

**MINUTES OF A MEETING OF THE PLANNING COMMISSION  
OF THE CITY OF LA CANADA FLINTRIDGE  
HELD ON SEPTEMBER 11, 2018**

**I. CALL TO ORDER**

Chairman Gunter called the meeting to order at 6:00 p.m.

**II. ROLL**

Also present were Vice Chairman Hazen and Commissioners Jain and Oh. Commissioner McConnell arrived at 6:10 p.m.

**III. PLEDGE OF ALLEGIANCE**

The Flag Salute was recited.

**IV. COMMENTS FROM THE PUBLIC:**

Speaker, Doug Sarbaum, asked if chain link fencing is allowed in the front setback. Community Development Director Koleda explained that new chain link is not permitted, except to replace a historic fence. Mr. Sarbaum was referred to Code Enforcement should he wish to address any potential fencing violations in the future.

Speaker, Kevork Kurdoghlian, said that he is a USC student and is required to attend a Planning Commission meeting and take a selfie for his class. The Commissioners took a photo with the student.

**V. REORDERING OF THE AGENDA**

Item VIII. B. was moved to the end of the agenda.

**VI. CONSENT CALENDAR**

- A. **Minutes:** 3/27/2018 and 7/10/2018 meetings  
M/S/C – Gunter/Hazen to approve the minutes of 3/27/2018. Approved 3-0-2. Oh and McConnell abstained. M/S/C – Jain/Hazen to approve the minutes of 7/10/2018. Approved 3-0-2. Gunter and Oh abstained.

**VII. CONTINUED PUBLIC HEARINGS**

- A. **Conditional Use Permit 538/Second-Floor Review 17-34/Setback Modification 17-15/ Variance 18-03/Director's Miscellaneous Review 17-54 (Height); Johnson/Kim/Rhee; 632 Berkshire Avenue:**

The Public Hearing was opened. There were no speakers.

The Public Hearing was closed.

M/S/C – Gunter/Oh to continue the item to 9/25/2018. Approved 5-0.

## VIII. PUBLIC HEARINGS

A. **Conditional Use Permit 536; Shayfar / Schaefer Funds, LLC; 2384 Foothill Boulevard (Unocal):** A request for a Minor Conditional Use Permit (MCUP) to add a Type 20 Alcohol License (Off-Sale Beer and Wine) to an existing market at a gas station.

Assistant Planner Harris gave a presentation in accordance with the staff report. She clarified for Commissioner McConnell that if the request were to be denied it would be due to an overconcentration of alcohol sales in the area, not because it is a gas station use. Assistant Planner Harris confirmed the schools and churches located within one mile of the proposed use.

Commissioner Oh asked Assistant Planner Harris if the Alcoholic Beverage Control (ABC) made any recommendations. She indicated yes.

The Public Hearing was opened.

Speaker, Joseph Schaefer, owner of the subject Unocal Gas Station said that Los Angeles County Fire shut down the station two months ago due to a leak which is currently being fixed. He contacted Beatrice from ABC to check to see if she was for or against approving an ABC license for the location. Mr. Schaefer said that Beatrice was in favor of approval of the license subject to PC approval.

Mr. Schaefer explained that similar neighboring establishments cater to specific customers and others vary in their operating hours. He explained that he has operated the station for six years without incident and that the Sheriff's Department conducts regular undercover operations regarding cigarette and lottery sales to ensure compliance with applicable laws. Mr. Schaefer said he would be willing to provide the Sheriff's Department with access to all of his security cameras. He explained that he needs to sell beer for off-site consumption in order to make a profit. Otherwise, patrons are more likely to purchase gas at locations that also offer alcohol. He said that competition with Valero and Shell gas stations located in La Crescenta who sell alcohol which requires him to do the same to keep up. He said that Unocal employees are trained to recognize fake ID sales in order to avoid selling alcohol to under-age customers.

Mr. Schaefer confirmed for Chairman Gunter that the hours of operation are from 6 am – 11 p.m.

