

**MINUTES OF A MEETING OF THE PLANNING COMMISSION  
OF THE CITY OF LA CANADA FLINTRIDGE  
HELD ON SEPTEMBER 22, 2015**

- I. CALL TO ORDER:** 6:00 pm
- II. ROLL:** Chair McConnell, Vice Chair Smith, Commissioners Gunter, and Jain were present. Commissioner Hazen was absent.
- III. PLEDGE OF ALLEGIANCE:** Commissioner Smith led the flag salute
- IV. COMMENTS FROM THE PUBLIC:** None
- V. REORDERING OF THE AGENDA:** The agenda was not reordered.
- VI. CONSENT CALENDAR:** Commissioner Jain was absent on the 6/9/15 meeting - he abstained
  - A. **Minutes:** 6/9/2015 and 6/23/2015 Approved 4-0

**VII. CONTINUED PUBLIC HEARINGS**

- A. **Overhead Utilities Appeal 15-01; Lee; 1217 Olive Lane:** request to waive undergrounding utility requirement in conjunction with construction of a new 2-story residence. 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 Smith asked why option 1 is no longer being considered. He asked for clarification if the property owner would use pole c or pole b.

Assistant Planner Harris clarified that in staff's opinion option 2 was the better choice for the property owner; it would allow the installation of the underground facilities up to the property line and require a recorded covenant to put future property owners on notice that underground power lines should be connected.

Deputy City Attorney stated that Commissioner Hazen asked staff to research if it's possible for the majority of the easement owners to grant access and an easement to the applicant. Deputy City Attorney Guerra stated that according to case law, no one property owner can grant another property owner an easement without the approval of all the parties. He would not recommend the City rely on the fact that a majority of the owners agree; they must all agree.

Chair McConnell opened the public hearing.

Chungsok Lee, property owner, complimented Assistant Planner Harris on her helpfulness. He asked for a specific date to be identified on condition #12 and for language to clarify how often he is required to attempt to contact the easement owner.

Chair McConnell closed the public hearing.

Commissioner Gunter stated that he agrees with staff's recommendation. He appreciated the applicants attempt to contact the neighbor. He would like to add a reference to SCE document #702938\_0.01 to Condition# 11.

Commissioner Smith stated that he wishes the applicant well in contacting the owner. He is in favor of supporting the appeal and granting the waiver.

Commissioner Jain agreed with his fellow commissioners.

Chair McConnell stated that he is in favor of supporting the appeal and granting the waiver on a permanent basis.

City Attorney Guerra added, "shall be extended" to the end of the third sentence on condition #12.

Commissioner Gunter made a motion to support Overhead Utilities Appeal 15-01 and grant the waiver, Commissioner Smith seconded the motion. Approved 4-0

## **VIII. PUBLIC HEARINGS**

- A. **Hillside Development Permit 15-15; Nielsen; 5329 Palm Drive:** request to allow construction of a 2,058 sq. ft. one-story addition on a lot with an average slope of 17%, above the 15% threshold for hillside review. The addition would replace an existing structure to the front and join with a legal non-conforming 2-story building to the rear, resulting in total floor and roofed area of 3,785 sq. ft., as allowed for the 10,809 sq. ft. site. Relocation of an existing swimming pool and creation of a new spa is also proposed. Staff is recommending approval of a Categorical Exemption for this project. (Planner Gjolme).

Director Stanley presented the project in accordance to the staff report.

Commissioner Gunter asked for clarification why a setback modification was not included in the application.

Director Stanley stated that the code does not have a mechanism to require a setback modification because the existing house and the existing two-story guest house are two separate structures. The existing house will be removed and existing two-story guesthouse will become the primary structure and will be expanded through a compliant single-story addition.

Architect Mark Hutchens explained that the biggest design challenge was the large deodar cedar tree in front of the property. Larry Moss, landscape architect, was hired to design the landscaping. He stated that the property owner's intention is to make the second-story portion the same style as the addition. The property owner requested a fire resistant design and material for the addition. The existing swimming pool on-site is too large. The proposed new pool will be smaller. The proposed architectural style is modern. The neighborhood is eclectic. A polished stainless steel trellis will be constructed leading to the

front door. Low pitched roofs are proposed to preserve views. The property owner will put in a graywater system, a generator, and solar panels.

Chair McConnell closed the public hearing.

Commissioner Jain stated that he likes the low profile and simple design. He is concerned that the roof of the existing two-story portion of the house will not be changed.

Commissioner Smith stated that the site is heavily screened by existing planting. He liked the design of the house because he felt that it would present better to the street. He appreciates cleaning code issues. He could make the findings.

Commissioner Gunter appreciates that the project is code compliant and he likes the design. He could make the findings.

Commissioner Smith made a motion to approve Hillside Development Permit 15-15, Commissioner Jain seconded the motion. Approved 4-0.

## **IX. OTHER BUSINESS:**

### **X. REPORT OF DIRECTOR'S REVIEWS:**

- A. Second-floor Review 15-20; Strauss; 4159 Hampstead Road: Allowed a 284 sq. ft. addition with qualified 2-story wall height along the northwest side of an existing 2-story residence.
- B. Second-floor Review 15-11; Scribner; 1101 Olive Lane: Allowed a second-floor addition to an existing 2-story residence. The project included a compliant first-floor addition.

### **XI. COMMENTS FROM THE COMMISSIONERS**

Commissioner Gunter suggested the code change to discuss unique situations where an addition is made to an existing nonconforming second-floor.

Director Stanley stated that he made a note to discuss the issue in the code change.

Director Stanley stated that staff is working on an amendment to the Building Code that would prohibit the issuance of new permits if the property has illegal structures, open code-enforcement cases, and/or expired permits.

Chair McConnell asked about the Fire Department speaking to the Planning Commission.

Director Stanley stated that staff would follow-up with the Planning Commission at another time.

### **XII. COMMENTS FROM THE DIRECTOR**

On October 6, 2015 the City Council will discuss the update to the Building Code, the Development Agreement, and the repeal to the liquor store hours.

Director Stanley introduced Susan Koleda, the City's new Deputy Director.

**XIII. ADJOURNMENT:** 6:52 p.m.