

**MINUTES OF A MEETING OF THE PLANNING COMMISSION
OF THE CITY OF LA CANADA FLINTRIDGE
HELD ON JULY 21, 2016**

- I. **CALL TO ORDER** Chairman McConnell called the meeting to order at 6:11 p.m.
- II. **ROLL:** also present were Commissioners Gunter, Jain and Hazen.
- III. **PLEDGE OF ALLEGIANCE** The Flag Salute was recited.
- IV. **SELECTION OF CHAIR AND VICE-CHAIRMAN.** This item was tabled until a full Commission is present.
- 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. There was none.
- VI. **REORDERING OF THE AGENDA** Item 9b was taken before Item 9a.
- VII. **CONSENT CALENDAR**
 - A. **Minutes** – 4/26/16; 5/10/16; and 5/24/16 meetings. M/S/C – Jain/McConnell to approve the minutes. April 26, 2016 Minutes approved 3-0-1. Gunter abstained as he was absent. May 10, 2016 and May 24, 2016 minutes approved 4-0.
 - B. **Resolution 16-40;** denying Variance 16-02 for retention and expansion of a semi-circular driveway on a lot less than 100 feet wide at 4377 Chevy Chase Drive. M/S/C – Jain/Gunter to deny the Variance. Approved 4-0.
- VIII. **CONTINUED PUBLIC HEARINGS** There were none.
- IX. **PUBLIC HEARINGS**
 - A. **Second-floor Review 16-07/Setback Modification 16-02; Lachner/Dhariwal; 4818 La Cañada Boulevard:** request to allow construction of a new 850 sq. ft. second-story addition and to allow an encroachment into the north side setback by an existing, legal non-conforming garage and a front-yard encroachment by the existing residence. Staff is recommending approval of a Categorical Exemption for this project. (Assistant Planner Yesayan).

Commissioner Gunter recused himself.

Assistant Planner Yesayan gave a presentation in accordance with the staff report. He explained that more than 30% of the roof would be removed which categorizes the proposed project as a new house.

Commissioner Hazen asked if the front of the garage would be moved forward.

Assistant Planner Yesayan answered, "Yes."

Chairman McConnell asked if the garage is actually being used as a garage.

Mr. Yesayan indicated that the applicant is available to answer this question.

Mr. Larry Lachner said that the staff presentation was complete and thorough. It was indicated that the applicant is attempting to minimize the building mass and height while at the same meeting the needs of his client.

Commissioner Jain asked if there were any complications that could arise from moving the garage.

Mr. Lachner said that if the rear and front walls are moved a new foundation would be required.

Chairman McConnell asked if the overhang will stay the same.

Mr. Lachner indicated that, "Yes, it would remain the same.

Commissioner Jain didn't agree with applicant comments.

Chairman McConnell asked why the applicant did not move the garage completely.

Mr. Lachner said that the garage in relation to the pool is tight.

Chairman McConnell asked if the garage could be moved to the front.

Mr. Lachner said that there is not enough room and that the interior of the house would have to be modified if the garage was moved to the front.

Mr. Lachner confirmed that the applicants actually use the garage as a garage.

Commissioner Jain said that he visited the site and the addition is decent. He is concerned that the garage setback be maintained at 5 feet. He said that he could make all of the findings as submitted.

Commissioner Hazen said that he visited the site and questioned why the garage was not moving by six feet, six inches.

Chairman McConnell said that he can make all findings for the project.

M/S/C - Hazen/Jain to approve the project. Approved 3-0-1; Gunter recused himself.

- B. Variance 16-03/Lot Line Adjustment 16-01; Floyd, 1135 Vista Del Valle Road/5215 Vista Miguel Drive:** request to modify the lot line between two existing parcels in the R-1-20,000 Zone. A Variance is also required since the size of both parcels would remain below the 20,000 sq. ft. minimum for the zone; one parcel would increase in size from 15,174 square feet to 19,045 square feet and one parcel would decrease in size from 15,751 square feet to 11,880 square feet. Staff is recommending approval of a Categorical Exemption for this project. (Deputy Director Koleda).

Deputy Director Koleda gave a presentation in accordance with the staff report.

Commissioner Jain asked if new parcel #2 would support the existing house.

Deputy Director Koleda indicated that, "Yes," the proposed project is approximately 200 square feet under city requirements.

Chairman McConnell indicated there is an error on the plans that must be fixed.

Deputy Director Koleda indicated that the applicant will be asked to correct the plans.

Applicant, James Floyd, gave a brief history of the properties. He explained how he uses the property.

Speaker Ruth Ann Rohmann, 5168 La Canada Boulevard, indicated that she supports the project.

Speaker Kent Kuster, 5207 Vista Miguel, said that he had no problem with the proposed project. Vista Miguel is a private street. He expressed that there does not need to be large houses on small lots. He requested that the Commission not allow any more reductions.

Commissioner Gunter said that he visited the site and agrees with staff and can make all of the findings. He clarified that this is not a subdivision.

Commissioner Hazen said he visited the site and can make all of the findings.

Commissioner Jain said that he visited the site and can make all findings as submitted.

Chairman McConnell expressed a concern with the 50% landscaping requirement. He said that he felt that the applicant is actually adding more concrete.

Commissioner McConnell said that he visited the site and can make all of the findings.

M/S/C – Gunter/Hazen to approve the project. Approved 4-0.

X. REPORT OF DIRECTOR'S REVIEWS There was none.

XI. OTHER BUSINESS There was none.

XII. COMMENTS FROM THE COMMISSIONERS There was none.

XIII. COMMENTS FROM THE DIRECTOR

Deputy Director Koleda indicated that the City Council will be conducting interviews next week for the vacant Planning Commission position.

She informed the Commissioners that a moratorium on any new use in the Mixed Use 1 and 2 of the Downtown Village Specific Plan area was not extended.

Mr. Jain asked if the moratorium must first go to the Planning Commission for review.

Deputy City Attorney Guerra said that it can be done, but not for something that is an urgency item.

Commissioner Hazen asked why the moratorium was completed in the first place.

Deputy City Attorney Guerra said because of the uncertainty over the future use based on the Sport Chalet bankruptcy proceedings.

XIV. ADJOURNMENT The meeting was adjourned at 6:54 p.m.