A second speaker, Randy Strapazon spoke against approving the request. She provided the Commissioners with a letter and explained its content.

Speaker, Krikor Arakchyan, said he was a long-time City of La Cañada Flintridge resident. He expressed concern about excessive noise due to construction and delivery vehicles that arrive in the 6:00 a.m. hour. He said that his backyard acts as others' trash yard. He was worried about potential contamination from the station as his house is located immediately adjacent to the gas station. He said that all walls of his house are cracked, even his kitchen after a recent remodel. Mr. Arakchyan provided photos to the Planning Commission and staff. He explained that the air conditioner compressor that is used to cool products is loud. He was concerned that with all of the issues which he finds problematic, that adding alcohol sales to the mix could worsen the situation. He explained that as a resident he is uncomfortable and does not feel safe. He suggested that an 8-foot wall be installed for

screening.

Speaker, Mr. Schaefer said it was the first time he had heard about the issues and said he wished the neighboring resident had contacted him about them. He said that trash is not picked up until 8:00 a.m. He said that the air compressor was approved by the City but he will look into it to see if there is a way to lessen the noise. He recommended that in the future the neighbor talk with him directly so he can resolve any issues. Mr. Schaefer said that the Sheriff's Department did not have any issues with the proximity to churches. As to people drinking alcohol on his site, he said that on one occasion, a woman came in drunk to the gas station and was driven home.

Commissioner Jain said he visited the site as well as the other five gas stations in town. He verified that none of the others sold beer and wine. The other locations had requested that the Planning Commission consider allowing them to sell alcohol but they had been denied. Assistant Planner Harris said that given the fact that both a school and church are located in close proximity to the subject location, that she could not make the findings to recommend approval of the request. She believed that doing so could be misconstrued as giving a special privilege to the station.

Vice Chairman Hazen said that given the ABC's statistics being that allowing the business to sell alcohol would make it the 4<sup>th</sup> existing location within the tract and believed it would be an overconcentration. Given this, he could not make the findings to support the request.

Commissioner Oh indicated that it is a difficult decision to make but that it would be in line with the voice of the community. He did not believe he could approve the request.

Commissioner McConnell asked if there was a zoning restriction for outside sales of alcohol. Director Koleda confirmed, no.

Chairman Gunter said he visited the site and was part of the approval of the original station improvements. He said that for the same reasons, he was not comfortable going against the ABC. He could not make the required findings and made a motion to deny the request.

M/S/C – Gunter/Oh to deny the request. Denied 5-0.

**B. Second-floor Review 18-09/Setback Modification 18-03; Kim/Lim; 5153 La Canada Boulevard.:**

Commissioner McConnell recused himself at 7:42 p.m. due to residing in close proximity to the project. He left for the duration of the meeting.

Planner Gjolme presented the project in accordance with the staff report.

Planner Gjolme confirmed for Chairman Gunter that the entire roof was reviewed and that the existing roof will be removed to accommodate the new 2<sup>nd</sup> floor. He said that the applicant could explain his request to the Commissioners.

Commissioner Henry Oh said that the submitted plan does not comply with the required setback which Planner Gjolme confirmed. Planner Gjolme explained that there is a condition requiring the design to be adjusted to increase the side setback to a minimum of street.

Commissioner Jain asked why the increased setback was not shown as it is a major change to the plan. Planner Gjolme said that the project was submitted months ago and a number of changes occurred during staff's review.

The Public Hearing was opened.

Speaker, project architect Ken Youn said that the owner is aware of and supports staff's recommended setback requirement.

Chairman Gunter and Mr. Yun discussed remodeling of the new west wall as indicated on Sheet A-5 of the plans. They also talked about the fact that the project is being reviewed as a new building. The architect is aware of this.

The Public Hearing was closed.

Chairman Gunter said he was deeply troubled that most of the house was being demolished and being rebuilt at almost double the size. He said he could not make the required findings.

