

**MINUTES OF A MEETING OF THE PLANNING COMMISSION  
OF THE CITY OF LA CANADA FLINTRIDGE  
HELD ON DECEMBER 14, 2010**

- I. CALL TO ORDER:** 6:04 p.m.
- II. ROLL:** Chair Cahill, Vice Chair Curtis, Commissioners Davitt, Der Sarkissian, Jain  
ALL PRESENT
- III. PLEDGE OF ALLEGIANCE:** Commissioner Davitt
- VI. 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. NONE
- V. REORDERING OF THE AGENDA NONE**
- VI. CONSENT CALENDAR**
  - A. Minutes:** September 14, 2010: M/S/C Jain/Davitt Approved 5-0
- VII. CONTINUED PUBLIC HEARINGS**
- VIII. PUBLIC HEARINGS**
  - A. Second Floor Review 10-49/Modification 10-29; Coane/Marick; 3713 Chevy Chase Drive:** A request to allow a 619-square foot second-floor addition and a 584-square foot first floor addition to an existing two-story house. A Setback Modification is requested for a new 2'-3" encroachment into the required 20' second-floor north side setback. Staff is recommending that the Planning Commission approve a Categorical Exemption for this project. (Planner Clarke)

The Planning Commission dispenses with the staff presentation and opens the item for public comments.

James Coane, applicant's architect, comments on the design and concurs with staff recommendation.

Chair Cahill closes the public hearing.

Commissioner Davitt notes that he visited the site. He states that the staff did a good job and that the modification is justified. He supports the staff's recommendation.

Commissioner Jain states that the architect did a good job, and he supports the project.

Commissioner Der Sarkissian indicated that this is somewhat close to his neighborhood. He regrets that there is a flat roof portion to the project, but supports the project as proposed.

Commissioner Curtis indicates his support for the project. He notes that he visited the site and that it is compatible with neighborhood.

Chair Cahill expresses his support for the project as presented by staff.

M/S/C Davitt/Curtis, Approved 5-0

- B. Conditional Use Permit 458; Caterpillar Play Center/Baker/La Canada Properties; 965 Foothill Boulevard, Suite B:** A request to allow a children's gym use. Staff is recommending that the Planning Commission approve a Categorical Exemption for this project. (Assistant Planner Lang)

The Planning Commission dispenses with the staff presentation and opens the item for public comments.

Mark and Yesika Baker, the applicants, address the Planning Commission to support their project.

Before going to further testimony, Director Stanley presents an additional to condition no. 11 that he would like to add to the project – that of review of the employee parking situation at the 6 months operation point. He requests this condition unless the Planning Commission has a problem with it. Chair Cahill asks the applicant if this would be acceptable. The applicant accepts the change.

Commissioner Curtis asks why the hours limited on the weekends?

Director Stanley replies that the applicant limited the hours in their application.

Commissioner Curtis notes that he could accept a change to increase the hours now if the applicant wanted to make that change.

Ms. Baker states that during the week to 6:00 p.m. is acceptable for now, but she may get permission for a program she is running for the County to have "recreation Friday nights." This would extend the hours to 10:00 p.m. This would be one time when the kids are dropped off and the parents do not stay, but go out.

At Commissioner Curtis's suggestion, Director Stanley states that the Commission could grant a condition that would give the applicants a range of hours and let the Director review and extend those hours provided there are no issues after six months. He also states for the record that daycare is a separate Conditional Use Permit and that this does not become a daycare facility, only a use that happens once a week as extended hours of the gym use.

Chair Cahill suggests changing the hours now, with 9:00 a.m. to 10:00 p.m. everyday except Sunday, which would remain 9:00 a.m. to 6:00 p.m. This would still have review after 6 months.

Commissioner Der Sarkissian questions whether there are any sign approvals.

Director Stanley responds that there is a sign program for the shopping center that will control their signs.

M/S/C Cahill/Curtis, Approved 5-0 including the changed hours of operation.

- C. Second-floor Review 10-28/Setback Modification 10-24/Lot Line Adjustment 10-03; Falk/Kolb; 737 Berkshire Avenue:** A request to allow construction of a new 9,400 sq. ft. residence on a 40,889 sq. ft. lot. A Setback Modification is also requested to allow a new garage to encroach 5 feet into the required 65-foot front setback. A Lot Line Adjustment would reconfigure the rear property line, which is shared with an adjacent vacant lot to the north. Staff is recommending that the Planning Commission approve a Categorical Exemption for this project. (Planner Gjolme)

The Planning Commission dispenses with the Staff presentation. There is no one in the audience that is opposed to the project.

David Falk, applicant's architect, presents the project as the replacement of an existing house with new house. He supports Staff's recommendation.

Commissioner Der Sarkissian asks the architect what the boundaries of the fill are. Will the fill blend with existing grades?

Mr. Falk pulls up sheets of plans and shows the plan to the Commission. He shows that the grade will slope down to the natural grade and that there are a number of beautiful existing trees that they want to remain.

Planner Gjolme shows a still off his PowerPoint presentation and shows the contours at rear of the outermost perimeter of the house. He further explains how the dirt is to be used around site noting the low datum is at the rear. The cut from the basement will be used to fill the site and create a level pad site.

