

CITY OF **LA CAÑADA FLINTRIDGE**

**MINUTES OF A MEETING OF THE PLANNING COMMISSION
OF THE CITY OF LA CANADA FLINTRIDGE
HELD ON JANUARY 28, 2014**

- I. CALL TO ORDER** 6:03 p.m.
- II. ROLL:** Chairman Gunter, Vice Chairman Jain, Commissioners Der Sarkissian, McConnell and Walker were present.
- III. PLEDGE OF ALLEGIANCE:** Commissioner McConnell led the flag salute.
- IV. COMMENTS FROM THE PUBLIC:** At this time, members of the audience may address the Commission regarding matters that are not on the agenda or matters that are on the Consent Calendar.

Mr. Steve Brown expressed his concerns regarding the project at 3745 Normandy Drive. Mr. Brown presented his concerns utilizing PowerPoint.

Wilma Ohannesian, 4360 Bel Aire Drive, discussed her concerns regarding the City's lack of noise ordinance that deals with excessive noise. She stated that her neighbor took up woodworking as a hobby and she is exposed to excessive construction noise on a daily basis.

Director Stanley stated that the City will address Mrs. Ohannesian's concerns when the City works on a new noise ordinance.

Stephanie Ohannesian, 4360 Bel Aire Drive, thanked Director Stanley and stated that she is put at ease that the City is considering their concerns.

V. REORDERING OF THE AGENDA

VI. CONSENT CALENDAR

- A. **Lot Line Adjustment 13-03; Slater/Wolking/Andersen/Nakasone; 1212/1214/1216 Flintridge Circle**

Commissioner Walker motioned to approve Lot Line Adjustment 13-03, Commissioner Jain seconded, vote 5-0 approved.

VII. CONTINUED PUBLIC HEARINGS

- A. **Conditional Use Permit 492/Categorical Exemption; Leverett/Schaefer Funds, LLC; 2384 & 2388 Foothill Boulevard:** Request to allow expansion of an existing convenience store facility to replace existing automotive service bays. While new convenience stores are not among allowable uses within the CPD Zone, expansion of existing convenience stores is allowed within the existing building area. Staff is recommending approval of a Categorical Exemption for this project. (Assistant Planner Parinas) *To be continued to a date certain.*

Assistant Planner Parinas asked if the project could be continued to a date uncertain in order to add items to the application that would require public notification.

Chairman Gunter motioned to continue Conditional Use Permit 492 to a date uncertain, Commissioner McConnell seconded, vote 5-0 continued.

VIII. PUBLIC HEARINGS:

- A. **Variance 13-10/Categorical Exemption; Gelson's Market; 635 Foothill Boulevard:** Request to allow a new wall sign to exceed the maximum 27" letter height permitted by code. Maximum letter height would be approximately 44". The Design Commission has completed advisory review of the proposal and has endorsed the size of the sign. Staff is recommending approval of a Categorical Exemption for this project. (Planner Gjolme)

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

Chairman Gunter opened the public hearing.

No public comments offered.

Chairman Gunter closed the public hearing.

Commissioner Der Sarkissian stated that the sign is only visible from the intersection. He pointed out that there is no other 41" sign in the area and he believes that the sign could be made smaller, but he is willing to support the project.

Commissioners McConnell, Jain, Walker, and Gunter could make the required findings to support the project.

Commissioner McConnell motioned to approve Variance 13-10, Commissioner Jain seconded, vote 5-0 approved.

- B. **Second Floor Review 13-24/Categorical Exemption; Harde/Zohrabians; 5037 Oakwood Avenue:** Request to allow a two-story addition of 1,087 sf (add 358 sf to first floor, 729 sf to the second floor and demolish 75 sf of the first floor) to an existing 4,128 sf two-story residence with an attached garage for a new total house size of 5,215 sf. Staff is recommending approval of a Categorical Exemption for this project. (Planner Clarke)

Planner Clarke presented the project in accordance to the staff report.

Chairman Gunter opened the public hearing.

Hamlet Zohrabians, project architect, stated that the project conforms to the zoning code requirements. The finishes and colors of the addition will match the existing house. The addition is minimally visible from the street. The building height will not be increased.

Chairman Gunter closed the public hearing.

Commissioner Walker said that she can make all findings. She stated that the addition is modest and is situated in middle of the lot to minimize impacts. She appreciates compliance with the zoning code and the new plantings.

Commissioners Der Sarkissian, Jain, McConnell, and Chairman Gunter concur with Commissioner Walker.

Chairman Gunter motioned to approve Second Floor Review 13-24, Commissioner Walker seconded, vote 5-0 approved.