Commissioner Oh visited the site. He said he would like to see better plans which address the new plate heights. He said he could not make the findings as the plans are deficient. The east setback needs to be a minimum of 5-feet for fire safety. He suggested continuing the item so that the applicant could provide updated plans with all the required information.

Vice Chairman Hazen agreed with Commissioner Oh that more detailed plans need to be submitted. The level of demolition is significant and would encourage a setback compliant project.

Commissioner Jain visited the site and said that the drawings are inadequate and incomplete. He recommended that the applicant return back to the Commission with a new set of plans for review.

Chairman Gunter said that at least 4 votes for continuance would need to be made or the Item could be denied and then it could be subject to an appeal before the City Council. The applicant agreed that they could return to the Commission on October 23, 2018.

M/S/C – Gunter/Hazen to continue the item to October 23, 2018. Approved 4-0-1.  
McConnell abstained.

### **C. Appeal of Director's Miscellaneous Review 18-19 (Setback); Johnson/GS Cooper Trust; 4901 Gould Avenue**

Director Koleda gave a presentation in accordance with the staff report.

Vice Chairman Hazen asked if the setback was compliant when the house was built. Director Koleda confirmed that it was.

Commissioner McConnell asked Director Koleda for clarification about the policy that was in place at the time this application was submitted. Director Koleda explained the ordinance

and said that an ordinance is stronger than a policy. dictated this, rather than a policy. She clarified for Commissioner McConnell that the condition for Finding #1 are defined as slopes, hillside, etc. which is also a hardship.

The Public Hearing was opened.

Speaker, owner, Gail Cooper, said that the proposal was done with the setback in mind, the semi-rural character of the area with large lots, the desire to create an addition to bring living conditions to modern standards and update the existing house which is very outdated. The expansion would bring the existing house to the standard that she believed would be consistent in the neighborhood. The Oak tree leans to the southeast and branches lean over the subject property. She said she lost two large Oak trees in the past which caused damage to her property.

Ms. Cooper said that she desired for the living room to be designed as the central focal point. The floor area is minimal in contrast to neighboring homes along Gould Avenue as indicated in her presentation. Ms. Cooper believed that the existing house and proposed addition should be taken into account. Conformance with required standards might not result in the best design. She explained that it could cost up to an additional \$18,000 to design and build a code-compliant addition. Doing so could also negatively impact the value of her home because, though code-compliant, the design might not best fit the design of the existing house.

Ms. Cooper explained that a compliant addition would reduce the view from the inside and would be oddly configured. Adding to the rear of the proposed design would impact the tree and would present a long and narrow addition. The addition is not visible to anyone but to the neighbor located to the south. The proposed addition would not be in conflict with the current ordinance as it is minimal in scope. It is a de novo review.

Commissioner Oh said that it would not be a de novo review. Director Koleda stated that appeals in La Cañada Flintridge are considered de novo.

Speaker, Demian Contus, said that he supported his neighbor's request and believed the request is reasonable and there would be no impact on his property as a neighbor. He agreed with Ms. Cooper that the new compliant addition would look strange and allowing for the encroachment would not impact the neighborhood and it would improve property values.

The Public Hearing was closed.

Chairman Gunter said he visited the site and met Ms. Cooper. He said he could make Finding #1. This is a modest addition looking to upgrade the home to current standards. He said he was not persuaded by the cost argument, a realtor's opinion, or whether a view would be impacted. Chairman Gunter is aware of the City Council and City Manager's opinions of setback modifications and how the findings are applied. He said he could make the findings to support the request.

Vice Chairman Hazen said he visited the site and agreed with his fellow Commissioners. He said he is glad that the applicant is keeping the project single-story and can make the findings to uphold the appeal and grant the Setback Modification.

Commissioner McConnell said there is nothing that would convince him that there are

practical reasons to approve the appeal. The floor plan could be reconfigured; however, the only thing is that the City had a practice of approving similar requests based upon the original set of guidelines that were previously implemented. He agreed with the Director's decision despite what the previous practice was. He believed that the modest size and the neighbor's support does not necessarily justify the approval of the request. He believed the first Finding could not be made.

