

**MINUTES OF A SPECIAL MEETING OF THE PLANNING COMMISSION
OF THE CITY OF LA CANADA FLINTRIDGE
HELD ON FEBRUARY 23, 2011**

- I. CALL TO ORDER:** Vice Chair Curtis called the meeting to order at 6:00 p.m.
- II. ROLL:** Vice Chair Curtis, Commissioners Davitt, Der Sarkissian, Jain, Cahill absent
- III. PLEDGE OF ALLEGIANCE -** Commissioner Jain led the flag salute.
- VI. COMMENTS FROM THE PUBLIC:** There were no public comments offered.
- V. REORDERING OF THE AGENDA:** The agenda was not reordered.
- VI. CONSENT CALENDAR**

- A. Minutes:** February 8, 2011

M/S/C Davitt/Jain to approve the consent calendar. Unanimous 4-0.

- VII. CONTINUED PUBLIC HEARINGS**

- VIII. PUBLIC HEARINGS**

- A. Minor Conditional Use Permit 461; Anytime Fitness (Eng)/La Cañada Properties, Inc.; 890 Town Center Drive (Building G):** A request to allow a 24-Hour access gym providing personal training and chiropractic services in an existing building in the Town Center that is zoned Mixed Use 1 of the Downtown Village Specific Plan. Staff is recommending that the Planning Commission approve a Categorical Exemption for this project. (Assistant Planner Lang)

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

Vice Chair Curtis opened the public hearing.

Carl Eng, applicant, stated that he is excited to promote health within the community. He would like the Conditions of Approval be revised to include families and friends of gym members to be allowed to use the chiropractic office.

Director Stanley clarified that the chiropractic office use is an accessory to the gym; therefore, staff would like to limit the chiropractic office for gym members only.

Commissioner Davitt asked if the gym will be open for 24 hours.

Mr. Eng clarified that the gym will be open for 24 hours for the convenience its members and also because the motto of the franchise is to provide 24 hour access to the members. He explained that the gym will be staffed from 10 a.m. to 7 p.m. and members will have access to the by using a fob key after staffed hours.

Commissioner Curtis asked if there would be a limit to membership.

Mr. Eng stated that the capacity would not exceed 1,400 members.

Commissioner Der Sarkissian questioned how limiting the chiropractic office use to gym members only can be enforced. He stated that he dislikes adding unenforceable conditions of approval.

Director Stanley clarified that if the City receives a complaint, code enforcement will investigate if nonmembers are using the chiropractor's office, and if a violation is found, the CUP could be revoked. He explained that offices are not allowed on the first floor in the Mixed Use 1 zone and staff would like to ensure that the proposed use will not be a business office. He stated that if the Commission is concerned about the office use, the Commission may deny the office and approve the gym.

Assistant Planner Lang clarified that the chiropractic office will have limited hours. The chiropractic office is accessory to the gym. She explained that the chiropractic office and gym will not have a separate entrance however there is an interior door that separates the chiropractic office to the gym.

Vice Chair Curtis asked if there would be any showers.

Mr. Eng stated that there would be two ADA bathrooms with showers.

Commissioner Der Sarkissian informed the applicant that every bathroom has to comply with ADA requirements.

Close public hearing

Commissioner Jain is in support of the project with the added conditions of approval.

Commissioner Davitt stated that the gym use has to be connected to the chiropractic office because a chiropractic use itself would not be allowed.

Mr. Eng stated that he initially thought that friends and families of gym members can use the chiropractic office.

Vice Chair Curtis explained that as stated in the current proposed conditions of approval, only gym members would be able to use the chiropractic office. Vice Chair Curtis suggested that if the gym provided a family membership, a family member who does not work-out regularly may still see the chiropractic office.

Commissioner Davitt stated that the condition is consistent with the General Plan and the Downtown Village Specific Plan. He informed Mr. Eng that the chiropractic use will be limited to gym members only; however, he has some flexibility on how membership would be defined. He stated that as long as the chiropractic use is connected to the gym, he can support the project.