- C. **Telecommunications Permit 13-03/Variance 13-07/Categorical Exemption; Verizon; 4515 Ocean View Boulevard:** Request to allow cellular telephone antennas to be mounted on the roof of an office building. The equipment cabinets would be located in the north sideyard setback abutting the building and below an existing retaining wall. The antennas would be mounted on the southeastern corner of the roof surrounded by an eight foot screen wall. Staff is recommending approval of a Categorical Exemption for this project. (Senior Planner Buss) *Item to be continued to February 11, 2014*

Senior Planner Buss explained that there was a problem with the noticing, therefore, the project would have to be continued.

Chairman Gunter opened the public hearing.

No comments offered.

Chairman Gunter closed the public hearing.

Chairman Gunter moved to continue Telecommunications Permit 13-03/Variance 13-07 to February 11, 2014, Commissioner Jain seconded, vote 5-0 continued.

- D. **Conditional Use Permit 490/Second-Floor Review 13-25/Categorical Exemption; Coane/Crawford; 508 Georgian Road:** Request to allow construction of a new two-story residence with an attached three-car garage, accessory living quarters, pool house with a covered patio, cabaña and related site work including reconfiguration of an existing driveway and construction of a rear yard swimming pool. Total roofed/floor area would be 10,266 sq. ft. A Conditional Use Permit is required for total project area exceeding 10,000 sq. ft. Staff is recommending approval of a Categorical Exemption for this project. (Assistant Planner Harris)

Assistant Planner Harris presented the project in accordance to the staff report.

Commissioner McConnell thanked staff for thoughtful conditions of approval.

Chairman Gunter asked about the Oak tree that was removed.

Assistant Planner Harris stated that the Oak tree was removed last summer. A tree removal permit was approved for its removal.

Chairman Gunter opened the public hearing.

James Coane, project architect, explained that the architectural style used is a modern Georgian design.

Randy Strapazon, representative of the Trail Council, pointed out that there is a trail behind the property. She asked that contractors don't drain on the trail. She stated that there are Oak trees near the trail. She is also concerned with street parking.

Chairman Gunter pointed out condition of approval regarding issues related to the trail and onsite parking.

Chairman Gunter closed the public hearing.

Commissioner McConnell stated that he is concerned with the proximity to the side property lines, but could support the project.

Commissioner Jain stated that the building siting is commendable; he can make the findings.

Commissioner Der Sarkissian stated that he doesn't have any problems with the project. The house is a formal linear design and the lot has a rolling English style yard that is informal with a forest of Oak trees. Has concerns regarding the Oak trees and the proximity of the proposed structures.

Commissioner Walker can make all the findings regarding Second Floor Review. She has some concerns regarding structure placement. She cannot make the findings for the Conditional Use Permit. She would like to see a complete landscape plans prior to approval.

Chairman Gunter stated that he likes the layout of the house. He has no problem with the size and orientation. He likes the idea of nestling structures in the middle of the Oak grove. He accepts the arborist recommendation. He would like to see a landscape plan as part of the conditional use permit.

Director Stanley stated that since the project is not a hillside lot, a landscape plan is not a submittal requirement for the Conditional Use Permit, but if the Planning Commission feels that a landscape plan is necessary, the Planning Commission could require the landscape plan prior to taking action or as a condition of approval.

Commissioner McConnell motioned to approve Conditional Use Permit 490/Second-Floor Review 13-25 with additional condition of approval #38 to comply with Chapter 11.33 of the City's Municipal Code regarding Accessory Living Quarters, Chairman Gunter Seconded, vote 3-2 approved; Commissioners Walker and Der Sarkissian opposed.

IX. OTHER BUSINESS:

None

X. REPORT OF DIRECTOR'S REVIEWS

XI. COMMENTS FROM THE COMMISSIONERS

Commissioner Der Sarkissian asked Deputy City Attorney Guerra regarding entering project site without permission.

Deputy City Attorney Guerra stated that he will prepare a document for property owners to sign to allow access.

Chairman Gunter asked if a project has been appealed.

Director Stanley stated that Shaker Eissa appealed the Planning Commission's denial. He asked for a March hearing because he will be out of town until then.

Chairman Gunter explained that the City Council recently heard the appeal on 458 Noren Street. The City Council clarified that basements do not count towards floor area if it is completely below grade. The applicant asked the City Council to put back the light well that the Planning Commission asked to remove and the City Council allowed the light well to be put back.

XII. COMMENTS FROM THE DIRECTOR

Director Stanley stated that Commissioner Gunter, Jain and Der Sarkissian have signed up to attend the Planners Institute at San Francisco. He asked if other Commissioners were interested in signing up.

Director Stanley reported that there would be a Design Commission/Planning Commission joint meeting on Feb. 4. He stated that the agenda would include electronic message centers and sign colors/size. He asked the Planning Commission if there is anything else that they would like to discuss.

Chairman Gunter would like to discuss roles and responsibilities.

Commissioner Der Sarkissian asked about the R-1 tour.

Director Stanley stated that the R-1 tour will be scheduled during the Spring.

XIII. ADJOURNMENT: 7:55 p.m.