

**MINUTES OF A MEETING OF THE PLANNING COMMISSION
OF THE CITY OF LA CANADA FLINTRIDGE
HELD ON MAY 28, 2013**

I. CALL TO ORDER

II. INTRODUCTION OF NEW COMMISSIONER

III. ROLL: Chairman Der Sarkissian, Vice Chairman Jain, Commissioners Gunter, McConnell and Walker. Director Stanley led the roll call. All Planning Commissioners were present.

IV. PLEDGE OF ALLEGIANCE: Commissioner Walker led the flag salute.

V. 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.

No public comments were offered.

VI. REORDERING OF THE AGENDA - Chairman Der Sarkissian reordered the agenda: items XA, IXB were reordered ahead of item IXA.

VII. CONSENT CALENDAR

VIII. CONTINUED PUBLIC HEARINGS

IX. PUBLIC HEARINGS:

A. **Hillside Development Permit 13-25/Second-Floor Review 13-05; Hartunian; 2121 Patagonia Drive:** Request to allow a new 1,224 sq. ft. second floor on a 14,810 sq. ft. hillside lot. The project also includes a new 50 sq. ft. storage room and 150 sq. ft. of cantilevered area on the first floor. Staff is recommending approval of a Categorical Exemption for this project. (Assistant Planner Harris)

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

Commissioner McConnell asked if the Property Owner at Rosebank were notified.

Assistant Planner Harris clarified that the neighbors on Rosebank were notified and two are in the audience.

Chairman Der Sarkissian asked if the rear elevation windows on the photograph are going to be removed because they are presently covered.

Assistant Planner Harris stated that the windows are in the plan; the applicant will be able to answer the question in greater detail.

Chairman Der Sarkissian opened the public hearing.

Vick Hartunian, property owner, responded that the windows would be constructed at the rear elevation.

Commissioner Gunter asked Mr. Hartunian to explain how the project was constructed without permits

Mr. Hartunian explained that the house had roof-damage; he worked on fixing the roof, but decided that it was more cost effective to build a two-story addition. The City issued "stop-work order," the rainy season was on its way, so he bought tarps. He had to get on the roof to fix the leaks every day and night, and so decided to finish the roof. Mr. Hartunian stated that he is sorry that he finished the roof without permits but explained that he had to protect his investment. He intends on continuing work and finishing the project as soon as he gets a building permit. He added that he initially submitted plans with exterior steps but redesigned plans to provide the interior stairs. He stated that the neighbors told him that the project is an improvement to the neighborhood.

Commissioner Gunter asked Mr. Hartunian about his plans to install roof equipment and the nature of the roof removal on the existing structure.

Mr. Hartunian stated that the condenser will be placed on the roof and the roof on the entire structure was removed.

Commissioner Jain asked about foundation work.

Mr. Hartunian stated that work was done on the foundation to add security to the construction. He has pictures of the work.

Commissioner Walker asked about constructing an apartment with a kitchen and a separate exterior entrance.

Mr. Hartunian stated that the project is not an apartment; it is a room for his daughter. A separate entrance was removed and he no longer intends on installing a kitchen on the second-floor.

Marilyn Anger of 2058 Lyans Drive asked about Hillside Development Permit finding #8 & Second Floor Review finding #3. She stated that her Oak trees provide screening. She wants assurance that Mr. Hartunian will not trim portions of her Oak trees that grow over Mr. Hartunian's yard.

Commissioner Gunter asked Ms. Anger if her concerns would be addressed if windows were moved to the side.

Ms. Anger stated that she would be okay with moving windows to the side.

Judy Trumbo of 2056 Lyans Drive stated that there is very good screening at the corner. Her concern is orderly development and the air conditioning unit on the roof because of noise impact.

Mr. Hartunian stated that he appreciates comments from his neighbors. He stated that he recently installed 10-14 feet ficus plants. He understand neighbors concerns and will install more ficus trees along the property line to make sure that windows will not be visible.

Hermin Hartunian, property owner's son, stated that 2121 Patagonia Drive is covered with Oak trees. There are no privacy issues.

Director Stanley advised that the Planning Commission continue the project to a date uncertain because the project would have to be re-noticed for the Setback Modification.

Commissioner McConnell asked if Mr. Hartunian would be allowed to fix the existing air conditioning unit.

Director Stanley stated that Mr. Hartunian could fix the existing air conditioning unit but cannot install additional ducting.

Commissioner Gunter made a motion to continue the project to a date uncertain, the motion was seconded by Commissioner McConnell; 5-0 continued to a date uncertain.

- B. **Conditional Use Permit 487; Sajha, LLC; 990 Town Center Drive:** Request to allow sales of beer and wine at the Blaze Pizza restaurant. Staff is recommending approval of a Categorical Exemption for this project. (Planner Clarke)

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

Commissioner McConnell asked about the hours of operation.

