

**MINUTES OF A MEETING OF THE PLANNING COMMISSION
OF THE CITY OF LA CANADA FLINTRIDGE
HELD ON FEBRUARY 27, 2018**

I. CALL TO ORDER

Vice Chairman Hazen called the meeting to order at 6:00 p.m.

II. ROLL

Also present were Commissioners Jain, Oh, and McConnell. Chairman Gunter was absent.

III. PLEDGE OF ALLEGIANCE

The Flag Salute was recited.

IV. COMMENTS FROM THE PUBLIC

There were none.

V. REORDERING OF THE AGENDA

The agenda was not reordered.

VI. CONSENT CALENDAR

- A. Minutes: 11/14/2017 and 12/12/2017 PC meetings M/S/C - Jain/Oh to approve the minutes for both meetings. Approved 4-0.

VII. CONTINUED PUBLIC HEARINGS

There were none.

VIII. PUBLIC HEARINGS

- A. Hillside Development Permit 17-35/Second-floor Review 17-27/Lot Line Adjustment 17-02/Setback Modification 17-11; Shanas and Wu; 5170 & 5164 Redwillow Lane

Planner Gjolme gave a presentation in accordance with the staff report.

Commissioner McConnell asked why the story pole requirement was waived. Mr. Gjolme said he did not believe they needed to be installed considering the size and location of the addition.

Mr. McConnell asked if all neighboring properties were informed of the meeting. Mr. Gjolme said, "yes."

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Mr. McConnell asked if the turn-around is adequate. Mr. Gjolme said that he would like to defer to the applicant.

Commissioner Oh asked how the house can receive approval to be built if a person has to use another lot for access purposes. Mr. Gjolme said that the access has been used as such for many years. Mr. Oh asked if there was an easement. Mr. Gjolme said that he believed there is, but would like to defer to the applicant. He did say that the Lot Line Adjustment map and survey references the easement. Given that, he did not believe that any further documents for this were necessary.

Mr. Oh asked if the driveway needed to include driveway access for the Fire Department. Mr. Gjolme said he was not sure. Director said that the Fire Department will review and provide any necessary comments. If they are in conflict with the approval, the project will need to go back to the Planning Commission.

Mr. Oh asked why no grading plan was submitted. Mr. Gjolme said that he did not believe a grading permit would be required for the project. Director Stanley said that this would be reviewed through the Building and Safety plan check review process.

Mr. McConnell asked if there would be adequate construction parking on the site. Mr. Gjolme did not believe there would be and that a construction management plan for the Director's review would likely need to be devised.

The Public Hearing was opened.

Speaker, John Van De Velde said that the turn-around would be back out of the garage and then heading down forward. A person will be able to turn around within the driveway. He explained that a grading and drainage plan is not typically what is required at this stage of the project, because the applicant is not even sure if the project will be approved. He informed the Commission that he has a letter of support from the next-door neighbor.

Mr. Oh asked if he had a copy of the recorded easement. Mr. Van De Velde said that a copy of the Lot line adjustment was included in the packet.

Mr. McConnell asked where the trash receptacle would be.

Speaker, owner, Gary Shanas, said that he anticipated it would be kept outside of the kitchen.

Mr. Oh asked how long the house and driveway have been in existence. Mr. Van De Velde said the house was built in 1957.

The Public Hearing was closed.

Mr. Oh said that he visited the site and the slope is very steep. He believes that the addition is well-screened from the other neighbors. He can make all the findings,

but questioned whether there was proper access. He said that he would like to see a copy of the final easement before he decides.

Mr. Jain believed that the design is good and supports the siting and the fact that the placement will not be seen by the neighbors. He understood that the turning radius will go before the Fire Department. He said that he could make all findings for approval.

Mr. McConnell said he visited the site and can make the findings as a result of the information that is provided to him.

Mr. Hazen questioned Assistant City Attorney Guerra about the recorded easement. Mr. Guerra said that the plans show that it does exist. There could be limitations, but it shows that there is an easement for driveway purposes. Mr. Hazen believed the design was thoughtful. He said he could make the findings.

M/S/C – Jain/McConnell to approve the project and the Resolutions. Approved 3-1. Oh voted no.

IX. REPORT OF DIRECTOR'S REVIEWS

There were none.

X. OTHER BUSINESS

There was none.

XI. COMMENTS FROM THE COMMISSIONERS

The Commissioners discussed story poles going through a Director's review process and possible sign-off from abutting neighbors and recommended reviewing the topic during the Zoning Code rewrite.

XII. COMMENTS FROM THE DIRECTOR

Director Stanley informed the Commission that the CUP for Target will be on the agenda for the next meeting.

Mr. Hazen said that he would not be in attendance at the March 13, 2018 meeting and Mr. McConnell said that he would not be in attendance at the March 27, 2018 meeting.

Mr. McConnell said that he would not be able to attend the Planners Institute. Director Stanley asked the Commissioners to provide him with a list of items for discussion at the joint City Council meeting coming up in the next month.

XIII. ADJOURNMENT

M/S/C – Hazen/Jain to adjourn the meeting at 6:49 p.m. Approved 4-0.

Secretary to the Planning Commission