Commissioner Der Sarkissian stated that he observed that the north window of the gym faces two residences across the street, however, since the windows are only directed toward garages, light impacts would not be a concern. He suggested programming the lighting so that all the lights are not turned on when someone walks by in the middle of the night. He supports the project.

Vice Chair Curtis stated that he fully understands the issues and he supports the project. He pointed out that Condition# 12 includes a six month review.

M/S/C Curtis/Davitt to approve the project with added conditions. Unanimous 4-0.

- B. Hillside Development Permit 10-54/Second-floor Review 10-48/Setback Modification 10-25; Sang/Jung; 5310 Jessen Drive:** A request to allow expansion of a single-story residence, including construction of a new 2nd floor, on a hillside lot with an average slope of approximately 22%. A Setback Modification would allow encroachments of up to 7 feet into the required 25-foot front setback along Jessen Drive and retention of a substandard 6'-6" 1st-floor side setback to the east. Staff is recommending that the Planning Commission approve a Categorical Exemption for this project. (Planner Gjolme)

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

Commissioner Curtis asked if staff has a preference between the colors Flintridge and Mocha.

Planner Gjolme stated that staff does not have a preference; staff would just like to make sure that the light reflectance value (LRV) standards are complied with.

Commissioner Der Sarkissian asked if it is a standard practice for drip line of trees to be shown correctly.

Planner Gjolme and Director Stanley clarified that there are some instances where projects would require the drip lines to be shown because the tree is close to the house and the information would be critical, but it is not a standard.

Vice Chair Curtis opened the public hearing.

Steve Kim, architect, stated that the property owner agreed to work with staff to reduce the two-story entry feature, reduce the size of the balcony, and change the color palette.

Commissioner Der Sarkissian asked if the roofline is partially incorrect because the elevations and roof plan appears inconsistent. He asked if the large Oak tree at the corner of the deck is dead.

Planner Gjolme stated that the tree appears to be dead, but staff can not be certain on what the condition of the tree is.

Mr. Kim stated that the balcony will be redesigned and the entry feature will be lowered. He clarified that the Oak tree is going to remain, but if it is dead he will discuss the removal process with staff.

Al Silliman, 2006 Hall Canyon Drive, stated that he has lived across the street for over 40 years. He stated that the second floor setback encroachment will have a negative impact on his property. The proposed addition is going to look down into his property. In addition, he currently has an open view of the mountains without any obstruction and the proposed addition's roof will block his view. If the house is built, it would be visible and would be a dramatic change to the neighborhood. He asked the Planning Commission to deny the encroachment, require the trees to be maintained, and require that no construction vehicles be parked on the street because the street is narrow.

Vice Chair Curtis confirmed that Mr. Silliman is able to see the story-poles from his backyard.

Planner Gjolme clarified that Mr. Silliman was referring to the 7'-0" setback encroachment along Jessen Drive.

Director Stanley clarified that Condition 11 restricts construction vehicle parking on the street.

Vice Chair Curtis closed the public hearing.

Commissioner Der Sarkissian stated that he visited the site and noticed that the south elevation would have major impacts from the street. He stated that he does not have problem with the garage encroachment, but has a problem with the encroachment on the corner. He can support the project without the setback encroachment on the corner. He suggested notching the corner to soften the effect of the house. He supports staff's suggestion regarding the balcony. He stated that the applicant's proposed entry is acceptable. He added that the plans would have to be corrected and cleaned-up with more details.

Commissioner Davitt stated that he visited the site and reviewed the plans. He concurs with Commissioner Der Sarkissian's comments. He agrees that the plate height should be lowered by a foot. He believes that the proposed house would be a nice benefit to the area. He added that there are some things that need to be corrected. He would like the issues to be corrected and brought back to the Planning Commission for review.

