

**MINUTES OF A MEETING OF THE PLANNING COMMISSION
OF THE CITY OF LA CANADA FLINTRIDGE
HELD ON FEBRUARY 13, 2018**

I. CALL TO ORDER

Chairman Gunter called the meeting to order at 6:02 p.m.

II. ROLL

Also present was Vice Chairman Hazen and Commissioners McConnell and Jain. Commissioner Oh was absent.

III. PLEDGE OF ALLEGIANCE

The Flag Salute was recited.

IV. COMMENTS FROM THE PUBLIC

There were none.

V. REORDERING OF THE AGENDA

Item VIII. D. was taken first and then the remaining items will be taken in order, thereafter.

VI. CONSENT CALENDAR

A. **Minutes:** 10/24/2017 & 11/28/2017 meetings M/S/C - Gunter/Hazen to approve the meeting minutes of 10/24/2017. Approved 3-0-1. Jain abstained as he was not present. Meeting minutes of 11/28/2017 – M/S/C – Gunter/Hazen to approve the meeting minutes of 11/28/2017. Approved 4-0.

VII. CONTINUED PUBLIC HEARINGS

There were none.

VIII. PUBLIC HEARINGS

A. Tree Removal Permit 17-36 (appeal); Ree/Caley; 4738 Rosebank Drive:

Planning Intern Barkhordarian gave a presentation in accordance with the staff report.

Vice Chairman Hazen asked about saw cuts in the trunk. Mr. Barkhordarian said that he would like to defer to the arborist.

Commissioner McConnell asked staff for clarification on Oak tree #3 and what Trunk, A or B, has a hole in it. Mr. Barkhordarian confirmed that the hole is on Trunk A and there is also a hole on Trunk B.

Mr. McConnell said that the acknowledgment of conditions was received from a past owner.

Director Stanley confirmed that the new owner signed a new acknowledgement.

Mr. McConnell asked if the approval was tied to the land. Assistant City Attorney Guerra said, "yes."

Chairman Gunter asked if the appellant is the applicant. Director Stanley said, "yes." Mr. Gunter stated that it is tradition to invite the one appealing the project up to speak first as they are the applicant.

The Public Hearing was opened.

Michael Caley, 4742 Rosebank Drive, said that he was appealing the tree removal approval as he believed that the removal is unnecessary. He said he believed that the arborist report is inaccurate and that the objective of the Tree Ordinance is to preserve designated trees. He said he was against the removal of the subject tree. He believes that removal will not impact property values and he disputed the number of trees on the site as well as their diameter. Mr. Caley said that mitigation measures should be considered as removal of the tree will impact the character of the neighborhood.

Speaker, Carol Kayley, 4742 Rosebank Drive, spoke against removal of the tree.

Speaker, Rebecca Lotta, spoke against the removal of the tree. She said she had not been on the site to view the tree but does not believe that the tree needs to be removed. She suggested that other tests be made.

Mr. Hazen asked how one could assess how long a gash in the trunk had been there.

Ms. Lotta suggested that possibly the tree had damage about 20 years ago.

Mr. Hazen asked Ms. Lotta, an arborist, if trimming a tree is good. Ms. Lotta said that it can reduce the weight of the tree. Mr. Gunter asked Ms. Lotta why she was concerned with the arborist report. Ms. Lotta said that she had concerns because of the arborist's license number is a number that is recent in the arborist field and she had concerns about the arborist's experience.

Speaker, Don Cooper, prior owner of the subject property, said he likes the Oak trees, but that he is concerned about safety. Mr. Cooper explained that there are 2 large limbs, that could fall on the roof of the house. He said there are roots under the foundation that could possibly have foundation damage. He has spoken to many arborists to see if there are options to save the tree and has yet to find any solutions.

Mr. McConnell asked Mr. Cooper if a tree limb had fallen off the subject tree. Mr. Cooper indicated that a tree limb had fallen approximately 10 – 15 years ago. Mr. Hazen asked if the guidance given was based on a visual inspection. Mr. Cooper said, "yes."