Commissioner Jain visited the site. He mentioned that there are properties with even less than a 5-foot setback. He said he could make both findings.

Commissioner Oh said the standard of review makes a difference and he thought that this was not a new hearing. The lack of evidence that would not allow for a compliant setback would justify the denial. However, since this is a de novo review, his own judgement is different and the aesthetics and functionality would justify his approval and positive finding to approve the proposal.

M/S/C – Oh/Gunter to uphold the appeal and overturn the Director's denial. Approved 4-1. McConnell voted no.

**IX. REPORT OF DIRECTOR'S REVIEWS** – Were reported.

A. **Hillside Development Permit 18-34 (Dir.); Barr; 5081 Fallhaven Lane:** Approval of a request to allow a new above-ground spa and raised deck on a hillside lot.

B. **Director's Miscellaneous Review 18-21 (Setback); Khachatourians; 5755 Summit Crest Drive:** Approval of a request to allow a 90-square foot single-story addition to an existing residence that would encroach into the required south side setback but would maintain the current setback provided by the existing residence and would not encroach further at any point.

C. **Hillside Development Permit 18-32 (Dir.)/Director's Misc. Review 18-27 (Terracing); Abrari; 1096 Inverness Drive:** Approval of a request to allow alteration to an existing front porch, new trellis structure and tiered planter walls on a hillside lot.

**X. OTHER BUSINESS**

There was none.

**XI. COMMENTS FROM THE COMMISSIONERS**

Chairman Gunter asked for a status update on the Zoning Code update.

Director Koleda indicated that the hearings would start possibly in November and there could be some Saturday workshops.

**XII. COMMENTS FROM THE DIRECTOR**

Director Koleda introduced and welcomed new Principal Planner Emily Stadnicki to the City.

Director Koleda indicated that the first meeting in October (October 9<sup>th</sup>) could be cancelled since the Director, Principal Planner and Assistant City Attorney may not be available due to their attendance at out-of-town conferences.

**XIII. ADJOURNMENT**

M/S/C – Gunter/Jain to adjourn the meeting at 8:25 p.m. Approved 4-0.

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Secretary to the Planning Commission

**MINUTES OF A MEETING OF THE PLANNING COMMISSION  
OF THE CITY OF LA CANADA FLINTRIDGE  
HELD ON SEPTEMBER 25, 2018**

**I. CALL TO ORDER**

Vice Chairman Hazen called the meeting to order at 6:00 p.m.

**II. ROLL**

Also present were Commissioners McConnell, Jain, and Oh. Chairman Gunter 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 not reordered.

**VI. CONSENT CALENDAR**

A. **Minutes:** 4/10/2018 meeting – M/S/C - McConnell/Oh to approve the minutes. approved 4-0.

B. **Appeal of Director's Miscellaneous Review 18-19 (Setback); Johnson/GS Cooper Trust; 4901 Gould Avenue**

No report was given.

M/S/C – Jain/Oh approved 3-1. McConnell voted no.

**VII. CONTINUED PUBLIC HEARINGS**

A. **Conditional Use Permit 538/Second-Floor Review 17-34/Director's Miscellaneous Review 17-54 (Setback and Height); Johnson/Kim/Rhee; 632 Berkshire Avenue:**

Assistant Planner Yesayan gave a presentation in accordance with the staff report.

Commissioner Jain asked for clarification of the 30% roof removal rule. Director Koleda confirmed that if an addition is not being added to a house, then it would not be considered a new roof.

Commissioner McConnell asked for clarification of conditions for architectural projections. Director Koleda explained that they are:

- 1) Dictated by style and structures;
- 2) The scale and style of the neighborhood is considered;
- 3) Is there reasonable development of the lot?
- 4) Is it keeping with the City's design guidelines?

The Public Hearing was opened.

Speaker, applicant and project manager, Nyle Choe, thanked Assistant Planner Yesayan and the Commissioners for their consideration of the project.