Commissioner Jain is concerned with balcony. He would like the balcony to be reduced in size and the front entry to be lowered. He stated that wood siding on the second floor with palette of colors will help reduce massing and windows can be addressed by adding molding if the applicant goes with the wood siding.

Vice Chair Curtis stated that he shared the same concerns regarding the balcony, the entrance, and reducing the height of the structure. He stated that he would like to see the item come back to the Planning Commission because of the encroachments. He would like to see if landscaping would mitigate the impacts.

Mr. Kim stated that continuance to the March 22, 2011 meeting is acceptable.

M/S/C Davitt/Der Sarkissian to continue the project to the March 22, 2011 Planning Commission Meeting. Unanimous 4-0.

Vice Chair Curtis clarified that public hearing notices will not be sent out.

- C. **Second Floor Review 10-36 & Hillside Development Permit 10-49; Shin/Kim; 4151 Forest Hill Drive:** A request to allow expansion of an existing one story house and the construction of a new second story

totaling 1,592 sq. ft. on a 18,537 sq. ft. hillside parcel. Staff is recommending that the Planning Commission approve a Categorical Exemption for this project. (Planner Clarke)

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

Commissioner Der Sarkissian asked if any trees are proposed to be removed.

Planner Clarke confirmed that one tree will be removed.

Commissioner Jain asked if the roof would be metal.

Architect Chris Mercier answered that the roof will be gray metal and would not be reflective.

John Kwon, 4161 Forest Hill Drive, thanked staff for the report. He stated that he is concerned with privacy because his master bedroom is close to the project site and there are no trees along the property line to block the view. He informed the Planning Commission that 3-4, 10 feet deep and 3 feet in diameter holes were drilled for the percolation test, but when the holes were covered the dirt was not compacted. He stated that in his experience as an engineer and geologist, he has not seen anything like this happen. He stated that he simply brought up the issue to document it.

Director Stanley read section 11.35.046 of the Hillside Ordinance regarding roof reflectance.

Vice Chair Curtis closed the public hearing.

Commissioner Davitt stated that he visited the site and thought that the project is well-designed. He would like to add a condition of approval to require landscape screening to block views to and from the neighbor.

Commissioner Jain stated that he visited site and thought that the addition is modest and not intrusive. He agrees that additional landscaping would be helpful. He can support the project.

Commissioner Der Sarkissian stated that the proposal provides a clever transition from the traditional ranch style. He is concerned with the view. He believes that landscaping along property line will resolve the issue. He complimented the designer.

Vice Chair Curtis stated that he visited the site and thought that the project would be a wonderful addition to the neighborhood. He concurs with the suggestion to require landscape screening.

M/S/C Der Sarkissian/Davitt to approve with revised Condition #21 to add robust screening along the east property line. Unanimous 4-0.

IX. OTHER BUSINESS

There were no "Other Business" items.

X. COMMENTS FROM THE COMMISSIONERS

Commissioner Der Sarkissian stated that the second floor review application was misleading because the second floor addition was only volume space. He added that drip lines of critical trees should be required to be shown on the plans.

Commissioner Curtis asked for clarification regarding the point of the Second Floor Review in regards to volume space.

Director Stanley stated that massing would have to be considered and reviewed for additions with second floor volume space.

Planner Gjolme clarified that the public hearing notice would typically identify if the project only involves volume space.

XI. COMMENTS FROM THE DIRECTOR

Director Stanley stated that Commissioner Jain and two other staff members signed up for the Planning Conference. He offered to register Commissioners interested in attending the Planning Conference.

Director Stanley informed the Planning Commission that the March 8, 2011 meeting would be cancelled due to the election.

Director Stanley informed the Planning Commission that the Merritt vacation was heard by the City Council but was denied. He stated that the City Council felt that the street serves its purpose; the street would allow the neighbors to have access and would allow future sewer lines along the walk. The vote was 0-4; Council Member Del Guercio rescued himself.

XII. ADJOURNMENT: The meeting was adjourned at 8:00 p.m.