

**MINUTES OF A MEETING OF THE PLANNING COMMISSION
OF THE CITY OF LA CANADA FLINTRIDGE
HELD ON JANUARY 9, 2018**

I. CALL TO ORDER

Chairman Gunter called the meeting to order at 6:06 p.m.

II. ROLL

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

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 reordered with item VIII. A. going fourth and item VII. C., last.

VI. CONSENT CALENDAR

There were none.

VII. CONTINUED PUBLIC HEARINGS

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

No one wished to speak.

The public hearing was not opened.

M/S/C – Gunter/McConnell to continue to a date uncertain. Approved 4-0.

B. Second Floor Review 17-11; Khoudikian/Tadevosyan; 4546 Rockland Place;

Consulting Planner Edwards gave a presentation in accordance with the staff report. She showed a PowerPoint.

The Public Hearing was opened.

Speaker, Mr. Khoudikian, project architect, indicated that the porch at the front elevation was reduced since the last design.

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Chairman Gunter asked for confirmation about the wall and angle plane. Mr. Khoudikian said that it was measured from natural grade from the retaining wall.

Commissioner McConnell said that the current elevation shows a flat pad and asked the project architect how it would be graded. Mr. Khoudikian said that it will be graded to be level.

The Public Hearing was closed.

Commissioner Oh said that he felt that the applicant had addressed the past concerns of the Commission and could make all the findings.

Mr. McConnell said he did not have enough information to make all the findings. The angle plane has not been submitted sufficiently.

Mr. Gunter asked the Director if the angle plane is measured to the top plate of the wall. Director Stanley said, "yes." Mr. Gunter said that a provision should be included that requires that the angle plane is adequate and to the Director's satisfaction.

Commissioner Jain said that he could make all the findings and felt that any concerns he once had, have been addressed.

Mr. Gunter – agreed with Commissioners Oh and Jain. He proposed that Condition No. 30 require that the angle plane be correctly documented from existing/low point prior to submittal for Plan Check.

M/S/C – Jain/Oh to approve with Condition No. 30. Approved – 3-1. McConnell voted no.

C. Second Floor Review 17-08/Large Garage Review 17-01; ADDC/Habashy; 4231 Chula Senda Lane;

Mr. Jain recused himself and left the meeting as he designed the building.

Planner Gjolme gave a presentation in accordance with the staff report. Staff recommended positive findings and adoption of a Negative Declaration.

Mr. McConnell asked if the terrace on the south side were changed, how would it work with the floor plan? Mr. Gjolme said that there was no change to the windows. Mr. McConnell asked if the change had been accepted by the applicant. Mr. Gjolme said that staff is recommending a condition be added that references the terrace.

Mr. McConnell asked staff to explain the Negative Declaration and its Historic resources relationship in the Negative Declaration. Mr. Gjolme explained that the original home's architect was notable, though, the existing house was not recognized for designation as a historic resource.

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Mr. Gunter asked why some of the easement counted. Mr. Gjolme explained why the entirety of easement area is not excluded.

Mr. Gunter asked staff if the Flood Control District had any issues. Director Stanley said that the District would need to give their approval on the landscaping.

Mr. Gunter expressed concern over the proposed floor area. Mr. Gjolme confirmed that the floor area does not exceed code requirements and that the front covered porch is exempt from FAR requirements.

Mr. McConnell asked for clarification about hardscape and drainage. Director Stanley said that LID requirements must be adhered to, per Public Works requirements. Mr. Gjolme said that the site could drain into the channel, if that is allowed by the Flood Control District.

The Public Hearing was opened.

Assistant City Attorney Guerra explained that because Mr. Jain recused himself, he could not remain in the chambers, but could listen from the lobby if he wished.

Speaker, Alex Beebe expressed concern that a retaining wall will be required. Mr. Gjolme indicated that he believed that some type of wall will be built that is outward-facing and code compliant.

Mr. Gunter asked staff about the landscape plan. Mr. Gjolme explained that it is conceptual. Condition No. 18 references the requirements and staff will review and verify that all landscaping is placed on the final plan.

Mr. Oh asked if the retaining wall and guardrail would not be allowed to exceed 6 feet in height. Mr. Gjolme said that anything that is proposed beyond the scope of 2nd-floor review will need to comply with applicable code requirements. that does not meet code, staff will be sure to address with the applicant.

