

**CITY OF LA CAÑADA FLINTRIDGE
PLANNING COMMISSION**

Minutes of a Special Meeting Held February 4, 2001
at Site of Proposed Residence
4110 Cambridge Road (HDP 00-03 / Kwon)

Call To Order:

Chairman Orr called the meeting to order at 1:06 pm. Present were Commissioners Engler, Del Guercio, Levine, and Mehranian. Also present was Planner Cantrell.

Comments from the Public:

None.

HDP 00-03; Kwon Residence; 4110 Cambridge Road:

Chairman Orr stated that the Commission would reach no decision at this special on-site meeting, which is intended solely for information purposes. The project will be on the regular February 13 agenda for deliberation and possible action. In addition to seeing the new site markings and addressing questions, the meeting offers viewing of the new project layouts, which are displayed on the table.

Jay Johnson, project architect, thanked all in attendance, adding that the on-site meeting is an interesting idea that in retrospect should have occurred six months ago. He mentioned that changes have occurred to the design since the last Commission meeting. The design with the subterranean parking was superior, but admittedly the Variance findings could be difficult to make. Therefore, the new design no longer features a basement. He then suggested to move the discussion to Fish & Game topics.

Christopher Cox, project landscape architect, stated the the first plan reviewed by the Commission had been approved by Fish & Game. The streambed orientation has remained unchanged in subsequent designs. Fish & Game's primary concern was to eliminate invasive plant materials currently on site. He pointed out red tape showing where the stream departs from its current course, and green tape where the driveway would bridge over the new culvert location. The house footprint is also taped to the greatest accuracy possible. The landscape and grading plans are now in complete agreement as to tree information. Mr. Cox pointed out the fill area on site.

Commissioner Engler asked about the Fish & Game limit of 30 feet on stream diversion. Mr. Cox pointed out the path of the diversion. Commisisoner Engler inquired about the Fish & Game requirement that the bottom of the culvert be below stream level. Mr. Johnson stated that this is true for the bottom pipe, and that the upper channel is for overflow purposes as required by the County in case debris blocks the lower pipe. Jerry Martin, neighbor at 4100 Dover Road, inquired about whether the terminus of the on-site pipe would be the same as at present; Mr. Cox

indicated that it would be.

Commissioner Del Guercio asked about grading around the oaks, and Mr. Cox stated that an arborist could be consulted. Commissioner Del Guercio then inquired about rerouting the culvert to a more gradual curvature away from the trees, as had been recommended earlier by staff. Mr. Cox stated that it has not been shown that way on the plans, but that a revision is possible. Commissioner Engler asked about Public Works approval; Mr. Johnson stated that grading, drainage, and Fish & Game approvals had been obtained, but not yet Public Works, which would prefer to defer approval until after Planning Commission approval. Commissioner Levine pointed out that the 30-foot Fish & Game limit on stream diversion appeared to be addressed through a revised culvert location, to be resolved through resubmittal; Mr. Johnson stated that he could resubmit as discussed. Commissioner Engler suggested that the inlet should be per Public Works standards, including a grate; Mr. Johnson stated that Public Works approval will be obtained.

Chairman Orr asked about the status of a masonry well around the oak adjacent to the driveway; Mr. Cox stated that it would be removed. Planner Cantrell asked about the status of the lawn and grading around the tree; Mr. Cox stated that the lawn would be deleted from that area with the revision in the culvert location.

Dr. Joong Kwon, property owner, then led the Commission through an onsite review of the staking, referring to a plan with stake locations numbered. Mr. Cox pointed out that they are proposing to save the toyons screening the site from Dover Road, while removing the ivy per Fish & Game requirements. Hard fescue is to be planted instead, as a shade-tolerant, non-invasive ground cover.

Chairman Orr then suggested that the revisions to the house design be reviewed. Mr. Johnson referred to the previous plan and to the new plan, which continues to meet the 17'-6" east sideyard requirement, with a landscaped slope down to the eastern boundary. The laundry and library were eliminated along with recreation and storage rooms in the deleted basement. The garage would now be 4 cars in two tandem pairs, accessed from the north side. The previous east-loaded garage would have been better aesthetically, but with the large setback, screening, and wood rollup door, this would not be a problem.

Chairman Orr inquired about the floor area, which Mr. Johnson indicated as 6,890 sf plus garage, and Dr. Kwon indicated as being previously 7,640 sf plus garage. Commissioner Engler asked whether turfblock would be used in the hammerhead area; Mr. Johnson referred to a new plastic grid product that is undetectable and strong enough for fire truck weight.

Mr. Johnson stated that the relocation of the channel needs to be addressed; he wanted to know whether the Commission would require prior approval by Fish & Game (which would likely make the scheduled meeting moot) or would allow such approval to be a condition of the Planning Commission approval. Chairman Orr stated that there was to be no decision at the present meeting. Commissioner Levine stated his concern that, if the Commission is not to allow outside agency approval as a condition, there would be "not much point" to the scheduled meeting. Mr. Johnson stated that he was looking for direction from the Commission, rather than

a decision. Chairman Orr stated that there did not appear to be any objection from the Commissioners to an approval condition.

Mr. Martin expressed appreciation for the amount of effort represented by the site markings and design revisions. He stated that he needs time to consider the changes.

Adjournment:

M/S/C Engler/Levine to adjourn: 2:02 pm. Unanimous.