

**A MEETING OF THE PLANNING COMMISSION  
OF THE CITY OF LA CAÑADA FLINTRIDGE  
HELD FEBRUARY 27, 2001**

**CALL TO ORDER:** Chairman Orr called the meeting to order at 6:03 p.m.

**ROLL:** Present were Commissioners Del Guercio, Levine and Mehranian. Commissioner Engler was expected momentarily. Also present: Assistant City Attorney Steres, Director of Community Development Stanley, Planner Cantrell and Planning Aide Gjolme.

**COMMENTS FROM THE PUBLIC:** Comments were not offered.

**CONSENT CALENDAR:** M/S/C/ Levine/Mehranian to approve the minutes of January 23<sup>rd</sup> as amended. 4 Ayes. The Minutes of February 13<sup>th</sup> were not submitted and therefore continued.

**Minutes of January 23<sup>rd</sup>:**

**Lot Line Adjustment 01-01: Dorman:  
4033 Chevy Chase Dr.:** There was brief discussion during which Commissioner Engler arrived. The Commissioners confirmed that the only development affected by realignment of property lines would be removal of a shed, the Commission did not have the authority to require removal of the non-conforming garage. Any development would require a Hillside Development Permit and possibly approval of Fish & Game because of the Blue Line Stream that traverses the western end of the property.

M/S/C Levine/Del Guercio to approve Lot Line Adjustment 01-01 as conditioned. Unanimous.

**CONDITIONAL USE PERMIT 311;  
VAN WIE/KING;  
326 BLYTHE ROAD:** Planner Cantrell reported the applicant's request to allow a new, attached Accessory Living Quarters Unit (ALQ). The 30,000-sf project site is located on the south side of Blythe Road, in the R-1-40,000 Zone.

The proposed ALQ would be constructed above the 3-car garage at the most rear portion of the house. It would be accessed from a door adjacent to the garage and separated entirely from the house. The 881-sf

unit would include a small kitchen, bath, laundry room and a bedroom and would bring total floor/roofed area to 8,736 sf. Setbacks are generous and are exceeded at the east side where the ALQ would be located. Paving for the side-loading garage and a hedge of approximately 14-ft in height along the property line, serve as separation from the adjacent neighbor. Its primary view orientation would be toward the back yard of the subject property. Planner Cantrell noted that views of the property itself are limited due to numerous trees and the jogged configuration of the house relative to the driveway.

Jay Johnson, project architect, distributed photos of the site. His clients plan to eventually construct a second story to tie-in the ALQ.

Chairman Orr opened the public hearing. Comments were not offered and the public hearing was closed.

Commissioner Mehranian stated she had no major issues.

Commissioner Levine referred to the 'boilerplate' conditions and suggested checking with Edison regarding their requirement that separate meters be provided for the main dwelling and the ALQ.

Assistant City Attorney Steres advised that Staff would amend the conditions to read "as otherwise required by law or regulation."

Commissioners Del Guercio and Engler concurred with Staff's recommendation of positive findings.

M/S/C Engler/Mehranian to approve Conditional Use Permit 311 as modified. Unanimous.

**HILLSIDE DEVELOP-  
MENT PERMIT 00-62;  
STEIN; 501 HIGHLAND:**

Planner Cantrell described the applicants' request to expand their two-story home that would include a basement level. The site has an average slope of 25% and is a through lot, extending downward to Cambridge Road. It is nearly 3 acres in size, large for

even this neighborhood, and generously separated from neighboring properties.

The front setback ranges from 120 ft to 200 ft. Existing floor area sf would be increased by 1,307 sf, for a total of 7,307 sf of floor and roofed areas.

The expansion is proposed at the rear of the property where there is a distant view of the house from Cambridge. Foreground landscaping would obscure views of the lower portion. The addition would be centrally located and extend straight up from the ground floor to the second floor.

The main addition would exceed the 28-ft maximum height for hillside developments by 5' 8", but would not extend as high as other portions of the house. Planner Cantrell stated that it would provide a vertical element, punctuating the horizontal planes of the rear elevation without addition to the vertical mass, since it would align with the lower ridge. Width of the excess height portion would be 13' 6" at its base, tapering to zero. The deck on the north side would be removed, improving the integrity of the house and allowing enjoyment of the outdoor area. The floor area would remain a small fraction of what is allowed; the only effect on views up or across to the house would be to improve the modulation of the elevation within its extending mass. Staff recommended positive findings and project approval.

Chairman Orr noted that requiring construction vehicles to park on site was not included in the draft conditions.

Mark Hutchens, project designer, confirmed that the site could accommodate construction vehicles; he advised that blinking lights and warning signs along Highland would also be used.

Chairman Orr opened the public hearing; since no one wished to speak, the public hearing was closed.

Commissioner Engler stated that the proposal would be a significant improvement and suggested that a

condition be added that a flagman be stationed during deliveries and that the applicant contact Public Works for flashing units.

