



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:

Ben Martinez, Director
Julia Gonzalez, Deputy Director
Guille Aguilar, Senior Planner
Christina Gallagher, Assistant Planner
Alicia Villanueva, Recording Secretary

ROLL CALL:

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

ABSENT: None

FLAG SALUTE: Led by Alicia Villanueva, Recording Secretary

APPROVAL OF MINUTES:

September 17, 2012

It was moved by Commissioner Zermeno to approve the minutes of September 17, 2012 as submitted, seconded by Commissioner Garcia. Motion carried by the following roll call vote:

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

PUBLIC COMMENTS: None

NEW BUSINESS:

REVIEW OF OFF-STREET PARKING REGULATIONS AS THEY PERTAIN TO RESIDENTIAL CARPORTS

Senior Planner Aguilar presented the staff report dated October 1, 2012.

Commissioner Elisaldez asked if the proposed amendment would address the canopies and tarps that are an eyesore throughout the City or grandfather-in the illegal carports.

Senior Planner Aguilar stated staff would conduct research to address the illegal carports and not necessarily to grandfather them in.

Commissioner Elisaldez asked how illegal carports would be enforced when there seems to be one illegal carport per block.

Deputy Director Gonzalez stated that this amendment would not change the code enforcement policy. Carports with permits are already grandfathered in. Staff wants to address the unsightly unpermitted carports.

Commissioner Celiz asked if code enforcement staff was proactive in addressing illegal carports.

Senior Planner Aguilar answered that staff goes out on a complaint basis only. The amendment would allow an owner a means of legalizing a carport.

Commissioner Celiz also brought up the issue with the temporary canopies put up in driveways. She stated that some residents cannot afford to remodel/add a permanent carport, and directed staff to research permitting temporary canopies to protect cars.

Commissioner Garcia asked how staff was going to regulate. His concern is elderly people, handicapped, or people with a medical need.

Commissioner Martinez asked about carport setbacks. Some carports are encroaching onto setbacks which could be a fire hazard. He also mentioned if staff would be looking at aesthetics, garages, and driveways for corner houses.

Deputy Director Gonzalez answered that staff would be looking into all this. She stated staff would preserve the existing setback regulations and would research permanent structures as well as temporary structures.

Commissioner Zermeno informed staff of a home on Beverly/Rosemead Boulevards that puts up a canopy every weekend to wash their car and then hang the towels to dry. He stated that this type of canopy is not fair to the neighbors to see this and staff should not allow these eyesores. He stated the carport should match the architectural integrity

of the home. He stated that staff should continue to enforce the canopies. Commissioner Martinez asked how staff notifies residents of illegal carports.

Senior Planner Aguilar explained that when staff receives a complaint of an illegal carport code enforcement officers will go out to the property and take a photograph to confirm the violation exists. They will then check the address file to see if a permit is on file, and if needed they will also contact the LA County Assessor's office and LA County Building offices to verify any existing record of the structures being legal. If they find records, they will close out the case. If they have no record of the structure being built legally, they will send a letter to the property owner with the option of legalizing the structure, if possible, or to demolish the illegal structure.

There being no further discussion, it was moved by Commissioner Martinez, seconded by Commissioner Garcia to review regulations pertaining to carports. Motion carried by the following roll call vote:

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

NOES: None

ABSENT: None

ABSTAIN: None

OLD BUSINESS:

Deputy Director Gonzalez announced that this will be Alicia Villanueva's last Planning Commission meeting and the Planning Staff would like to thank her for her years of hard work.

The Planning Commissioners presented Alicia Villanueva with a plaque to honor and recognize her for her hard work.

Alicia Villanueva thanked the Commission and staff for the 20 years she spent working with them and mentioned she has worked for the Planning Commission since 2003 and that as a resident she is so proud of this Commission.

PLANNING COMMISSION REPORTS:

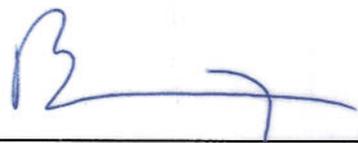
- a) CITY COUNCIL MEETING OF September 25, 2012 – Received and Filed.
- b) PLANNING COMMISSION REPRESENTATIVE TO THE CITY COUNCIL MEETING OF Tuesday, October 9, 2012 - Commissioner Elisaldez confirmed his attendance.

There being no further business the Planning Commission meeting was adjourned at 6:26 p.m.



Fred Zermeno, Chairperson

ATTEST:



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