

**MINUTES OF A MEETING OF THE PLANNING COMMISSION  
OF THE CITY OF LA CANADA FLINTRIDGE  
HELD ON OCTOBER 23, 2012**

- I. CALL TO ORDER:** Chairman Der Sarkissian called the meeting to order at 6:00 p.m.
- II. ROLL:** Chairman Der Sarkissian, Vice Chairman Jain, Commissioners Curtis, Gunter, Assistant City Atty. Guerra, Planners Gjolme and Clarke, Assistant Planner Parinas. Commissioner Walker was absent.
- III. PLEDGE OF ALLEGIANCE:** The Flag Salute was recited.
- 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.

Steve Brown - 3737 Normandy Drive - gave a PP Presentation and detailed ongoing construction and zoning issues with a new garage at 3745 Normandy Drive. He again requested that the item be brought before the Commission for a public hearing.

Chairman Der Sarkissian asked if Mr. Brown needed to take further action at this time.

Planner Gjolme responded that he did not and that the City was continuing to review the issue.

- V. REORDERING OF THE AGENDA:** The agenda was not reordered.
- VI. CONSENT CALENDAR:** No items.
- VII. CONTINUED PUBLIC HEARINGS:** None
- VIII. PUBLIC HEARINGS:**

**A. Minor Conditional Use Permit 481; Erdman / Gillespie Trust; 4536 Rinetti Lane:** Request to allow a professional office use in an existing building in the Mixed Use 2 zone of the Downtown Village Specific Plan. Staff is recommending that the Planning Commission approve a Categorical Exemption for this project. (Assistant Planner Parinas)

The Commission did not need a full report.

Assistant Planner Parinas gave a brief description of the request and noted the erroneous inclusion of an alcohol related condition that should be struck from resolution.

The applicant was given a chance to address the Commission but chose not to.

Chairman Der Sarkissian closed the hearing.

Commissioner Gunter had no problem with the request and welcomed the new business. He agreed to strike condition of approval 12.

Commissioner Jain agreed with Mr. Gunter and supported the project. Assistant Planner Parinas asked if the entirety of Condition 12 needed to be deleted.

Commissioner Jain felt Condition 11 was adequate and that Condition 12 could be eliminated in its entirety.

Commissioner Curtis welcomed the applicant and business and wished them good luck.

M/S/C Curtis/Jain to approve the request with the deletion of Condition 12. Unanimous 4-0.

**B. Mills Act Contract 12-03; Cade; 582 Meadow Grove Place:** Request qualification from the Planning Commission for entry into a Mills Act Contract with the City of La Cañada Flintridge. A Mills Act Contract recognizes the historic nature of the residential structure located at this address and qualifies the property for reductions in property taxes. The Planning Commission reviews and makes a recommendation to the City Council. The City Council approves or denies the contract request. (Planner Clarke)

Planner Clarke outlined the details of the proposed contract.

Alan Cade - property owner - gave a brief history of the home in question and offered to answer questions.

Commissioner Curtis commented on how the home was originally built for \$60,000.

Chairman Der Sarkissian appreciated the opportunity to tour the house.

Commissioner Curtis visited the house and appreciated the tour he was given. He felt that this was a prime example of a Mills Act candidate and supported the recommendation completely.

Commissioner Jain also visited the house and noted the home's interesting design features. He too supported the request.

Commissioner Gunter concurred and was pleased that the Commission had this opportunity.

Chairman Der Sarkissian, speaking as an architect, found review of the original blueprints very interesting and regarded them as special historical documents.

M/S/C Gunter/Jain to recommend approval of the contract to the City Council. Unanimous 4-0.

**C. Mills Act Contract 12-04; Bronner; 503 Dartmouth Place:** Request qualification from the Planning Commission for entry into a Mills Act Contract with the City of La Cañada Flintridge. A Mills Act Contract recognizes the historic nature of the residential structure located at this address and qualifies the property for reductions in property taxes. The Planning Commission reviews and makes a recommendation to the City Council. The City Council approves or denies the contract request. (Planner Clarke)

Planner Clarke outlined the details and commented on the proposed contract.

The Commission had no questions.

Mary Anne Bronner - homeowner - purchased home in 1996 and spoke about the home's history and nuances. She offered to answer any questions the Commission might have.

Jeff Samudio - historic consultant for the property owner - spoke about his background, expertise and love of restoring Paul William's homes. He commended the City for implementing the Mills program and was very excited to be involved.

The Commission had no questions.

Commissioner Jain visited the site and noted that this was a very fine example of a Paul Williams home. He looked forward to seeing the additional improvements.

Commissioner Curtis commented that this was a fabulous house. He hoped for more background information provided by staff when the Mills Act projects go to the City Council for approval. The applicants are putting a lot of time and money into these projects - hiring of experts, documentation, etc. - and the entirety of that information needs to get to the Council so they have the whole 'story' when voting on the contract.

Commissioner Gunter agreed and fully supported the request.

Chairman Der Sarkissian thanked Mrs. Bronner for the tour.

M/S/C Jain/Curtis to recommend approval of the contract to the City Council. Unanimous 4-0.

Chairman Der Sarkissian stated that this was the last of the Mills Act contracts for the year.

Planner Clarke responded that he is aware of several others that will be brought to the Commission next year. This year's projects were a joy and pleasure to be involved with.

**IX. OTHER BUSINESS:** None.

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

**A. Second Floor Review (Dir) 12-22 and Director's Misc. (SB) 12-30; Kim; 4312 Woodleigh Lane:** Request to allow a 30 sq. ft. first-floor addition, 31 sq. ft. of new cantilevered area and a 75 sq. ft. second-floor addition to an existing two-story residence. According to the project plans, the master bathroom addition would be set back 39'-0" from the front property line which would be a 6'-0" encroachment into the 45'-0" front-yard setback requirement. The existing home exhibits a 37'-0" front-yard setback. The new addition would not project any closer than the existing encroachment. The side-yard setback for this addition would be compliant. The 75 sq. ft. second floor, Master Bedroom addition would be set back 13'-7" from the side property line. This is a 6'-5" encroachment into the 20'-0" required side-yard setback for the second floor. The second-floor addition would encroach no closer than the existing second floor on that side. An additional 30 sq. ft. under deck area would be added to the first floor as cantilevered area. Director Approved.

No report or comments were offered as the Commission had no questions.

- XI. **COMMENTS FROM THE COMMISSIONERS:** There were no comments.
- XII. **COMMENTS FROM THE DIRECTOR:** None
- XIII. **ADJOURNMENT:** The meeting was adjourned at 6:37 p.m.

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