

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

I. CALL TO ORDER

Chairman Gunter called the meeting to order at 6:04 p.m.

II. ROLL

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

III. PLEDGE OF ALLEGIANCE

The Flag Salute was recited.

IV. COMMENTS FROM THE PUBLIC

Speaker, Pat Anderson, announced that Fiesta Days is scheduled for the upcoming Memorial Day weekend. There are pole banners available for sponsors.

Chairman Gunter closed the Public Hearing.

V. REORDERING OF THE AGENDA

The agenda was not reordered.

VI. CONSENT CALENDAR

A. Minutes

M/S/C - Gunter/Jain to approve: The Minutes of 1/9/2018 - Approved 4-0; Minutes of 1/23/2018 with noted corrections; Approved 3-0-1. Commissioner Jain abstained as he was not present at the meeting; Minutes of 2/13/2018 – Approved 3-0-1. Commissioner Oh abstained as he was not present at the meeting; Minutes of 2/27/2018 with noted corrections – Approved 3-0-1. Gunter abstained as he was not present at the meeting;

B. Resolution 17-53. Denying an appeal of Tree Removal Permit 17 31 at 4847 Hampton Road. Approved 4-0 with revisions to the language of the Resolution.

VII. CONTINUED PUBLIC HEARINGS

There were none.

VIII. PUBLIC HEARINGS

A. Conditional Use Permit 531; Target Corporation/IDS Real Estate Group; 965 Town Center Drive:

Director Stanley gave a presentation in accordance with the staff report. He explained that condition 35 is redundant as conditions 9 and 12 already address Fire Department concerns. The Last sentence at the end of condition 35 shall indicate that the Community Development Director shall verify approval of the Fire Department. Condition 18 shall be reported to the Planning Commission within nine months.

Director Stanley indicated that a letter had been received asking that the intersection near Shell Gas Station be kept clear and should contain flashing lights and signs of warning.

Speaker, Dean Sherer, project consultant, indicated that only one comment letter was received during the 20-day review of the Mitigated Negative Declaration and another comment letter came in late. He explained that the Fire Department had no comments, however, there are changes that need to be made to the document before it can be adopted. The changes include: 1) The latest parking information from the parking consultant will be incorporated into page 10 of the Initial Study Checklist. 2) Daily Trip 3 located on page 34, 1st paragraph will be changed. 3) Pile driving and cranes will be removed from the document and Green House Gas Emissions will be eliminated per page 39 of the document. A small crane will be utilized during installation of the second elevator.

Commissioner McConnell asked Mr. Sherer to explain the parking discrepancy. Mr. Sherer said that he did not have updated parking supply numbers. He explained that he would have put that information into the staff report if he had it in time for the meeting. He did explain that the plans do not mention 23 on-street parking spaces and that the parking data recently received from Target will be reflected in the Initial Study.

Director Stanley recommended that a Traffic and Control Study be done during the first month of the opening of the store. He suggested that no product deliveries be allowed during lunch-time hours.

Chairman Gunter asked if there are a lot of deliveries in that area during lunch hours.

Director Stanley said that Sports Chalet received deliveries during that time as did the restaurants as well.

Mr. Sherer said that staff recommended approval of the project and the Mitigated Negative Declaration (MND).

Assistant City Attorney Guerra said that off-site sales of alcohol requires a determination of Public Convenience and Necessity which is stated in the Resolution.

The Commission discussed Public Works Conditions of Approval for the project as well as the current number of parking stalls that exist at the building. All parking at the Town Center is shared. Parking utilization of the Town Center would account for buildings that have tenants as well as those that are vacant. Levels of Service (LOS) studies would also study the same thing.

Chairman Gunter asked for clarification about whether a Conditional Use Permit (CUP) runs with the land. Director Stanley said that the use would run with the land.

Commissioner Jain asked if any evaluation had been done with regards to eateries as they have a higher parking ratio. Director Stanley said that the revised parking standards require 10 spaces per every 1,000 square feet of floor area. This was last studied when Luna Grill came to the center.

Commissioner Oh asked how the number of trips was studied as well as about empirical data for Target stores of similar size and use as no data was provided by Target for the number of trips that could be generated as a result of a store of this size. He asked about a traffic report that would reflect peak weekend traffic at the location and how the 160-space deficit would be addressed.

Commissioner McConnell said that there will be 666 parking spaces available. He said he would like the consultant to describe how the parking spaces will be utilized and the parking deficit addressed.

Commissioner Oh asked how the parking was studied under the original DVSP. Director Stanley said that there had been three traffic studies conducted for this location.

Commissioner McConnell questioned why the driveway to the parking structure behind the building was not analyzed.

Chairman Gunter opened up the Public Hearing. He explained that it is tradition to invite the applicant up first to speak.

Applicant, John Dewes, Target representative from the corporate office out of Minnesota, said that he reviewed the staff report, was in agreement with the final draft and did not feel there was a need for any modifications to it. He explained that smaller format stores of this type that range in size from 12,000 – 50,000 square feet have opened up recently in northern California. Full-size stores draw customers regionally and the smaller store designs tend to accommodate the local community. The merchandise is catered to the smaller local community. Mr. Dewes indicated that the smaller format stores usually have 30 – 40 parking spaces available for patrons. Most customers desire quick service at the smaller format stores and visit for approximately 20 minutes as opposed to an hour or more in a full-size Target store.

Mr. Dewes also thanked staff for their work on the project as well as the Chamber of Commerce and the Community Center for their outreach efforts to the community. He said that Target's philosophy is to give back through donations to the community.

