

**MINUTES OF A MEETING OF THE PLANNING COMMISSION
OF THE CITY OF LA CANADA FLINTRIDGE
HELD ON FEBRUARY 28, 2012**

- I. **CALL TO ORDER:** The meeting was called to order at 6:03 p.m.
- II. **ROLL:** Vice Chair Cahill, Commissioners Der Sarkissian and Jain, Director Stanley, Deputy City Attorney Guerra, Senior Planner Buss, Planners Gjolme and Clarke, and Assistant Planner Lang. Chairman Curtis and Commissioner Gunter were absent.
- III. **PLEDGE OF ALLEGIANCE:** Commissioner Cahill led the Pledge of Allegiance.
- 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. There were no comments from the public.
- V. **REORDERING OF THE AGENDA** The agenda was not reordered.
- VI. **CONSENT CALENDAR:**
- A. **Approval of Minutes:** October 11, 2011 Commissioner Der Sarkissian corrected a typo on page 14 of the minutes.
- B. **Resolution of Denial; Modification 10-23; 2153 Lyans Drive; Roberts**
- C. **Resolution of Approval; Conditional Use Permit 473; 2135 Foothill Boulevard; Lotte Market**
- M/S/C Der Sarkissian/Jain 3-0 Unanimous.
- VII. **CONTINUED PUBLIC HEARINGS**
- A. **Modification 11-17/Hillside Development Permit 09-44 (Dir); Anderson; 424 Starlight Crest Drive:** (Continued from November 22, 2011) Request to allow a 42 sq. ft. addition on a hillside lot that encroaches 3'-5" into the required side-yard setback. Staff is recommending that the Planning Commission approve a Categorical Exemption for this project. (Assistant Planner Lang)
- M/S/C Der Sarkissian/Jain to continue to March 13, 2012 so that the case could be heard by the full Commission. 3-0 Unanimous.
- VIII. **PUBLIC HEARINGS:**
- A. **Zone Change 09-08; Temporary Use Permit Regulations:** Request to consider adoption of a new Chapter 11.46 of the Zoning Ordinance pertaining to the regulation of temporary uses. More specifically, the chapter would regulate the

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type, location and time of temporary uses throughout the City. Staff is recommending that the Planning Commission approve a Negative Declaration for the project. (Senior Planner Buss)

There was a suggestion to postpone Zone Change 09-08 regarding Temporary Use Permits to the March 13, 2012 meeting.

M/S/C Cahill/ Jain to continue to March 13, 2012.

B. Second Floor Review 11-31; Hairapetian; 4252 Woodleigh Lane: Request to consider a new 6,682 sf two-story residence with a basement. The proposed additions include a 3,502 sf first floor, a 2,196 sf second floor and a 717 sf garage. Staff is recommending that the Planning Commission approve a Categorical Exemption for the project. (Planner Clarke)

Planner Clarke gave a presentation in accordance with the staff report. He handed out a letter in support of the project.

Commissioner Der Sarkissian asked if a landscape plan was provided and if the 24" oak near the rear of the house was addressed by staff.

Planner Clarke responded that the house was moved forward by the applicant to address the protected tree and allow for 14' of separation.

Mr. Hairapetian, the property owner, indicated that he is looking forward to moving to La Cañada Flintridge. He explained that he took their plans to the neighbors and they were all in support of the project as designed.

Jay Johnson, the project architect, acknowledged that balconies are a concern and he has provided only a Juliet balcony and not a functional balcony.

Commissioner Der Sarkissian visited the site and has no problem with the design. He has an issue with basements as living area and he would expand on the topic later.

Commissioner Jain visited the site. He felt that the story poles are not accurate.

Mr. Johnson indicated that he changed the site plan to accommodate the oak tree but did not change the story poles on the site.

Vice Chairman Cahill indicated that he could make findings. There are many other second-floor homes in the neighborhood. He is also OK with the Juliet balcony since they are just extensions of the windows.

M/S/C Jain/Der Sarkissian to approve the project as designed. 3-0 Unanimous.

C. Second-Floor Review 11-30; Volbeda/Raulli; 4306 Woodleigh Lane: Request to allow construction of a code-compliant 5,200 sq. ft. 2-story residence on a 21,080

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sq. ft. lot. An existing 823 sq. ft. detached garage to the rear would be retained as part of the project. Staff is recommending that the Planning Commission approve a Categorical Exemption for the project. (Planner Gjolme)

Planner Gjolme gave a presentation in accordance with the staff report. He stated that the pool and the garage would be retained as part of the project. He pointed out to the Commission that the applicant was not present because he had a scheduling conflict with a project in another jurisdiction.

Commissioner Jain indicated that this was a straight forward project. He is OK with the windows on the north and south since they don't look down into the neighbors and can make all the findings.

Commissioner Der Sarkissian indicated that he met with neighbor to the south who is in support of the project and can make the findings.

Vice Chairman Cahill concurred with his fellow Commissioners.

M/S/C Der Sarkissian/Jain to approve the project as designed. 3-0 Unanimous.

IX. OTHER BUSINESS

X. REPORT OF DIRECTOR'S REVIEWS: [Director's Setback Modifications; Director's Height Modifications and Director's Second Floor Reviews]

- A. Director's Misc. Review 12-03 (SB); Peevey/Liu; 1322 Verdugo Boulevard:** Approved allowance of a gas-burning fireplace that serves an outdoor patio to encroach 6'-11" into the 15'-10" required side-yard setback per Section 11.45.010.B.1 of the City's Zoning Code.

XI. COMMENTS FROM THE COMMISSIONERS

Commissioner Der Sarkissian wants to revisit the topic of basements that are becoming very large and habitable with sleeping rooms. He would like to add conditions to projects that the light wells not get larger and become courtyards.

Director Stanley said they would bring the topic back to next meeting.

Vice Chairman Cahill felt it would be nice to have the history of what was said at the meetings where the R-1 Ordinance revisions were discussed. He wanted to know if the inclusion of light wells affects the height of the structure.

Director Stanley explained how light wells are regulated. He added that lowest adjacent grade does not include the depth of the light well because the light well is required by Building and Safety and the level is restricted. The bottom of the light well is higher than the floor level of the basement. They are interpreting that light wells are not the low datum point.

XII. COMMENTS FROM THE DIRECTOR

Director Stanley said he would like to bring up the issue of storage PODS at a future meeting.

Vice Chairman Cahill said they would like to hear the issues.

Commissioner Jain asked if that would be covered by temporary uses.

Commissioner Der Sarkissian stated that temporary housing was covered by the Temporary Use Ordinance and this could be an extension of temporary housing.

Vice Chairman Cahill asked if they would be visiting the Johnson property for the General Plan tour on March 10th.

Director Stanley stated that they had intended to visit that property as part of the tour.

Director Stanley indicated that the ordinance for the review of color on commercial buildings, street furnishings and landscaping in association with signs was reviewed by the City Council and would have its second reading on March 5, 2012.

Commissioner Der Sarkissian offered to help Assistant Planner Lang with a formula to simplify tree pricing for tree replacement so that it can be included in the ordinance.

Director Stanley indicated that they can't incorporate it into the ordinance yet until the whole ordinance is reviewed since it wasn't part of the public hearing discussion.

XIII. ADJOURNMENT The meeting was adjourned at 6:45 p.m.