Commissioner Der Sarkissian comments about the slope and how it is amplified by the grading design.

Planner Gjolme provides further explanation about the slope.

Director Stanley explains that the Second Floor Review is more limited to the house and not the contour of the lot. The access to the house will be addressed with the Building and Safety plans. He notes that this is not a hillside lot.

Commissioner Curtis asks about the drainage. Planner Gjolme responds that this would be outside the purview of this approval.

Chair Cahill asks about the increased profile of the house on Commonwealth Avenue and whether the applicant would object to the placement of extra trees to screen that side. The applicant agrees.

Director Stanley requests that the Planning Commission consider one more change to condition no. 19 regarding removal of the pool prior to recordation of the Lot Line Adjustment (LLA).

Planner Gjolme uses the displayed site plan to explain why staff recommended the LLA lines as proposed. The reason was to try to create as regular a shape as they could from this very irregularly shaped lot.

Bradford Kolb, owner, states that he agrees with the way the condition is written and he will demolish the pool before the LLA occurs.

Commissioner Der Sarkissian states that he visited the site. There was no-one home at the time of his visit, but he has no problems with the project. He commented that he was sad that the olive tree must come out as part of this design, but it is not a protected tree. He stated his concerns about the blend of the [grading] buildup around the house and looks for an elegant solution during the building plan check process. He supports the project.

Commissioner Curtis visited the site and noted the good report from staff. He was concerned about size of the house originally, but okay after a visit to the neighborhood. He states that he is ready to support the project.

Commissioner Davitt stated that he visited the site. It is a large house but the lot is large and it fits on the corner. He states his support of the project subject to staff's conditions.

Commissioner Jain stated that he visited the site. He noted that it was well designed but would have liked to have had the house rise up rather than sit down the way it does. The total ambience of the house is somewhat hidden. He states his support of the project.

Chair Cahill stated that he visited the site. He had no problems with the design. He was also satisfied with the lot reconfiguration under the lot line adjustment. For the Setback Modification, the photo that was included in the staff report is very telling and shows a small encroachment. Taking the average setback, this encroachment is very small and it provides modulation to the building. He states that he does want trees in front planter are for screening. He asks staff for a recommendation.

Planner Gjolme states a minimum size of 24" box (two of choosing) for the one small view from the street. The existing landscaping is dense and only the one area needs to be addressed.

M/S/C Cahill/Curtis approved 5-0 with the added conditions regarding the lot line adjustment and the landscape screening subject to Director Stanley approval.

- D. Conditional Use Permit 462; Five-O Burgers/Zentmyer Properties; 1929 Verdugo Boulevard, Unit C:** A request to allow on-premises sale of beer and wine within an existing restaurant. Staff is recommending that the Planning Commission approve a Categorical Exemption for this project. (Assistant Planner Parinas/Senior Planner Buss)

Commissioner Davitt has a vested interest in this project and leaves the room.

The Staff Report is dispensed with relying on the written Staff Report for presentation.

Craig Bitner, lifelong resident of LCF and partner in this restaurant project, states that he has reviewed the staff report and has only one requested change which is based on an error in completing our application. Our hours should have said 11:00 a.m. to 10:00 p.m. Sunday through Thursday, and 11:00 a.m. to 11:00 p.m. Friday and Saturday. We would request that the condition be changed to reflect these hours. We accept all the other conditions and support the recommendation of staff.

Commissioner Curtis visited the site. He notes that this application is for on-site sales of beer and wine only. He also notes that the restaurant next door currently serves beer and wine.

Commissioner Jain also visited the site. He agrees that beer and wine is a complement to food.

Commissioner Der Sarkissian knows the site. He states that beer and wine supports good food and has no problem with this request. It is compatible with the next door restaurant.

Chair Cahill agrees with all the statements made and supports the request.

M/S/C Der Sarkissian/Jain with the modification to the hours in condition no. 11 as requested, 4-0 approved [Davitt recused]

Commissioner Davitt rejoins the Commission.

## **IX. OTHER BUSINESS**

## **X. COMMENTS FROM THE COMMISSIONERS**

Commissioner Der Sarkissian comments that walking on people's property without their presence is uncomfortable.

Director Stanley states that he provides the Commission with a phone number for the Planning Commissioner to call the applicant/owner for an appointment.

Commissioner Davitt stated that the Planning Commission has talked about this before. The process is outlined in the application and a phone number is supplied in the application.

Planner Gjolme also states on Completeness letter that the Commission will be visiting the site

Commissioner Curtis really wants to know about any dogs on the site.

Director Stanley states that staff will put a notice on the completeness letter but the Commission should call applicant to arrange times.

City Attorney states he will prepare notice for the letter.

#### **XI. COMMENTS FROM THE DIRECTOR**

Director Stanley notes that there are 2<sup>nd</sup> readings for two items on CC (Henry's Market and the Zone Change for Non-conforming uses).

General Plan Update will be released on December 21<sup>st</sup>

#### **XII. ADJOURNMENT: 7:05 p.m.**