

**MINUTES OF A MEETING OF THE PLANNING COMMISSION
OF THE CITY OF LA CANADA FLINTRIDGE
HELD ON NOVEMBER 14, 2017**

I. CALL TO ORDER

Chairman Gunter called the meeting to order at 6:05 p.m.

II. ROLL

Also present were Vice Chairman Hazen and Commissioners McConnell, Jain, and Oh.

III. PLEDGE OF ALLEGIANCE

The Flag Salute was recited.

IV. COMMENTS FROM THE PUBLIC

There were none.

V. REORDERING OF THE AGENDA

The agenda was not reordered.

VI. CONSENT CALENDAR

- A. Resolution 17-47**; approving an amendment to Conditional Use Permit (CUP) 472 at 835 Berkshire Avenue to allow rear yard grading changes in conjunction with construction of a new 2-story residence.
M/S/C – Gunter/Jain to approve the Resolution. Approved 5-0.

VII. CONTINUED PUBLIC HEARINGS

- A. Conditional Use Permit 525/Tree Removal Permit 17-08; Herrera/Mercado; 4537 Indianola Way**:

Planner Gjolme gave a presentation in accordance with the staff report. He explained that the project scope has been reduced in size to 4,250 square feet and 15 parking spaces are provided when 17 parking spaces are required. The planter area has been narrowed which the consulting arborist has indicated will not harm the nearby Oak tree. Staff supports the reduced project area and is hopeful it will satisfy what the PC has requested.

Mr. Gjolme pointed out that on page 3 of the memo, Finding #3 contains a typo.

Commissioner McConnell asked if there was a 0-foot setback to the north. Mr. Gjolme said, "yes."

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Commissioner McConnell asked staff if the design contains details for entering the balcony. Mr. Gjolme said that he believed that particular item along with architectural design and massing issues would be addressed by the Design Commission at a later date.

Chairman Gunter asked if the Code requires two-way driveways. Mr. Gjolme said that in the past it has been applied as a guideline. There are diagrams in the code that are 'referred' to. Chairman Gunter asked staff if they were aware of other projects that have been allowed to install a single entrance driveway. Mr. Gjolme said that he was not aware of any.

Chairman Gunter expressed concern with the floor plan and the fact that there is a large full-service type kitchen like one would find in a restaurant.

The Commission also discussed proposed roof elements, parking, and records storage area in the building.

Chairman Gunter asked about CUPs running with the land which Mr. Gjolme confirmed is the case. Assistant City Attorney Guerra explained that if the use ceases for 6 months, then the CUP is no longer valid. The Commission and staff further discussed that business license searches are performed to verify the use and if a new use establishes and does not provide the required number of parking spaces, then, a new CUP will need to be applied for.

Director Stanley explained that the City's Traffic Engineer did not indicate any concerns about the one-way driveway. Vice Chairman Hazen asked what the width of a two-lane driveway is. Mr. Gjolme explained that it is 24 feet, typically.

The Public Hearing was opened.

Speaker, project architect, Ludy Cruz-Herrera, explained the roof plan which consists of a canopy between the 2 doors. He explained that a famous author who publishes cookbooks wishes to photograph food within the kitchen to be featured in his books.

Chairman Gunter said that the use of the kitchen is unrelated to the rest of the building use, which is office related.

The Public Hearing was closed.

Commissioner McConnell asked if multiple uses are allowed in commercial buildings in this zone. Director Stanley said, "yes," they are similar to shopping centers. The use is still office services which requires the same parking ratio. The parking ratio for a storage use is 4 and 10.

Commissioner McConnell said he visited the site. He said he was concerned about how reduced parking and landscaping is addressed as well as how future uses that utilize the location might impact the building and parking. The floor plan is odd. He was not prepared to make the required findings.

Commissioner Oh said he visited the site. He commended the applicant for their attempts to retain the Oak tree and believed that the parking spaces that would be taken by the tree should be credited to the applicant. He did find the floor plan to be odd, however he did not believe that what could potentially happen in the future should be taken into account at this time. He stated that a two-way driveway diagram would be helpful to have a written policy on. He said that he could support the project.

Commissioner Jain said that he was very familiar with the site. He believed that the applicant had made good efforts to review the building area and save the subject Oak tree. He recommended restricting the use of the building in the future. He said he could support the project.

Vice Chairman Hazen said that he visited the site and found it difficult to approve a project that would have a parking deficit. He believed that more storage was needed on site and that offsite parking should first be secured if there is a parking deficit. He said he could not make the findings.

Chairman Gunter said he reviewed the proposed plans. He agreed with Commissioners McConnell and Hazen that it is difficult to approve a proposed project that has a parking deficit. He said he was concerned about the presentation of the package brought before the Commission and finds it to be unclear.