Commissioners Del Guercio, Levine and Mehranian concurred that the project would enhance the neighborhood.

Director Stanley advised that the suggested conditions for traffic management would be subject to the approval of the Director of Public Works, who follows the state's transportation guidelines. Further, he was unsure if the heavy cement trucks could maneuver the narrow driveway. He recommended adding a condition that "construction vehicles park on site to the extent possible."

M/S/C Levine/Mehranian to approve Hillside Development Permit 00-62 as modified. Unanimous.

**HILLSIDE DEVELOPMENT PERMIT 01-02;  
ANDERSON;  
3700 VIA SERRANO:**

Planner Cantrell advised that this proposed 6,000-sf house represents the final approval for this tract. The lot is located at the southeast end of the street and like the other lots, it is a through lot extending upward to St. Katherine Drive. This lot is somewhat less steep than the other lots, with an average slope of 45%.

A well-modulated plan with a separate garage is proposed. Overall length would be well below the 120-ft hillside guideline and the height would be 24 ft with the exception of the stepped massing. An informal, rambling design would use hipped, barrel tile roofs. Setback would be generous and the slope factor density guideline would be met. Retaining walls are proposed behind the house with two low walls in front, one of which would face inward. A gentle sloping driveway would lead to a three-car garage and motor court space that would comply with the required parking space.

Density would be average for the area. The conditions of approval are similar to those imposed on the other Via Serrano projects including construction vehicles to park on site, tree wells and fencing would be prohibited on the slopes.

Landscaping on the steep upslope to the rear of the house is primarily groundcover as on the other projects, with scattered plantings of low growing, rugged shrubs. A number of small trees are proposed for the bottom of the slope, including sycamores and unlike plans for the other projects, this plan proposes large numbers of trees for the slope behind the house. These consist of California sycamores, redwoods, deodars and eucalyptus. Staff is concerned with their ability to root strongly in the shallow soil of the slope as well as their increasing the fire hazard. Staff recommended that the volume of tree plantings be reduced to a density equivalent to that of the other properties (approximately 10 upslope trees), and that they be of a species recommended by the Fire Department.

Developer, Kendall Hales, advised that this would be the focal house of the tract -- the lot and the house are somewhat larger than the others.

Brad Barcus, project architect, distributed renderings of Lots 2 and 4 to better understand the compatibility factor. He explained that the house would screen the existing large cuts.

Chairman Orr opened the public hearing; comments were not offered and the public hearing was closed.

Commissioner Levine stated that he had no objection to the proposal and did not necessarily concur with Staff's recommended condition to reduce the number of tree plantings.

The Commissioners concurred.

M/S/C Engler/Mehranian to approve Hillside Development Permit 01-02, deleting condition #21. Unanimous.

**PUBLIC MEETING:**

**MODIFICATION 01-01;  
OZAWA; 4743 ANGELES  
CREST HIGHWAY**

Planning Aide Gjolme advised that this was a minor request to allow a 203 sf, first-floor addition that would yield a floor area ratio of 40%, contrasted with the 36%

allowed. He noted that as it exists, the residence is non-conforming at a 37% FAR.

The site is on the west side of Angles Crest Highway, just south of its intersection with Fairview, in the R-1-7, 500 Zone.

The project would link the residence to an existing garage/guestroom and negate a non-conforming situation, since guest units are not allowed in the R-1-7,500 Zone. The project would convert the guest room into an attached bedroom. Total floor area would be under 2,800 sf and the expansion would not be visible. With the exception of the excess floor area, all Code requirements are satisfied. Staff believed that the minimal excess floor area could be justified because a non-conforming use would be eliminated.

Applicant, Lynne Ozawa, advised that the project would provide private area for her daughter to study.

The Commissioners did not have questions for the applicant and the audience had no comments.

Commissioners Levine and Mehranian stated they were ready to approve the request.

Commissioner Engler confirmed that if the project was not approved, the existing ALQ could remain as a legal, non-conforming use.

Commissioner Del Guercio expressed reservation with the excess lot coverage, but noted that the project represents an improvement in that it would rectify a non-conforming situation and would not be visible.

M/S/C Levine/Mehranian to approve Modification 01-01 as conditioned. 4 Ayes; No: Engler.

Planning Aide Gjolme recalled that the City Council overturned the Planning Commission decision and directed the Commission to review a landscape plan.

There were no questions from the Commissioners.

**OTHER BUSINESS:**

**Hillside Development  
Permit 00-17; Chow;  
5119 Solliden Lane:**

M/S/C Del Guercio/Mehranian to approve the landscape plan associated with Hillside Development Permit 00-17. 4 Ayes; No: Levine.

**DIRECTOR'S  
COMMENTS:**

Director Stanley confirmed that Chairman Orr, Commissioner Mehranian and he, had registered for the Planners Institute.

**ADJOURNMENT:**

M/S/C/ Levine/Engler to adjourn at 7:07 p.m.  
Unanimous.

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Secretary to the Planning Commission