

**MINUTES OF A MEETING OF THE PLANNING COMMISSION  
OF THE CITY OF LA CANADA FLINTRIDGE  
HELD ON MAY 13, 2014**

**I. CALL TO ORDER:** 6:03 P.M.

**II. ROLL:** Chairman Gunter, Vice Chairman Jain, Commissioners Der Sarkissian, McConnell and Walker

**III. PLEDGE OF ALLEGIANCE**

**IV. COMMENTS FROM THE PUBLIC:** Steve Brown addresses the Commission regarding the Lee project next to his house on Normandy Drive. He notes that the project has been called a split level garage through the process until the most recent label as a single story addition. The process has taken too long and the City should act.

**V. REORDERING OF THE AGENDA**

**VI. CONSENT CALENDAR:**

- A. **Minutes:** October 8, 2013 - Commissioner Jain absent from meeting: Approved 4-0
- B. **Minutes:** October 22, 2013 – Approved 5-0
- C. **Minutes:** February 11, 2014 – Commissioner Walker absent from meeting: Approved 4-0
- D. **Minutes:** April 22, 2014 – Approved 5-0

**VII. CONTINUED PUBLIC HEARINGS**

**VIII. PUBLIC HEARINGS**

- A. **Minor Conditional Use Permit 496/Categorical Exemption; Lee / Kim; 2383 Foothill Boulevard #B:** Request to allow a real estate office use within an existing tenant space. The project is located in the Community Planned Development (CPD) zone. Staff is recommending approval of a Categorical Exemption for this project. (Assistant Planner Parinas)

Chair Gunter asks for a brief overview only from Assistant Planner Parinas. It is noted that the use lies within the Mixed Use Zone as of March of this year. The proposed use requires a Conditional Use Permit. The request addresses two service uses within the tenant space.

There are a few questions of staff from the Planning Commission.

Chair Gunter opens the public hearing [6:12 p.m.]. There are no speakers, and the Chair closes the public hearing.

Commissioner Walker states that she is familiar with the property. She supports businesses but cannot support finding #3 as she believes that adequate parking is not supported. The

applicant has turned one business into three and intensified the uses on the site. Staffing the site for real estate, mortgage and video gives her concern that granting approval affects the other businesses.

Commissioner Der Sarkissian notes that he has similar concerns. He has used the site for years. He revisited the site at 6:30 p.m. yesterday and could not get into the parking lot. There is too much congestion with the other uses. It took 5 minutes to get to park. He has no concern with the business. He looked at parking in the rear and it was wall to wall with no open spaces. He came away with the impression that this site is too under-parked. He states that when buildings are down to about 15,000 sf in floor area, parking needs to be on the mark. When there is less than 15,000 sf more parking is needed. Parking is deficient in this center. The smaller specialty stores will draw more people. He cannot make the findings. He believes this is the most crowded property on Foothill Boulevard. It's great to have success but this center is very under parked. He cannot support.

Commissioner Jain made a Sunday visit noting that the center was not busy at all. He disagrees because the real estate business does not generate much traffic because it is not a walk in trade, it is by appointment only. He believes it falls under umbrella of real estate. There is not a flood of people to this office. Having a limited business will only draw certain clientele. He can support the findings as presented.

Commissioner McConnell believes there will be a reduction in the number of trips due the type of business and he can support the request.

Chair Gunter notes that he visited the site. He is not concerned about the density of use but rather the type of use. Retail use is in and out quickly. The count of five people in the office when the count only supports 1.5 parking spaces is problematic. He cannot support finding #3.

Commissioner McConnell differs on opinion regarding the use by realtors since they are not there most of the time.

Chair Gunter feels that the ordinance could use refinement for small spaces and he cannot support the finding. He states that there is not much point in continuing the project since there is not much the applicant can do.

Director Stanley comments about the code changes to allow for Mixed Use.

Commissioner McConnell asks if there are any conditions under which the uses could be allowed: as in restricting parking somehow.

Chair Gunter asks if there will be a parking arrangement that will change.

Commissioner Walker states that if there is a formal parking agreement that can be shown to work, she would need the evidence up front.

Chair Gunter asks if the applicant would like to continue the item to provide evidence of an agreement.

Commissioner Der Sarkissian notes there were 55 stalls and not 55 customers, so there are employees that are filling some of the spaces and all the spaces were filled.

Chair Gunter asks the Commission whether to ask the applicant if they want to offer something.

Chair Gunter re-opens the public hearing [6:31 p.m.].

