

**MINUTES OF A MEETING OF THE PLANNING COMMISSION
OF THE CITY OF LA CAÑADA FLINTRIDGE
HELD ON MAY 22, 2018**

I. CALL TO ORDER

Vice Chairman Hazen called the meeting to order at 6:01 p.m.

II. ROLL

Also present were Commissioners McConnell, Jain, and Oh. 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

There were no items on consent.

VII. CONTINUED PUBLIC HEARINGS

A. Minor Conditional Use Permit 535; West Coast Arborists/United Methodist Church; 104 Berkshire Place:

NOTE: This application has been withdrawn by the applicant.

Director Koleda confirmed that this item had been withdrawn.

The Public Hearing was opened.

Speaker, who resides at 5207 Crown Avenue, said he hoped that the request would be rescheduled and that the parcel map could allow the use.

The Public Hearing was closed.

Assistant City Attorney Guerra confirmed that there was no action to be taken on the item.

VIII. PUBLIC HEARINGS

A. Second Floor Review 17-30/Setback Modification 18-04; Hovannessian; 4756 Lasheart Drive:

Assistant Planner Yesayan gave a presentation in accordance with the staff report. He explained that the maximum allowable floor area is 4,606 square feet rather than 5,396 square feet.

Commissioner McConnell believed the maximum total floor area shown on the plans were erroneous. Director Koleda confirmed the standard.

The Commission and staff discussed the distance between the garage and the house. Mr. Yesayan said that the Building and Safety Division would verify it meets code. The standard is 6-feet as indicated on the plans.

Commissioner Oh asked if the detached garage and main house were connected by a breezeway. Director Koleda confirmed the current Building Code requirements for separation of structures.

Mr. Yesayan said that the area of the easement would not to be included if it is not an access easement.

Commissioner McConnell asked how the Fire Department would get around the building at 4754 Lasheart for example.

Director Koleda said that a significant remodel at 4754 Lasheart, which received final approval from all applicable parties approximately ten years ago, would have required Fire Department approval at that time.

Vice Chairman Hazen asked if an 18-foot side setback meets code. Mr. Yesayan said that 14 feet is required.

The Public Hearing was opened.

Applicant, Craig Stoddard, spoke about the existing structure at 4756 Lasheart.

Speaker, Kishan Kusondra, 1238 Olive Lane, was curious about the landscaping plan and expressed that he would like additional screening to be added.

Commissioner McConnell asked about the east property line.

Mr. Kusondra said that recently the Flood Control District indicated they would be removing fallen trees. He was concerned that this could impact his privacy.

Speaker, Catherine Wallace, 1314 Olive Lane, felt that her privacy could be impacted and requested that the proposed second-story windows be frosted.

The applicant expressed that they would be all right installing frosted glass on the second story windows.

The Public Hearing was closed.

Commissioner McConnell visited the site and believed that the only easements that would apply would be those that would be required for access. He was concerned about the use of the detached garage. He requested that a covenant be recorded that the detached structure cannot be connected to the principal structure in the future. He felt that the entryway is good and meets City design guidelines but that the frosting of the windows as requested by the neighbor should not be required.

He believed that the landscaping on the west side should be up to the Director's discretion. He could make all of the findings.

Commissioner Oh said that he concurred with all that Commissioner McConnell said and that he could make all of the findings.

Commissioner Jain said that he was concerned about the garage but that he could make the findings.

Director Koleda clarified for Commissioner Oh that there would be no issue if the garage was converted to an accessory dwelling unit (ADU) which would not require that a garage be replaced per state law and City Ordinance. If it were converted to a livable space and not an ADU, then the garage would have to be replaced.

Vice Chairman Hazen said he visited the site and that he concurred with his fellow Commissioners. He did not wish to make the frosted glass a condition of approval, but would like a covenant recorded stating that the garage and house are not permitted to be connected. He said he would like the east side of the property to be screened. He said he could make the findings.

Commissioner Oh asked if the applicant agreed with the covenant. The applicant affirmed their agreement.

M/S/C – McConnell/Hazen to adopt the Resolution to approve the entitlements and adopt the Notice of Exemption with added conditions requiring a covenant and including Condition 12 requiring landscaping on the east side of the property. Approved 4-0.

IX. REPORT OF DIRECTOR'S REVIEWS

Were reviewed.

A. Hillside Development Permit 18-25 (Dir.) / Director's Miscellaneous Review (Setback); Listo; 5370 Harter Lane: a request to add a new covered front porch to an existing split-level residence on a hillside lot. The porch would provide a minimum 27-foot front setback, consistent with the existing residence, but below the requirement for the subject lot.

B. Hillside Development Permit 18-19; Stepanian; 1022 White Deer Drive: a request to construct a 225-square foot first-floor addition to an existing residence on a hillside lot.

C. Director's Miscellaneous Review 18-15 (Telecommunications); AT&T; 4529 Angeles Crest Highway: a request to replace and update existing rooftop telecommunication equipment.

Director Koleda clarified for Commissioner McConnell that this is proposed for the Alan Lund building and consists of changing out antennas. The proposal meets code requirements.

X. OTHER BUSINESS

There was none.

XI. COMMENTS FROM THE COMMISSIONERS

There were none.

XII. COMMENTS FROM THE DIRECTOR

Director Koleda said that an ordinance regarding tree houses and protected trees would be brought forth for review. On June 5th, staff will be asking the City Council for direction on setback modification applications for director's review.

XIII. ADJOURNMENT

M/S/C - Hazen/McConnell to adjourn the meeting at 6:52 pm. Approved 4-0.

Secretary to the Planning Commission