Speaker, Albert Rhee, resident of 1361 Journey's End, said he was available to speak on behalf of his parents.

Jay Johnson, project architect, thanked the Commission and said he agreed with the staff report, except for the west setback on the 2<sup>nd</sup> floor. He showed a rendering and confirmed that the first-floor addition would not be in view.

Commissioner McConnell asked about the distance of four feet that a roof is permitted to overhang. Mr. Johnson said he did not believe it would look good if it was designed that way.

Speaker, Mr. Catalano, architecture and historic preservation consultant, thanked staff for their work. He said he believed that the architectural rendering does not look right.

Commissioner Jain asked how the historic preservation work would typically be done. Mr. Catalano said there are different ways that new work can be completed so that not only does it comply with the Secretary of the Interior Standards, but it also contributes well to the overall look of the community.

Commissioner Jain said he understood but was concerned that if more changes are made to the house in the future, would it still be considered to be historical.

Mr. Catalano said he did not believe that an addition would impact the historic integrity of the home.

Vice Chairman Hazen questioned what the architectural style of the concrete railing on the bottom floor was. Mr. Catalano said it is Gothic English style.

Commissioner Jain did not believe the design was good with the introduction of the architecture at the back of the home.

Commissioner McConnell said that the front of the house has a long, pronounced roof line. He asked if it would alter the historic value. Mr. Catalano said that it would not.

Commissioner Jain asked if there was a specific reason for the rear deck design. Mr. Johnson said that the stone had been removed from the terrace, below. The front has an English style and the side is Tudor style architecture.

Commissioner Jain said that the rendering does not indicate, correctly, what is existing on the site.



The Public Hearing was closed.

Commissioner McConnell was not able to visit the site. He said he could make the findings for the Second Floor and Directors Review. He agreed with staff that the Setback Modification should be denied.

Commissioner Oh visited the site. He concurred with Commissioner McConnell's comments. There is plenty of buffer and setback and the proposed addition is not visible from the street. He felt that the front façade of the home appears to be historically significant while the rear seems to be of a different architectural style. He believed that the historical elements should be enhanced. He said he could grant the Setback Modification. He was all right with retaining the cabana at the original location and could make the findings.

Commissioner Jain visited the site twice. He said that the story poles were not in place a week prior to the hearing, but were in place today, the day of the hearing. He had concerns about the front and rear architectural design being different. He strongly recommended that Mr. Johnson look into a solution for that. He said he could make the findings for the Setback Modification. He said he could make the findings for approving the house including the setback modification.

Vice Chairman Hazen said he visited the site and is familiar with the property. He said he could approve the setback modification.

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

## **VIII. PUBLIC HEARINGS**

### **A. Hillside Development Permit 18-06/Second-Floor Review 18-06/Setback Modification 18-02; Stoddard and Associates Inc./Ree; 1232 El Vago Street:**

Assistant Planner Yesayan gave a presentation in accordance with the staff report.

Commissioner Oh asked if the setback is measured from the setback on the west portion of the property. Assistant Planner Yesayan said the setback is measured from the fence of the channel. The property line is in the middle of the channel.

Commissioner McConnell asked if Assistant Planner Yesayan reviewed the title report. He confirmed that he did see it. Director Koleda confirmed the easement.

The Public Hearing was opened.

Speaker, project architect, Craig Stoddard, thanked staff for their report. He confirmed for the Commission that a piece of the second story encroaches into the setback.

The Public Hearing was closed.

Commissioner Jain visited the site. He said he could make the findings because the project meets setback modification requirements and the design is good.

Commissioner Oh said he visited the site. He concurred with Commissioner Jain. He said he could make the findings for the Second Floor Review.

Commissioner McConnell said that the code is confusing. There is no rule against a high attic and it can be measured from the finished grade. He said he could make the findings to approve the project.

Vice Chairman Hazen said he visited the site. He complimented the architect and the applicant on the proposal.