Sun L. Kim, business owner, states that she is not selling houses in the office. She meets the buyer at the house. They meet only in office for signing agreements or contracts. She hopes the Commissioners visit the site. The space is not big. There is only a receptionist in the office. Her business hours are 9:00 a.m. to 5:00 p.m. The time that Commissioner Der Sarkissian visited the site was dinner time. The business is closed at that time. She states that 6:30 p.m. is a very bad time. The landlord limits her to two employees and they can park on the brick area or on Foothill Boulevard. There are many Korean buyers and she uses/sells their homes.

Chair Gunter asks is there are no mortgage business employees.

Ms. Kim states that she did not know that a Business License is required for the real estate business. She does both. The video store business is dying. The landlord knows the business will close soon but will not force them out. He wants to allow them to continue but also want to allow her to use the other part of space. A few people still use the video, store but not many.

Commissioner Walker asks how many employees are in the video store. [one employee] The mortgage business is not operating now. We need a license and we only have one broker.

Commissioner Der Sarkissian asks about working hours. [9a to 5p] Video store [doesn't know]. There is no door between the businesses.

Chair Gunter asks the applicant if she could write out the things that she has said tonight so that the Planning Commission can have these statements clearly in the record.

Ms. Kim asks for help (from staff) in preparing a response.

Director Stanley volunteers staff to help.

Chair Gunter notes that this is confusing to the Planning Commission. It sounds like three groups of people but he needs to have it clearly explained to the Commission.

Ms. Kim states that if she stays there she will only do real estate.

Chair Gunter would like to have the application amended to clarify.

Chair Gunter again closes the public hearing [6:47 p.m.]

Commissioner Jain states that the center once had a real estate office at some time in the past.

Chair Gunter asks if the Commission would like to continue the matter to May 27<sup>th</sup> with the clarification from the applicant.

Assistant City Attorney Guerra asks if a parking agreement is needed. [No]

Commissioner Walker notes that the Planning Commission should visit site a lot in the intervening period.

Commissioner Der Sarkissian is concerned about parking and wants an agreement.

Commissioner McConnell moves for a continuance to May 27, 2014. Commissioner Jain seconds the motion. The motion carries unanimously (5-0).

## **IX. OTHER BUSINESS:**

### **X. REPORT OF DIRECTOR'S REVIEWS – No Comments/Concerns from the Commission**

- A. **Hillside Development Permit 13-05; Karam; 412 Starlight Crest Drive:** Approved construction of a 60-square foot front porch, 700-square foot rear yard deck, and a 593-square foot addition to the existing residence for a one-car garage, master bedroom extension, and new sunroom. The proposed sunroom will have an open rooftop deck. The front porch and rear yard deck would not contribute any additional floor area. The underside of the rear yard deck is not greater than 7'-6" in height.
- B. **Director's Miscellaneous 14-08 (SB); Colburn; 4325 Oakwood Avenue:** Approval of setback to allow pool/spa mechanical equipment to encroach into the required side and rear-yard setbacks. The proposed swimming pool equipment will be located 5-feet from the rear property line and 5-feet from the south side-yard property line. The existing vegetation, the 6-feet tall wooden fence and a brick wall along the property lines will screen and provide substantial buffer from any possible noise. The pool equipment as proposed will be housed in a covered enclosure which will further reduce any possible noise.
- C. **Hillside Development Permit 14-11; Berklas; 5165 Alta Canyada Road:** Approved an 83 sq. ft. addition to an existing single-story residence on a hillside lot. The proposed project includes a 3'-5" by 16'-0" expansion and conversion of the existing office into a new bedroom. The addition will be located at the rear of the house. The proposed addition meets all setback, zoning and building requirements, and maintains the existing characteristics and design elements of the residence.
- D. **Second-floor Review 14-11; Dravinski; 4921 Hillard Avenue:** Approved construction of 214 sq. ft. first and second-floor additions to an existing two-story house. The total project is comprised of 144 sq. ft. first and 30 sq. ft. second-floor porch enclosure, as well as 20 sq. ft. first and 20 sq. ft. second-floor additions. The combined first and second-floor addition will be located at the rear of the main residence, 33-feet away from the south side-yard property line; completely outside of the required 20-foot maximum side-yard setback. The

proposed height of the second-floor addition will be 27 feet which is below the maximum allowed height of 32-feet.

**XI. COMMENTS FROM THE COMMISSIONERS:** None

**XII. COMMENTS FROM THE DIRECTOR**

Director Stanley states that building and fire codes; fee waiver for Temporary Use Permits; and readerboards are coming soon to the City Council.

He notes that he very recently attended the National American Planning Association Conference in Atlanta where he learned about some issues relating to readerboards.

**XIII. ADJOURNMENT:** Chair Gunter moves and Commissioner Jain seconds a motion to adjourn the meeting. The motion carries 5-0 [6:54 p.m.]