The public hearing was reopened and the applicant was asked if he would like the item to be continued.

Mr. Cruz-Herrera said he would like a continuance.

M/S/C – Gunter/Hazen- to continue to a date certain of Jan 9, 2018. Approved 5-0.

B. Second Floor Review 17-14/Director's Miscellaneous Review 17-23 (SB); Bergmann; 2237 San Gorgonio Road:

Assistant Planner Yesayan gave a presentation in accordance with the staff report. He recommended positive findings in support of the project.

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Commissioner McConnell asked how many windows existed on the second floor along the north side of the property. Mr. Yesayan said there are 4. He explained that the restroom window is obscured and that the others are clerestory windows.

Vice Chairman Hazen asked if there are any issues concerning privacy with the large 2nd story window on the east elevation. Mr. Yesayan explained that there is a 21-foot separation from the neighboring property and a condition requiring additional landscaping to help screen the house.

Chairman Gunter asked Director Stanley if the Planning Commission is being requested to turn down the request for pool equipment. Director Stanley said, "no."

The Public Hearing was opened.

Speaker, Applicant, Eileen Bergmann said she spent a lot of time on the design.

Speaker, designer, Loris Nazarans tried to take all neighbors into consideration when designing the project. He tried to retain the neighbor's view of the mountains.

Speaker, Justin Moals, 5225 Castle Rd., said that he was concerned about privacy and would like to see landscaping installed to help screen the property.

Speaker, 5235 Castle Road, expressed concerns with privacy.

Speaker, Loris Nazarans said he attempted to install pool equipment that is quiet in order to better accommodate the neighbors.

The Public Hearing was closed.

Commissioner Oh said he visited the site. He believed that the privacy concerns of neighbors could be addressed. He said he could make the findings to approve the project.

Commissioner McConnell said he visited the site and was able to view the proposed height of the structure. He felt the space that exists between the subject project and the neighbor is more than sufficient. He indicated he could make the findings.

Commissioner Jain said he visited the site. The way the building has been placed on the property will help with privacy issues. He said he could make the findings.

Vice Chairman Hazen visited the site. He felt the design was thoughtful as is evidenced with the proposed landscaping and clerestory windows. He felt that

the pool equipment noise would be drowned out. He said he could make the findings.

Chairman Gunter agreed with his fellow Commissioners. He believed that the applicant has gone above and beyond with his thoughtful design. He is opposed to mitigating projects that result in the applicant having limited visibility. He said he could make all of the findings.

M/S/C – Gunter/Hazen to approve the project. Approved 5-0.

VIII. PUBLIC HEARINGS

A. Second Floor Review 17-11; Khoudikian/Tadevosyan; 4546 Rockland Place: request for Second-floor Review to allow construction of a new 3,348 square-foot, two-story residence. Staff is recommending adoption of a Categorical Exemption for the project. (Lisa Edwards - Consulting Planner.)

Director Stanley introduced Consulting Planner, Lisa Edwards. Ms. Edwards gave a presentation in accordance with the staff report.

Chairman Gunter asked if the garage would remain in place. Ms. Edwards said, "yes."

The Commission asked for clarification on the trellis and balcony. Ms. Edwards said the applicant would be available to answer the question.

The Commission raised questions regarding the angle plane, pad level, entry way elements, front yard landscaping requirements, and species of trees on the property.

The Public Hearing was opened.

The architect spoke and confirmed that the Commission is concerned with views and privacy, which they will attempt to address with the proposed project.

The Public Hearing was closed.

The Commission discussed the 2-story entry and how it could be overpowering for the neighborhood. The patio could also be intrusive. It appears that there is not enough information to make all of the findings at this time. In addition, the proposed architecture, window placement, hardscape, and landscape have not been clearly identified. They agreed that, at this time, they do not have enough information to make positive findings. The Commissioners did, however, appreciate that height and setbacks are compliant.

The Public Hearing was opened.

The applicant was asked if they agreed with continuing the item to a date certain. The applicant agreed.

M/S/C – McConnell/Oh to continue the item to a date certain of January 9, 2018. Approved 5-0.

B. Mills Act Contract 17-02; Gunho Ko; 4852 Ocean View Blvd.:

No staff report was needed.

Commissioner McConnell asked staff if there is a policy about the types of improvements that are required to be made as many of the improvements that are proposed appear to be maintenance-related. He asked if there is a limit or percentage that needs to be completed. Senior Management Analyst Brancheau, said there are window and door improvements that are proposed that staff believe to be more than just regular maintenance. She said that there is no limit or percentage of improvements that needs to be made. Director Stanley said that as long as the property is maintained, that suffices.

