

**ACTION MINUTES OF A MEETING OF THE DESIGN COMMISSION
OF THE CITY OF LA CANADA FLINTRIDGE
HELD ON OCTOBER 3, 2013**

- I. **CALL TO ORDER:** Chairman Moldafsky called the meeting to order at 7:31 a.m.
- II. **ROLL:** Present were Commissioners Hoopes, Tobias, Director of Community Development Stanley, Planners Gjolme and Clarke. Commissioners Roberts and Vavoulis were absent.
- III. **PLEDGE OF ALLEGIANCE:** The Flag Salute was recited.
- IV. **COMMENTS FROM THE PUBLIC:** There were none.
- V. **CONSENT CALENDAR:** Minutes – 9/19/2013 DC meeting. Approved 3-0.
- VI. **CONTINUED PUBLIC HEARINGS:** There were none.
- VII. **PUBLIC HEARINGS:**

A. Design Review 13-11; 4537 Indianola Way; Mercado/Herrera; construction of a 3,140 sq. ft. office building and related parking lot and landscaping improvements, replacing a 2,100 sq. ft. single-family residence in the Mixed-Use 2 zone.

Planner Clarke gave an overview of the request to demo an existing single-family residence and construct a new 3,140 sq. ft. office building. Parking lot and landscaping improvements were also proposed. He noted that the building's siting and design was restrained by lot's narrow width and a large rear oak tree to be preserved.

Chairman Moldafsky confirmed that design and landscaping input for the project is sought at this time and that final project approval would occur at a future meeting.

Ludi-Cruz Herrera – applicant and architect – was in attendance to answer any questions and felt the project was well done and noted it complied with all applicable code standards.

Commissioner Hoopes was concerned with the proximity of the front Chinese elm tree and questioned its long-term viability after construction of the building.

Commissioner Tobias questioned the need to save the tree considering Chinese elms had already been eliminated from the Tree Ordinance as a protected species. He preferred to remove it.

Planner Gjolme noted that the tree has aesthetic value and that it was considered a protected tree since the site is not an R-1 zoned property.

Planner Clarke commented that the front façade design would likely change if the tree could be removed. The design currently before the Commission was developed to preserve the tree, but the applicant/owner has a preferred design that would be possible if the tree was removed.

Commissioner Hoopes liked the project's direction but commented on the need for finished elevations and a roof plan.

Commissioner Tobias confirmed that street trees did not front the subject property. He commented that the two Chinese elms, if removed, could be easily compensated for with installation of new trees on the site.

Mr. Herrera responded that 4-5 new Brisbane-box trees were proposed as part of the landscape plan.

Commissioner Hoopes noted the proximity of the Brisbane-box tree at the southeast corner of the lot to the sidewalk. It was very close and should be moved back a few feet to protect the sidewalk in the future.

Planner Clarke confirmed that removal of 2 trees on non-R-1 property would require Planning Commission review and approval.

Commissioner Tobias felt the Design Commission should have the authority to allow removal of trees on commercial properties and that something needed to be done to streamline the process for the benefit of applicants and staff. He suggested agendaizing the issue for future discussion.

Director Stanley stated that the tree issue could be resolved fairly quickly even if review by the Planning Commission was necessary.

Chairman Moldafsky thought the colors and materials for the project looked good and would improve the site and immediate area.

Commissioner Hoopes recommended the use of real lightweight Spanish tile for the roof. He noted that the material sample was an "S"-type tile and that Spanish barrel tile was shown in the photo. He liked the light and dark

variation along the ridge and valley of the Spanish tile and noted this effect would not be achieved through use of normal "S" tile. He also preferred the tan color of the actual stone sample provided, not the flat gray color in the photo of the stone.

Planner Gjolme asked the Commission to confirm exactly what materials/information would be needed for final approval at a future meeting for the benefit of the applicant.

Commissioner Hoopes responded that the final submittal should include completed elevations with the front façade changes, roof plan, callouts of materials and colors and a revised site plan adjusted for the trees to be removed.

Mr. Herrera and Commissioner Hoopes discussed the elevations and agreed that most of the needed information was on the current plans.

M/S/C Hoopes/Tobias to grant concept approval with direction to submit the above-referenced materials in conjunction with final approval. Unanimous 3-0.

VIII. OTHER BUSINESS: There was no other business.

IX. COMMENTS FROM THE COMMISSIONERS:

Commissioner Tobias briefed the Commission on the Drive-thru/Reader board ad-hoc committee meeting held the previous day.

X. COMMENTS FROM STAFF:

Director Stanley informed the Commission that the City Council would likely approve a zone change to add psychic shops to the list of conditionally permitted uses in the CPD zone at their next meeting.

XI. ADJOURNMENT: The meeting was adjourned at 8:26 am.