Mr. Dewes said that traffic engineers are present should the Commission have questions with regards to traffic, alcohol, etc.

Commissioner McConnell asked Mr. Dewes about a cart containment system and whether the carts will have a lock. He also questioned how busy Starbucks is expected to get.

Mr. Dewes said that Starbucks will not operate as a "Full-service Starbucks" and is intended to be utilized primarily by those who visit the Town Center. He explained that as to trip generation, that there is not enough data that has been gathered for new small format stores, yet.

Speaker, Rob Fuelling, 4805 Grand Avenue, said that a lease was signed with Target in June 2016 and that Target began working with the City last summer. He said that the La Cañada Town Center wishes to welcome Target.

Commissioner McConnell stated that parking near City Hall that is not utilized after hours should be looked at and that other tenants that will be occupying the City Hall building should have adequate parking assigned to them.

Speaker, Chamber of Commerce CEO, Pat Anderson, said that she was happy that a boutique Target has chosen La Canada Flintridge to operate in. It will be good for the City and for the other businesses that are located in the Town Center. She said that she is curious as to what Target will do with the existing pool on the site.

Speaker, Richard Grippi, 4823 Burgoyne, said that he is an ambassador for the Town Center as well as for the Plaza de La Cañada shopping center. He believed that Target will fill the gap of those businesses that have recently closed such as the local book/toy store that was in the Plaza de La Cañada Shopping Center.

Commissioner McConnell suggested studying the parking demand a few different ways and recommended that the most conservative approach be used for assessing any parking deficiencies. He asked if the shared parking analysis was only valid for what exists today and if it would need to be updated if the situation changes in the future. Speaker, Traffic Engineer, Thomas Gaul, said that in that case, the analysis would have to be updated. Commissioner McConnell expressed concern with patrons not being able to find a parking space.

Mr. Gaul said that parking demand will vary especially during the holiday season and this was factored into the parking analysis.

Mr. Dewes indicated that Target has considered locating in the City for a number of years. He also explained that the smaller format will be the way of the future for Target and that large Targets are no longer being designed at this point in time. He went on to say that there would be a high ratio of local residents that would be employed in the store. It is Target's goal for the patrons and the community to get to know one another.

The Public Hearing was closed.

Director Stanley said that the conditions that were identified by traffic engineers and the City's transportation representatives are recommended and not meant to be approved or disapproved. He explained that there would be roof top parking wayfinding signs. At this time, the City does not wish to share City Hall parking for after-hour use as we do not know what the parking demand will be and therefore, would like to wait to further assess any freed-up parking until the City has operated in the new building for approximately six months. Director Stanley further explained that there will be parking in a secure location underneath the building. He explained that the parking has restricted access as records storage will be kept underneath the building.

Commissioner Jain welcomed Target and said that the use will be changing from retail to another retail use which is a good thing.

Commissioner McConnell said that he is very familiar with the center. He said that he believed that the items to be contended with relate to the required number of parking spaces and what he believed to be current design and circulation problems at the site. He felt that the current center is well-managed and they are flexible and creative-minded and will fix any problems that result on the site. He said he can make the findings for all entitlements and agrees with the six-month review process.

Commissioner Oh asked if after six months if the City can impose additional conditions of approval. Assistant City Attorney Guerra said, "yes." Commissioner Oh said that he is familiar with the parking and the intersections which can be dangerous with the gas station and freeway nearby. He said he can make the findings for all entitlements and agrees with the six-month review process.

Chairman Gunter said he agreed with his fellow Commissioners. He said that when the original CUP was approved, that it worked at that time and there was a good deal of review of the area. IDS has done a very good job of managing the center and has placed good uses there. The proposed small Target format will fit in well in the center. He said that it would be a good idea for parking ambassadors to be positioned at the center to help with traffic control when Target opens. He

did not believe that lunch-time product deliveries should be limited. It can be reviewed at the six-month mark. He said that in ten years, many people will not be utilizing their cars. He welcomed Target to the City.

M/S/C – Gunter/McConnell to approve the item with the following changes: the Resolution will be changed with modifications to conditions 18 and 35. Condition 18 shall be reported on to the Planning Commission within nine months. Condition 35 will be amended to indicate that the Director of Community Development will ensure compliance with the Fire Department. Mitigated Negative Declaration pages: 10, 34 and 39 will be changed. Approved 4-0.

IX. REPORT OF DIRECTOR'S REVIEWS

Were reviewed.

A. Hillside Development Permit 18-05 (Dir.); Zhu; 320 Starlane Drive: allowed a 406-sq. ft. 1st-floor addition to an existing residence on a hillside lot.

B. Hillside Development Permit 18-08 (Dir.); Park; 5144 Gould Avenue: allowed a 592-sq. ft. 1st-floor addition to an existing residence on a hillside lot.

C. Second-floor Review 17-26 (Dir.) and Director's Misc. Review 18-05 (Setback); Jeandron; 4935 Hillard Avenue: allowed 1st and 2nd-floor additions to an existing split-level residence and retention of a non-conforming 10-foot 2nd-floor side setback to the north.

X. OTHER BUSINESS

There was none.

XI. COMMENTS FROM THE COMMISSIONERS

Chairman Gunter reminded all about the Joint City Council/Planning Commission meeting on March 20, 2018 at 5 pm.

XII. COMMENTS FROM THE DIRECTOR

There were none.

XIII. ADJOURNMENT

M/S/C - Gunter/Jain to adjourn the meeting at 7:48 pm. Approved 4-0.

Secretary to the Planning Commission