Vice Chairman Hazen asked staff if the property was purchased in 2017. Ms. Brancheau said, "yes, in May of 2017." Vice Chairman Hazen said that the property has been neglected and that he was not aware of what is being done to maintain the historic property. He asked if the roof is composite and does the Mills Act require the roof to be restored to its original material, like wood shingles, perhaps? Ms. Brancheau confirmed that there is no requirement for any of the elements to be restored to what was originally there.

Chairman Gunter asked if the repairs must be made for historic reasons. Director Stanley confirmed that not all repairs are to be historic. Assistant City Attorney Guerra said that his understanding is that it has to be improved and repaired in keeping with historical materials.

Vice Chairman Hazen asked if there are any specific requirements in place that the property owner would need to comply with in order to meet the historic character and elements of the home and asked Director Stanley what the Commission's options are. Director Stanley explained that the property would need to be maintained and improved to preserve the historic character of the building. He said that the subject application and contract must go before the Planning Commission and then to the Council for approval.

Commissioner McConnell asked if the application was delayed. Ms. Brancheau explained that the application, which was originally submitted in March, was updated towards the end of May as escrow had not closed on the property until

that time. It is standard practice to bring Mills Act contracts before the Planning Commission and City Council in November and December each year.

The Public Hearing was opened.

Applicant and owner, Alex Ko expressed that he intends to keep his house for many years and become a part of its legacy. He explained that the home was designed by a famous local architect and the original owner was a key business person who was involved in the petroleum business.

The Public Hearing was closed.

M/S/C – Gunter/McConnell to recommend that the City Council add the property on the City's Official Register of Historic Homes and for approval of the Mills Act Contract 17-02. Approved 5-0.

C. Mills Act Contract 17-03; Ferguson; 5147 Jarvis Avenue:

No staff report was needed.

Commissioner Oh understood the property was severely damaged in a fire and asked staff if the home would be considered to be a new house and would it qualify as historic. Ms. Brancheau said that Tim Gregory, the Building Biographer, who prepared the historic report, recommends that this be considered as a historic home since original elements was retained and would qualify to be historic, despite the fact that a fire occurred. Director Stanley said that the tile has been preserved and the entire house was restored per the original look and feel and fixtures were recreated. During the applicant's restoration of the home, the Secretary of the Interior's standards were followed. Chairman Gunter said that he is aware of an historic project that was approved and it was completely rebuilt. Director Stanley said that additions are okay as long as the historic nature of the property is preserved. Vice Chairman Hazen mentioned the restoration elements must take place and an inspection will take place every 5-years.

The Public Hearing was opened.

Applicants, William H. and Claudia Ferguson thanked the Planning Commission for the support and their and the City Council's quick approvals to get them back into their home after the fire occurred. The Ferguson's indicated that they have worked to ensure that the original look of the home be evident, following the fire. Ms. Ferguson said that because of high levels of lead and toxicity, some original elements of the home had to be removed. However, many elements were able to be saved such as leaded glass throughout the home, located in the outdoor tiles in the front entry and interior to the entry, and the turret at the front entry.

Commissioner McConnell asked the applicant if they removed the original addition and restored it back to its original state.

Ms. Ferguson said that she and her husband tried to preserve and maintain the historic aspects while conforming with all codes and the Secretary of the Interior's standards. Even replacement tile choices throughout were chosen in order to preserve the architectural consistency of the home. Some previously completed additions were restored.

The public hearing was closed.

M/S/C – Gunter/Hazen recommended that the City Council add the property on the City's Official Register of Historic Homes and for the approval of the Mills Act Contract 17-03. Approved 5-0.

IX. REPORT OF DIRECTOR'S REVIEWS

Were reported.

A. **Director's Misc. Review 17-37 (chicken coop); Chandler; 809 Valley Crest Street:** allowed the placement of two (2) chicken coops at the rear of the property within the required 15-foot side-yard setback

X. OTHER BUSINESS

There was none.

XI. COMMENTS FROM THE COMMISSIONERS

The Commissioners mentioned the update of the Zoning Ordinance as well as taking a tour of completed homes in the City.

XII. COMMENTS FROM THE DIRECTOR

Director Stanley mentioned that 2 appeals of Planning Commission decisions would be going before the City Council, 1) 4200 Mesa Vista; 2) Flintridge Preparatory School.

Director Stanley informed the Commission of upcoming Planning Commission meetings and the recommended cancelling the scheduled December 26, 2018 meeting if there would not be a quorum.

XIII. ADJOURNMENT

M/S/C – Gunter/Jain to adjourn the meeting at 8:40 p.m. Approved 5-0.

Planning Secretary