

**MINUTES OF A MEETING OF THE PLANNING COMMISSION
OF THE
CITY OF LA CAÑADA FLINTRIDGE
HELD NOVEMBER 27, 2007**

I. CALL TO ORDER:

Chair Cahill called the meeting to order at 6:00 p.m.

II. ROLL CALL:

Present were Commissioners Davitt, Cahill, Gelhaar, and Mehranian (Commissioner Hill was absent). Assistant City Attorney Vargas, Senior Planner Buss, Planners Gjolme and Clarke. Hill is absent.

III. PLEDGE OF ALLEGIANCE

Commissioner Gelhaar led the salute to the flag.

IV. COMMENTS FROM THE PUBLIC

The architect Patrick Panlaqui for the project HDP 06-23 and MOD 06-88 located at 3715 Normandy Drive requested that the commission not deny the project but continue it to a date uncertain. The vote was unanimous to continue the item.

V. REORDERING OF THE AGENDA

There was no request to do so.

VI. CONSENT CALENDAR

Minutes not submitted

VII. PUBLIC HEARINGS:

A. Minor Conditional Use Permit 423; Extreme Boot Camp, Inc., 1424 Foothill Blvd

Senior Planner Buss described the applicant's request to allow the creation of office use in a 1,200 square foot tenant space previously used for retail. This is a multi-tenant building with parking in the rear.

A Power Point presentation showed the project site. Senior Planner Buss noted that the request was limited to expansion of an office space. Additionally, conversion of retail use to office use results in a reduction of the required parking spaces. This review is limited to the incremental effects created by the change in use.

This business will be an office to franchise Extreme Boot Camp, Inc. A prior CUP allowed the applicant to establish her physical training business at the current location.

Staff recommends approval with a condition to reconfigure the striping in the parking lot as suggested by the Traffic Engineer prior to expansion of the office space.

Responding to a question from Commissioner Mehranian, Senior Planner Buss explained how the one-way entrance/exit would work and allow the CUP to proceed.

Greg Powell, project architect, had only one uncertainty, the condition that requires restriping of the parking lot. His client is a tenant, not the property owner.

Commissioner Cahill confirmed that the condition referred to by Mr. Powell could be included in the property owner's pending application for a variance to remodel the property.

Senior Planner Buss would prefer to have the re-striping done sooner rather than later. Gary Zentmyer as owner of the property would have to sign-off on the approval and be aware of the conditions.

William McNeely, who lives behind the property, was unsure if it was a good idea to allow the request. He reported he is constantly being awakened at 5:00 a.m. by the noise from the exercise classes. He wants something done about the constant noise.

Senior Planner Buss looked up the CUP and the condition allows hours of operation from 5:30 a.m. to 7:00 p.m.

Commissioner Mehranian had a concern with the parking, but understood that would be addressed by the property owner's pending variance. She wants to investigate the noise issue via the CUP.

Commissioner Davitt did not have a problem with approving the CUP and concurred re-striping the parking lot would be a benefit. He requested additional condition, which limits office use from 8:00 a.m. to 6:00 p.m. Monday through Friday.

M/S/C Davitt/Gelhaar to approve with minor condition that the hours of operation for office space is 9:00 A.M. to 1:00 P.M. Saturdays and 8:00 a.m. to 6:00 p.m. Monday through Friday.

B. Minor Conditional Use Permit 426; Locker; 1528/30 Foothill Blvd:

Planner Clarke presented an application to allow office used in a stand-alone, two-story building in the Community Planned Development Zone.

Planner Clarke stated the project is located west of the formerly discussed project. Cars can enter and exit for parking off Foothill and there is an exit to Alta Canyon as well. Berkshire Travel occupied approximately 1500-sf and the proposed office use will only require 16 spaces – so technically it is over-parked by four spaces (retail use would require 20 parking spaces).

A Power Point presentation showed the site and its surroundings from all sides, including the surrounding businesses. This space is occupied by Countrywide funding, so no impacts from a change of uses that are currently there. Planner Clarke stated the staff recommends approval of project.

Applicant Paul Locker, (property owner), then questioned the wording on Resolution plus condition 5 – incorrect wording also.