Speaker, Bill Ree, new owner, 4738 Rosebank said that he purchased this home so his son and his family can live and enjoy the community. He indicated that the seller told him about the subject tree prior to the sale. Mr. Ree is concerned about the tree failing.

Speaker Julio Mattos, is an arborist with 20 years of experience. He prepared the arborist report.

Speaker, Rush, with a tree servicing company, said that it currently is not the correct season for tree trimming or removal. He explained that he has seen trees in this condition fall. He recommended removal of the tree for the safety of the current occupants.

Mr. Hazen said that he can tell that the trees have not been tended to for many years. He said that he believes that trimming the trees is a temporary solution and agreed with the arborist. He said he believed that the trees need to be removed.

Mr. Caley clarified that he never believes that financial gain is the case for removal of a tree and he felt that the past property owner did not maintain the trees well. He believed that the current owner is maintaining them well.

The Public Hearing was closed.

Mr. McConnell asked if Oak tree #3 hangs over any part of the structure. Mr. Barkhordarian explained that he believed that if a tree limb were to fall, that it could impact the nearby healthy trees as well. Mr. McConnell said that he believed he could make the findings for removal of Oak tree #2. As to Oak tree #3, he thought that possibly pruning the tree would be a better course of action. Commissioner Jain expressed the same concerns. He asked if Trunk B could be saved. Director Stanley said that there are no limits to pruning the tree as long as it does not kill the tree.

Mr. Hazen said he was familiar with Oak trees and what is needed to maintain them. He suggested seeing how hollow the tree is. He said he could not make the findings

until he knew if the hollow portion of the tree would cause loss of integrity of the tree. He also would like to explore to see if trimming the tree will help it.

Mr. Gunter said that he did not believe that there was compelling evidence to support denying the tree removal. He said that he could make the findings for the original decision, but does not support the appeal.

M/S/C – Gunter/Jain to approve the resolution that denies the appeal and uphold the approval and deny the appeal. Approved 3-1. Hazen voted no.

B. Second Floor Review 17-18; Zhorbians/Soulat; 4602 Rockland Place:

Assistant Planner Yesayan gave a presentation in accordance with the staff report.

Mr. Hazen asked about the south elevation and garage door. Mr. Yesayan said that there would be an opening to the covered patio.

Mr. Gunter asked if there would be any exceptions requested. Mr. Yesayan, said, "No, the project complies with all the zoning code requirements and no code exemptions or modifications are requested."

Mr. McConnell asked about the siting of the house in line like the recent one that was approved and what the color of the entryway would be. Mr. Yesayan said he would like to defer to the applicant for the questions.

The Public Hearing was opened.

Speaker, project architect Patrick Zhorbians said that the colors are contemporary Mediterranean.

Mr. McConnell asked if it was difficult to design within the angle plane envelope. Mr. Zhorbians said the 2nd-floor was designed to meet the requirement without an issue.

The Public Hearing was closed. PH closed.

Mr. Hazen said that the proposed project cleans up the neighborhood and he could make the findings.

Mr. Jain said he could make the findings.

Mr. McConnell said that the project will fit in well in the neighborhood. He would like staff to be sure that the entryway is compliant. He can make the findings.

Mr. Gunter said that all of the review documents were very easy to understand. He can make the findings.

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

C. Setback Modification 17-08; Johnson/Lee; 1501 Descanso Drive:

Assistant Planner Harris gave a presentation in accordance with the staff report. Because the project proposed to add a bedroom, the garage must be brought into conformance.

The Commission and staff discussed roof removal and the fact that as long as no more than 30% is removed, it would not be considered as a new home.

Ms. Harris explained to the Commission that she counsels the applicant about having to justify and meet findings for setbacks. Mr. Gunter asked if the findings justify both setbacks. Director Stanley explained that given the fact that the proposed project is single story, it is an extension of the existing encroachment which is allowed by code. Mr. Gunter wanted to be sure he understood.

The Public Hearing was opened.