Planner Clarke stated that the proposed hours are 11 a.m. – 10 p.m.

No public comments were offered.

Commissioner Gunter made a motion to approve the project, Commissioner Walker seconded the motion; 5-0 approved.

- C. **Hillside Development Permit 13-19(Adm.)/Setback Modification 13-07; Yun/Kim; 5525 Stardust Road:** Request to allow a 1,100 sq. ft. first-floor addition to an existing 2,165 sq. ft. residence. The addition includes a new 2-car garage at the front of the residence that would replace an illegally-constructed garage, and would continue to encroach into the required front and north side yard setback. Staff is recommending approval of a Categorical Exemption for this project. (Planner Gjolme)

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

No public comments were offered.

Commissioner Jain stated that the situation onsite was tough and the proposed design is commendable. He could support the findings.

Commissioners Walker and Gunter concurred with Commissioner Jain, they could make the findings and the support project.

Commissioner McConnell stated that he has concerns about the future of the rest of Stardust Road. He can make the findings.

Chairman Der Sarkissian stated that he has problems with the roof and the plans because there are inconsistencies in the drawings in his point of view. He does not have issues with Planning and making the findings.

Commissioner Jain made a motion to approve the project, Commissioner Seconded the motion, approved 5-0.

X. OTHER BUSINESS:

- A. **Draft 2013-14 Capital Improvement Plan:** The annual request for determination of consistency with the General Plan (Senior Planner Buss)

Senior Planner Buss presented the item in accordance to the staff report.

Chairman Der Sarkissian confirmed that the staff report was sent electronically.

Director Stanley introduced Public Works staff.

Chairman Der Sarkissian asked how the funds for the freeway sound wall get allocated and the pace the projects are progressing.

Senior Management Analyst Goytia stated that \$3.7 million is available to the City via Measure R Fund.

Commissioner McConnell asked what the percentage of local return the project takes up.

City Engineer Kwan stated that the City gets \$10 million and \$4 million gets used for the design and construction of the project.

Commissioner McConnell motioned to make the determination that the Capital Improvement Plan is consistent with the General Plan, Commissioner Walker seconded the motion, approved 5-0.

- B. **Policy of Requirements for Surveys:** Discussion on the internal policy for the circumstances requiring an applicant to provide a paper survey and stake the boundaries of the property in the field. (Director Stanley)

Director Stanley resented the item in accordance to the staff report.

Chairman Der Sarkissian stated that the tolerance should be 3 feet or greater. A survey should be required if the addition will go beyond the existing building line unless the setback is obvious.

Commissioner Walker stated that the tolerance should be tied to the lot width. She asked how long a survey is good for.

Senior Planner Buss explained that older surveys are not accurate. A survey on paper is not a mark on the ground. Property lines should also be staked onsite.

Commissioner Walker asked if the survey would have to be repeated if the property was surveyed in the past.

Senior Planner Buss responded that a recorded survey with monuments is acceptable.

Director Stanley explained the delineation of property lines.

Commissioner Gunter asked for clarification on the type of survey that would be required. He stated that the tolerance should be 5 feet. He stated that the survey should clarify easements as well.

Chairman Der Sarkissian stated that boundary surveys with outline of structures should be required.

Commissioner McConnell stated that the City should require a staked survey.

Chairman Der Sarkissian stated that the City becomes liable if permits are issued on someone else's property

The Planning Commission reached a consensus to require a 5 feet tolerance.

Mr. Steve Brown stated that his problem with his neighbor's property is that a licensed engineer prepared a survey that was 4 feet off. He stated that the problem with sticks staked is that it could be moved. He recommended that the City not accept plans with previous approval stamps because it could cause confusion. He added that the tolerance should be double the setback and easements and shared access should be shown on the survey.

Commissioner Walker asked how a submitted survey is validated.

Director Stanley stated that the City has to accept surveys if it is stamped by a licensed surveyor or engineer. He stated that competing surveys is a civil matter.

Director Stanley stated that staff will come back with a revised policy.

XI. REPORT OF DIRECTOR'S REVIEWS

- A. **Substantial Conformance Determination:** SFR 13-01/SB Modification 13-01; Koulos/Noravian; 4344 La Granada Way: The Director approved a request to modify an approved 2nd-floor addition to include a balcony and access door along the north elevation.

Planner Gjolme explained the proposed change.

Commissioner McConnell abstained from the discussion because he was not present at the time the case was originally approved by the Planning Commission.

The rest of the Planning Commission did not have a problem with the substantial conformance determination.

XII. COMMENTS FROM THE COMMISSIONERS

Commissioner Gunter suggested considering treating California frame over the existing roof as a new structure.

XIII. COMMENTS FROM THE DIRECTOR

Director Stanley informed the Planning Commission of a scheduled Joint Meeting with the City Council regarding drive-thru and reader boards.

XIV. ADJOURNMENT: 8:11 p.m.