Commissioner Davitt indicated that with the obvious parking requirements met he could support the project. Then Gelhaar, Davitt and Hill both concurred.

M/S/C Gelhaar, Davitt and Hill to approve Minor Conditional Use Permit, case 426, as conditioned. The vote was unanimous.

C. Second Floor Review 07-42; Modification 07-45; Manuel; 822 Houseman St.

Planner Gjolme presented the request to allow a first-floor expansion and to construct a new second-floor. Total floor/roofed area of the expanded residence would be 3,806-sf. The Modification would allow relocation of the garage and retention of a twelve-ft street side setback, which is less than sixteen-ft requirement for the lot.

Planner Gjolme indicated that the project required a Second Floor Review and a modification to allow first floor expansion plus to construct a new second floor. The site is a corner lot at Houseman and Lillian Court and is 11,150 square feet in area. The property is part of a ten properties “island”, but only 821 Houseman is

a two-story, though other two-story structures are to the north including The Foothill Montessori School and the Sport Chalet office building.

The project is in the DVSP, zoned Mixed Use 1, which allows one to two-story residential development as well as commercial. Therefore, the proposed expansion would not establish a precedent. This project lies to the west of the La Cañada Town Center.

The Power Point presentation showed that the area is diverse in terms of land use and existing development.

The southwest corner of home would be expanded. There is current code enforcement action on the property (independent of this case) that includes two sheds constructed with out permits that will have to be removed. A condition of approval calls for removal of the sheds prior to submittal of the project to plan check.

First-floor construction involves a three-hundred-seventy-sf new attached ALQ that would replace a garage. The new garage requires a sixteen-ft street side setback. The ALQ would be recessed from the location of the existing garage and meet code. Above the ALQ, a bedroom wing is proposed, including a master suite, which measures six hundred-eighty-eight sf. The floor/roofed area would be code compliant. The balcony that extends four feet to the west is not roofed. The ALQ roof overhang meets the four-foot overhang exemption.

The porch element of the ALQ indicates two planters, but is not included on the elevations. Columns are included, but would be removed to ensure code compliance.

The house will be twenty-three feet in height at the highest ridge. The story poles represent the height and massing. The elevation is not prominent, and there is a forty-foot rear setback, so ample separation from nearest neighbor is provided. The new ridgeline would only be a couple feet above the existing ridgeline as viewed from the front.

Size and scale is appropriate. The elevations are basic and it appears that the existing windows include sills that are not called out on the new second story. Ballestars on the balcony appear too massive. Staff presented an alternate design including sills below the windows on the west façade, thinned out the balustrades, and replaced them with wrought iron rails. Staff also eliminated the porch columns on the front porch of the ALQ. Staff recommends approval with the elimination of the porch columns, re-working the balcony balustrades and providing sills with wood or vinyl windows.

With the new bedroom wing above the ALQ, access to the residence must be permanently maintained; otherwise, the result will be an oversized 2-story ALQ. A condition of approval requires permanent interior access between the kitchen/dining room and new ALQ. A condition can be incorporated into the covenant and remain in perpetuity and would apply to any new owners. This would preclude a duplex if someone wanted to do so.

Ludi-Cruz Herrera, the architect, is willing to comply with all conditions, including those on ALQ. He has already discussed this with his client Maria Manuel.

Darren Mattix, representative of La Cañada Properties, adjacent landowner of La Cañada Town Center, asked that an additional condition be added that would require contractors to park on adjacent streets, and not on the La Cañada Properties site.

Commissioner Gelharr agrees with staff findings and can support the project as conditioned, which requires that construction parking be on site.

Commission agreed.

M/S/C Commissioners Cahill, Gelhaar, Davitt, and Mehranian unanimously approve with amended conditions as discussed.

IX. OTHER BUSINESS

Gelhaar reported on two Administrative Hearings over which he presided earlier in the day, 5805 Ocean View Boulevard was approved and 5370 Harter Lane was continued for submission of a landscape plan.

No comments from Planning Commission

Staff commented that the January 22, 2008 meeting would be rescheduled to January 29.

XII. ADJOURNMENT

The meeting adjourned at 6:50 p.m.

Administrative Assistant to the Planning Commission