M/S/C – McConnell/Hazen to approve the project. Approved 4-0.

**B. Hillside Development Permit 17-07/Second Floor Review 17-06/Tree Removal Permit 17-06; Architecture JHK/James-Jackson; 2042 Hilldale Drive (AIN: 5807-013-091):**

Assistant Planner Harris gave a presentation in accordance with the staff report.

Commissioner Oh asked what the reason was for removal of Tree #10. Assistant Planner Harris said she believed it was due to limited outdoor space, the location of which would be in conflict with the proposed project.

Commissioner McConnell asked if the retaining wall and fence to the west were included in the story pole. Assistant Planner Harris said no.

The Public Hearing was opened and the applicant was invited to speak.

Speakers Matt Steele & Jane Kim thanked staff for their support. They confirmed that an arborist was concerned about how close Tree #10 was to the construction. The arborist's recommendation was to remove it.

Speaker, resident of 2051 Hilldale said that they would like the tree to remain. They wished to verify and speak with the Planning Director about the landscape plan.

Commissioner McConnell asked staff if the Eucalyptus Tree would be removed. Speaker, Ed Richter, resident of 2051 Hilldale, said they would like the trees to remain.

The Public Hearing was opened, and the applicant was invited up to speak.

The Public Hearing was closed.

Commissioner McConnell said that he believed that the owner attempted to preserve the maximum number of trees possible. He said he could make the findings.

Commissioner Jain complimented the architect and designer on such a difficult site. He said he could make all the findings.

Commissioner Oh said he concurred with his fellow Commissioners and could make the findings. He agreed the site was challenging.

Vice Chairman Hazen agreed with his fellow Commissioners. He believed that the design is tasteful. He said he understood that it will be difficult to save Tree #10. He would like the project arborist to try to place as many replacement Oaks as possible on the site.

M/S/C – McConnell/Oh to approve the project. Approved 4-0.

**C. Hillside Development Permit 17-17/Second Floor Review 17-10/Conditional Use Permit 528/Setback Modification 18-05/Director's Misc. Review 17-13(flat roof)/Tree Removal Permit 18-11; Zohrabians/Hagobian; 285 Berkshire Avenue:**

Planner Gjolme gave a presentation in accordance with the staff report.

Commissioner Oh expressed that he was concerned about the HVAC equipment that was visible.

Commissioner Jain referred to a project on Cambridge where approval from the Los Angeles County Flood Control needed to be obtained. Planner Gjolme explained that in this case, Los Angeles County Flood Control is all right with the project concept.

Commissioner Jain asked if there were any minimum requirements for height above the flood zone. Planner Gjolme explained that there is a very low potential for flooding; less than 1%. Staff is not aware of any flooding on the lot in the past.

Commissioner McConnell asked how the front of the project was determined to be located on the Berkshire side of the street. Planner Gjolme explained that currently it is a Berkshire address. Commissioner McConnell asked Planner Gjolme if a 20-foot setback would be required. Planner Gjolme explained that the zoning requirements for corner lots would need to be complied with. Commissioner McConnell questioned where the replacement trees would be required to be planted on the site. Director Koleda indicated that the Sycamores are not addressed in the MND and she did not believe there would be any additional impact.

Vice Chairman Hazen asked about the potential for any flooding as a result of lowering of the pad. Planner Gjolme said it would be difficult to assess, but historically the probability is low. He said he spoke to the City Traffic Engineer about the export impacts. He also indicated that a traffic management plan and haul route would be required.

The Public Hearing was opened.

Speaker, Applicant and project architect, Patrick Zorabian, said that as to the roof-top equipment, the basement plan will house mechanical equipment and the rest is for venting. Some condensers will be placed along the landscaping. No mechanical equipment or reflective materials will be placed on the roof. He said he has been in touch with Los Angeles County.

Speaker, Horacio Tamborini, owner of Flintridge Tennis Club at 265 Berkshire Avenue said he supports the project and that it is better than what is existing. He proposed that construction occur between 10:30 am and 4:30 pm in order to minimize the Tennis Club's members' exposure to dust and noise. He requested that a tall construction fence be installed.