Speaker, Bob Malchine, 489 Berkshire, thanked staff for the attention they are paying to privacy and landscape screening for the subject project.

Speaker, Kate Dewey, 489 Berkshire, reiterated the importance of landscape screening and expressed her appreciation to staff for their effort to protect privacy.

The Public Hearing was closed.

The Commission and staff discussed the installation of landscaping in the easement as well as the extension of the trellis. Mr. Gunter said he was all right with installation in the easement. If the Fire Department does not approve, then the

design would need to come back to the Commission. Mr. McConnell supported the extension of the trellis. Mr. Gjolme confirmed that the staff alternate includes the extension of the trellis and there is a condition for this, too. Mr. McConnell and Mr. Oh both expressed that there is ample distance in-between properties. Mr. Oh believed that the proposed landscape screening is more than ample to provide adequate privacy.

The Commission and staff discussed the conditions that need to be omitted and amended with regards to landscaping. Mr. Guerra confirmed that Condition 16 should be omitted and Condition 18, amended. The speakers' concerns regarding landscaping and privacy will be accommodated as staff reviews the landscape plans.

Mr. McConnell said that the staff report was very well thought-out by staff. It is evident that the applicant is working to keep all drainage on-site given the projects hardscape. The project meets code and he could make all findings. Mr. Oh concurred with Commissioner McConnell. He said he could make the findings. Mr. Gunter agreed with the Commissioners and said he could make the findings.

M/S/C – McConnell/Oh to approve the item and omit Condition No. 16 and amend Condition No. 18. Approved 3-0.

VIII. PUBLIC HEARINGS

A. Minor Conditional Use Permit (MCUP) 533; Eskenian/Midgley; 1540 Foothill Blvd. (Union 76):

Planner Gjolme confirmed why a Minor CUP is required.

Mr. McConnell asked if the handicap parking space would still be retained. Mr. Gjolme said, "yes."

The Public Hearing was opened.

Speaker, Arez Gannon, said he was available to answer questions.

Speaker, Charlie Kamar, business owner, of the business said he was available to answer questions. He believed the proposed use would be a good addition for the community.

The Public Hearing was closed.

All Commissioners said they could make the findings.

M/S/C – Gunter/Oh to approve the smog station use. Approved 4-0.

IX. REPORT OF DIRECTOR'S REVIEWS

A. Director's Misc. Review 17-44 (Pool Equipment); Slaughter; 4848 Commonwealth Avenue: allowed the placement of pool equipment within the required 15-foot rear yard setback.

B. **Director’s Misc. Review 17-46 (Setback); Freberg; 1938 Tondolea Lane:** allowed a 369-sq. ft. addition to encroach 2 feet into the required 7-foot east side yard setback.

C. **Director’s Misc. Review 17-50 (Setback); Ravan; 5021 Angeles Crest Hwy.:** allowed the enclosure and remodeling of roofed patio area along the south side of an existing residence, where a 5-foot setback would be provided, below the 10-foot requirement for the lot.

D. **Hillside Development Permit 17-40 (Dir.); Darakjian; 701 St. Katherine Drive:** allowed installation of a new ground-mounted solar panel system in the rear yard of a hillside lot.

E. **Hillside Development Permit 17-47 (Dir.); Derian; 5439 Ocean View Blvd.:** allowed installation of a new ground-mounted solar panel system in the side yard of a hillside lot.

Mr. Jain rejoined the meeting at 7:34 p.m.

Pertaining to Director’s review items “D” and “E,” above, solar panels are treated like an accessory structure.

X. OTHER BUSINESS

There was none.

XI. COMMENTS FROM THE COMMISSIONERS

The Commission asked staff about the status of the Zoning Code Update. Director Stanley explained that the second screen check of the code is currently taking place and that he will inform the Commission of when Community meetings will be scheduled prior to public hearings.

XII. COMMENTS FROM THE DIRECTOR

Director Stanley said that Oakmont Senior Living facility will be going before the Planning Commission soon.

XIII. ADJOURNMENT

M/S/C – Gunter/Jain to adjourn the meeting at 7:38 p.m. Approved 4-0.

Secretary to the Planning Commission