Speaker, applicant, Jay Johnson, explained that the applicant wishes to have a nice master bedroom and not encroach into the yard. They would also like to park 2 cars in their garage.

Mr. McConnell said he visited the site. He said he could make the findings given staff's practice to approve encroachments of single story homes.

Mr. Jain said that he is concerned about the 30% roof replacement rule. He said that he believed that there is a code provision that requires that the project be monitored. He said that he approves the project as presented.

Mr. Hazen said that a thoughtful job was made on the design and that he could make the findings.

Mr. Gunter said he could make the findings under the code.

M/S/C - Jain/McConnell to approve the project. Approved 4-0.

D. Variance 17-08; EIS Studio/Nam; 4201 Mesa Vista Drive:

Mr. Guerra explained that Law Firm Best, Best, and Krieger (BB&K) submitted a letter on behalf of the applicant. It is requested that the item be continued to the 2nd meeting of March, March 27, 2018.

The Commission did not request an oral staff report.

The Public Hearing was opened.

Speaker, Marty Berkman, a representative of the property owner and applicant, requested that the Planning Commission go forward with the hearing.

Mr. Guerra explained that on behalf of the City, he would like more time to review the letter as the letter was received by the City today at 4 p.m.

The Public Hearing was closed.

M/S/C – Gunter/McConnell to continue the item to a date certain of March 27, 2018. Approved 4-0.

IX. REPORT OF DIRECTOR'S REVIEWS -

A. Director's Misc. Review 17-52 (Setback); Hovsepian; 4723 Castle Road: allowed a 204-sq. ft. addition to a detached pool house to encroach into the required south side and rear setback while preserving existing non-conforming setbacks.

B. Director's Misc. Review 18-02 (Pool Equipment); Kim; 2245 San Gorgonio Road: allowed the placement of pool equipment within the required 15-foot rear yard setback.

C. Hillside Development Permit 17-30 (Dir.)/Director's Misc. Review 18-03 (Hgt.); 575 Palmerstone Drive: allowed exterior remodeling of an existing 2-story residence on a hillside lot, inclusive of a gable roof exceeding the 28-foot standard hillside height limit.

D. Hillside Development Permit 17-33 (Dir.)/Director's Misc. Review 17-51 (SB); Wilson; 600 Highland Drive: allowed a 363-sq. ft. addition to an existing residence on a hillside lot to maintain a non-conforming 31-foot front setback.

E. Hillside Development Permit 17-39 (Dir.)/Director's Misc. Review 18-01; Mouradian; 4730 Daleridge Road: allowed a 558-sq. ft. single-story addition to an existing residence on a hillside lot and minor alteration to an existing non-conforming semi-circular driveway.

F. Hillside Development Permit 17-42 (Dir.)/Director's Misc. Review 17-39 (terracing); Peters; 2062 Lyans Drive: allowed installation of tiered retaining walls up to 3 feet in height on a hillside lot.

G. Hillside Development Permit 17-48 (Dir.); Aposhian; 1215 Flintridge Avenue: allowed a 547-sq. ft. addition/remodel to an existing residence on a hillside lot.

H. Hillside Development Permit 17-49 (Dir.); Bristing; 660 Foxwood Road: allowed a detached open-roof patio cover in the back yard of a hillside lot.

Mr. Gunter asked Director Stanley for clarification on item IX.C. Director Stanley explained the proposed gabled roof pitches.

X. OTHER BUSINESS

There was none.

XI. COMMENTS FROM THE COMMISSIONERS

Mr. McConnell said he could go to the Planning Commissioner's conference.

XII. COMMENTS FROM THE DIRECTOR

Director Stanley informed the Commission of a joint meeting between the Planning Commission and the City Council to be tentatively scheduled for March 6, 2018. He asked for any items the Commission would like to see on the agenda.

He informed the Commission that the Normanton appeal would be going to the City Council on February 20, 2018.

XIII. ADJOURNMENT

M/S/C – Gunter/Jain to adjourn the meeting at 8:09 p.m. Approved 4-0.

Secretary to the Planning Commission