The Public Hearing was closed.

Commissioner McConnell recommended that the project manager be available to potentially impacted neighbors, 24 hours a day, 7 days a week. He said that a tall green mesh construction fence should be installed and that the Director of Community Development should enforce construction hours, allowed under the municipal code. Commissioner McConnell recommended that the trees that will be removed should be replaced on the site. He believed the project design is good and said he could make all of the findings.

Commissioner Jain visited the site. He agreed that the large site can accommodate a large home. He said he could make all the findings. He was concerned about the flood control channel and wanted to be sure that flooding does not occur on the site. He agreed with Commissioner McConnell's requested conditions. He confirmed with staff that the architectural design will be reviewed further and that light reflectancy will be addressed. He also believed that a construction manager should always be available for any concerns neighbors might have.

Vice Chairman Hazen said he could make the findings and agreed with his fellow Commissioners. He agreed that a tall construction fence should be installed that properly buffers the tennis club. Dust control and light reflection should be addressed as well.

Commissioner McConnell asked about adding to Condition #19. Assistant City Attorney Guerra said he would take care of it. Commissioner McConnell also asked about BMPs for grading and construction. Director Koleda said they would need to be addressed and meet code.

Assistant City Attorney Guerra said that applicable conditions would be rewritten to require replacement trees on site, a condition would be added to require an onsite construction manager, and Condition No. 28 would be rewritten to require a 9-foot high construction fence as well as to restrict demolition and grading on Saturdays.

M/S/C – Jain/McConnell to approve the project. Approved 4-0.

#### **D. Hillside Development Permit 18-07; Su/Xiu; 345 Corona Drive:**

Director Koleda gave a brief presentation in accordance with the staff report.

Commissioner McConnell asked about the protection for those located below the project and stated that he is not aware of any issues with any homeowners in the area. He acknowledged that the construction would be difficult given the steep sloping of the site.

Commissioner Oh asked how the caissons would be dealt with. Director Koleda said that a geotechnical report would be prepared and reviewed by the Building and Safety Department.

The Public Hearing was opened.

The designer was available to speak should the Commissioners have any questions.

The Public Hearing was closed.

Commissioner Jain visited the site and acknowledged how difficult the site is to build on. He said he could make all the findings.

Commissioner Oh said that the project would have a very minimal impact to anyone. He can make all the findings.

Commissioner McConnell said that staff has worked hard in their review of the application. The stepped retaining walls will not be visible once completed. He said he could make the findings.

Vice Chairman Hazen said he could make the findings. He felt that the application was thoughtful.

M/S/C – Hazen/McConnell to approve the project. Approved 4-0.

**IX. REPORT OF DIRECTOR'S REVIEWS**

Were reviewed.

**X. OTHER BUSINESS**

**A. Consideration of Change in Regular Meeting Dates of the Planning Commission, or in the Alternative, Formally Re-Establish Current Meeting Dates and Times**

Assistant City Attorney Guerra gave a presentation in accordance with the staff report.

M/S/C – Hazen/Jain to designate the 2<sup>nd</sup> and 4<sup>th</sup> Thursdays of each month for Regular Planning Commission meetings. Approved 4-0.

**XI. COMMENTS FROM THE COMMISSIONERS**

There were none.

**XII. COMMENTS FROM THE DIRECTOR**

There were none.

**XIII. ADJOURNMENT**

M/S/C - Hazen/Jain to adjourn the meeting at 9:17 p.m. Approved 4-0.

**MINUTES OF A MEETING OF THE PLANNING COMMISSION  
OF THE CITY OF LA CANADA FLINTRIDGE  
HELD ON MARCH 28, 2019**

**I. CALL TO ORDER**

Chairman Gunter called the meeting to order at 6:02 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. SELECTION OF NEW CHAIRMAN AND VICE-CHAIRMAN OF THE PLANNING COMMISSION.**

M/S/C - Gunter/Oh to appoint Mike Hazen as Planning Commission Chair and Henry Oh as Planning Commission Vice Chair. Approved 5-0. This is effective immediately.

