

PLANNING COMMISSION  
MINUTES  
JUNE 8, 2010

**INITIATION:**

1. **CALL TO ORDER**
2. **PLEDGE OF ALLEGIANCE TO THE FLAG**
3. **ROLL CALL:**

Commissioners: Seibert, O' Leary, Chen, Horton, Valenzuela

Also Present: City Attorney Murphy, Community Development Manager Lambert,  
and Planning Secretary Venters

4. **TIME FOR THOSE IN THE AUDIENCE WHO WISH TO SPEAK:**

No one came forth at this time.

5. **CONSENT CALENDAR:**

A. APPROVAL OF MINUTES: MAY 25, 2010

**RECOMMENDATION:** APPROVE AS SUBMITTED

Commissioner Valenzuela – Made a motion to approve the Planning Commission Meeting minutes dated May 25, 2010, with a minor correction, seconded by Commissioner Horton and unanimously carried.

6. **UNFINISHED BUSINESS:** NONE

7. **NEW BUSINESS:**

A. PUBLIC HEARING: THE PLANNING COMMISSION WILL CONSIDER POSSIBLE CHANGES TO THE ZONING CODE TO ALLOW HEDGE HEIGHTS OVER SIX FEET TALL OUTSIDE OF THE FRONT YARD SETBACK AREA IN RESIDENTIAL ZONES, AND TO SPECIFICALLY DEFINE HEDGES. THE RECOMMENDED CODE AMENDMENTS WOULD OCCUR IN TITLE 9, CHAPTER 1, ARTICLE A, SECTION 9109: DEFINITIONS; AND TITLE 9, CHAPTER 1, ARTICLE K, SECTION 9316.

**RECOMMENDATION:** 1) HEAR STAFF REPORT  
2) HEAR THOSE FOR AND AGAINST  
3) ADOPT RESOLUTION RECOMMENDING THAT THE CITY COUNCIL APPROVE THE PROPOSED CODE AMENDMENT AND ADOPT A NEGATIVE DECLARATION

Chairman Seibert – Asked for a Staff Report.

Community Development Manager Lambert – Gave the Staff Report dated June 8, 2010.

Chairman Seibert – Asked if there were any questions or comments from the Planning Commissioners for the Staff. The Planning Commissioners had questions at this time.

Chairman Seibert – Asked Community Development Manager Lambert if a resident could plant trees in the side yard if they were to exceed six feet.

Community Development Manager Lambert – Stated that if a tree or any vegetation were to become view obstructing, it would not be able to exceed six feet in height in the front yard setback area.

Vice Chairman O'Leary – Asked Community Development Manager Lambert if one could grow hedges as high as they wished outside the front yard.

Community Development Manager Lambert – Stated that if this Resolution were to be adopted by Ordinance, the height of vegetation would not be restricted in the rear yard. Stated that Staff has found that many cities do not have an Ordinance regarding hedge height in the rear yard. Stated that the Planning Commission would have the authority to interpret the definition of a hedge.

City Attorney Murphy – Stated that if this Ordinance were to be approved, this would provide the Planning Commission a definition to help determine what a hedge is, as well as define non conforming hedges, and would provide the ability for hedges to be evaluated on a case by case basis.

Commissioner Horton – Asked Community Development Manager Lambert if he knew why the City of San Gabriel had an Ordinance that did not allow vegetation to exceed six feet in the rear yard.

Community Development Manager Lambert – Stated that he did not know why the City of San Gabriel has an Ordinance that did not allow vegetation to exceed six feet in the rear yard.

Chairman Seibert – Asked if there were any additional questions or comments from the Planning Commissioners for the Staff. The Planning Commission did not have any additional questions at this time. Asked if anyone from the public would like to speak in favor or against the proposed request. One person came forth at this time.

David Steinmeier, 5563 Hallowell Ave., Arcadia, CA 91007 – Stated that he is in favor of the modifications of the current Ordinance as Staff has proposed.

Chairman Seibert - Asked if anyone else from the public would like to speak in favor or against the proposed request. No one came forth at this time.

Vice Chairman O'Leary – Made a motion to close the Public Hearing, seconded by Commissioner Chen and unanimously carried.

Commissioner Valenzuela - Stated that he would like to echo his comments from previous Planning Commission Meetings regarding this subject. Stated that hedges should be regulated in the side and rear yard, as tall vegetation may affect the quality of life of a neighboring resident.

Commissioner Chen – Stated that he is in favor Draft Resolution as presented by Staff.

Vice Chairman O'Leary – Stated that he is in favor of the proposed modifications to the current Ordinance.

Commissioner Horton - Stated that he is also in favor of the proposed modifications as recommended by Staff they seem to be in concert with other cities regulations.

Chairman Seibert – Stated that he could also make the findings to recommend approval to the City Council modifications to the current Ordinance regarding hedge height.

Commissioner Chen – Made a motion adopt the Resolution as prepared by Staff which recommends adoption of amendments to the Zoning code regarding hedge heights and recommends adoption of a Negative Declaration, seconded by Commissioner Horton, and carried by Roll Call Vote.

**ROLL CALL VOTE**

Commissioner Chen	Aye
Commissioner Horton	Aye
Commissioner Valenzuela	Nay
Vice Chairman O’Leary	Aye
Chairman Seibert	Aye

**8. COMMUNICATIONS:** NONE

**9. MATTERS FROM CITY OFFICIALS:** NONE

**10. ADJOURNMENT:**

Chairman Seibert – Adjourned the meeting at 7:43 p.m. to the next Planning Commission meeting of June 22, 2010 at 7:30 p.m.

Next Scheduled Meeting of:

City Council:	June 15, 2010
Parks & Recreation Commission:	June 16, 2010

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Chairman

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Secretary