The study could create a long term project that would lead to acquisition grants and other funding possibilities.

Commissioner Zermeno asked what type of consultant would be used.

Director Martinez responded that a planning consultant would be used. They would be used to look into the purchase and relocation of the businesses, as well as the environmental factors.

Commissioner Garcia asked what type of open space staff is looking into.

Director Martinez responded that staff is just looking into open space, for now, not a specific use.

Senior Planner Aguilar also gave the Planning Commissioners a reminder on the applications for the two year term. The reappointment will be taking place on January 14, 2014.

Commissioner Martinez asked if Public Works could look into putting a speed limit reminder on eastbound Whittier Boulevard noting the speed limit change.

Director Martinez responded that they will ask Public Works to look into this.

Commissioner Martinez asked that segments of Rosemead Boulevard be repaired.

CONTINUED/OLD BUSINESS:

Director Martinez reported that the three properties on Bert Street that are lacking vegetation have been sent Notices of Violation by code enforcement and are being addressed.

PLANNING COMMISSION REPORTS:

a) CITY COUNCIL MEETING OF October 22, 2013 – Commissioner Zermeno attended this meeting.

b) CITY COUNCIL MEETING OF November 12, 2013 – Chairperson Elisaldez was unable to attend this meeting.

c) PLANNING COMMISSION REPRESENTATIVE TO THE CITY COUNCIL MEETING OF Tuesday, November 26, 2013 – meeting will be dark.

There being no further business the Planning Commission meeting was adjourned at 6:30 p.m.

Tommy Elisaldez, Chairperson

ATTEST:

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