**VI. REORDERING OF THE AGENDA**

The agenda was not reordered.

**VII. CONSENT CALENDAR**

**A. Minutes: 8/28/2018 and 3/14/2018 PC Meetings**

8/28/2018 Meeting Minutes – M/S/C - Gunter/Oh to approve the minutes. Approved 4-0-1. Commissioner Jain abstained as he was not present at the meeting. 3/14/2019 Meeting Minutes – M/S/C - Gunter/Oh to approve the minutes. Approved 4-0-1. Chairman Hazen abstained as he was not present at the meeting.

**VIII. PUBLIC HEARINGS**

**A. Lot Line Adjustment (LAND-2018-0001); Saxon Engineering Services, Inc. / Sienna Productions / Salvation Army; 2225 Foothill Boulevard and 4510 Castle Lane:**

Commissioner Jain recused himself and left the room during the item.

Assistant Planner Harris gave a presentation in accordance with the staff report.

Chairman Hazen asked Assistant Planner Harris about the information for the lot line and placement of the retaining wall. Ms. Harris indicated that the project engineer provided the information and that there is no minimum lot size. It is considered nonconforming.

The Public Hearing was opened.

Speaker, Greg Jackson, said he was available for questions.

Vice Chairman Oh asked if both properties were owned by both property owners.

Mr. Jackson said, "yes."

Assistant Planner Harris said that she believed the intent was to sell off both properties.

Speaker, Kathy Seuylemezian, with Coldwell Banker explained the parties and their involvement to the Commissioners.

Speaker, Jeff Robinson, indicated that the property was donated to the Salvation Army a few years ago.

The Public Hearing was closed.

Commissioner Gunter said he could make the findings to approve the Lot Line Adjustment.

Commissioner McConnell asked if the parcels had to be compliant after the Lot Line Adjustment and if the setbacks for the existing residence would be compliant. Director Koleda said that she believed they are and that they could accommodate any further redevelopment of the sites. She said that she did not see any issues with the Lot Line Adjustment.

Vice Chairman Oh said he did not have any concerns or believe there would be any Prescriptive Easement issues and therefore, he could make all the findings.

Chairman Hazen said he agreed with his fellow commissioners and could make all the findings.

M/S/C – Gunter/Oh to approve the Lot Line Adjustment. Approved 4-0-1. Commissioner Jain abstained.

Commissioner Jain returned to the room for the duration of the meeting.

## **IX. REPORT OF DIRECTOR'S REVIEWS**

Were reported.

**A. Director's Hillside Review (HILL-2019-0025); Harris; 5315 Haskell Street:** Approval of a request to allow a new in-ground spa in the rear yard of a hillside lot.

**B. Director's Review-pool/spa equipment (DIR-2019-0025); Elick Jr.; 5180 Alta Canyada Road:** Approval of a request to allow pool and spa mechanical equipment to encroach into the required north side and rear yard setbacks.

**C. Director's Review-batting cage (DIR-2018-0012); Lefebvre/Garg; 1210 Descanso Drive:** Approval of a request to allow a compliant batting cage in the rear yard of the subject property.

**X. OTHER BUSINESS**

There was none.

**XI. COMMENTS FROM THE COMMISSIONERS**

The Commissioners thanked past Chairman Gunter for his service as Chairman.

**XII. COMMENTS FROM THE DIRECTOR**

Director Koleda informed the Commission that the appeal of a Tree Removal case at 650 Georgian had been denied by the City Council recently and the subject tree has already been removed.

A zone change which will remove Multifamily as a permitted land use from the CPD zone will be going before the City Council on April 2, 2019.

**XIII. ADJOURNMENT**

M/S/C – Hazen/Gunter to adjourn the meeting at 6:20 p.m. Approved 5-0.

DRAFT