

**CITY OF LA VERNE
PLANNING COMMISSION
MINUTES OF THE REGULAR MEETING
Wednesday, September 14, 2016**

1. Chairperson Gilbert Ivey called the regular meeting of the La Verne Planning Commission to order at 6:30 p.m.

ROLL CALL: Planning Commissioners present: Gilbert Ivey, Norm Faustini, Wendy Lau, and Jason Simison. Planning Commissioners absent: Phil May. Advisory personnel present: Community Development Director Hal Fredericksen, City Attorney Bob Kress, Principal Planner Eric Scherer, Senior Planner Candice Bowcock, Associate Planner Collin Wahab, Assistant Planner Dorian Pradon, Planning Intern Maia McCurley, and Administrative Secretary Darleen Foye.

2. **PLEDGE OF ALLEGIANCE**

Commissioner Faustini led the pledge of allegiance.

3. **INTRODUCTIONS**

Community Development Director Hal Fredericksen introduced two new employees to the Community Development Department, Dorian Pradon our new Assistant Planner and Planning Intern Maia McCurley.

4. **PUBLIC COMMENT**

NONE

5. **CONSENT CALENDAR**

It was moved by Commissioner Faustini, seconded by Commissioner Simison to approve the minutes of the August 10, 2016 Planning Commissioner meeting as submitted. Motion carried by a 4-0 vote.

PUBLIC HEARINGS

CONTINUED

**6. CASE NOS. 35-15TTM, 36-15ZC, 37-15ZA & 38-15TR
PROPOSED RESIDENTIAL SUBDIVISION (Sage Canyon)
1977 GOLDEN HILLS ROAD**

Commissioner Simison recused himself due to his relationship to the applicant and his involvement with the project.

This being the time and place advertised to consider the above case and all legal requirements having been met, Chairperson Ivey asked for the staff report.

Principal Planner Eric Scherer presented his staff report which was a request by Sage Canyon Development, LLC to develop a single family subdivision located on the north side of Golden Hills Road, west of Monterey.

Mr. Scherer stated the applicant and staff has been working towards an acceptable design on the existing three separate parcels site. He noted that a constraints analysis was completed in 2015. The Development Review Committee and Planning Commission continued the review in January 2016 based on concerns regarding the proposed subdivision.

Mr. Scherer stated that since that time staff and the environmental consultant LSA Associates finds that the environmental document addresses the concerns that were raised with the proposed mitigated measures.

Mr. Scherer stated that a letter from the Department of Fish and Game was included as part of the staff report.

Mr. Scherer explained the fuel modification measure as it pertains to the City and how the open space was acquired. He noted that the Sage Canyon Development proposal would not be located on the open space property, but that the required fuel modification would partially occur on the open space land.

Mr. Scherer explained the four applications that are required for this proposed subdivision. He stated that Tentative Tract Map is required for the subdivision of three properties to create 14 residential lots, which will include residential lots, common lots, and leaving 2 lots preserved.

Mr. Scherer stated that a zone change is required to change the zoning from PR1/5D to PR2D. He also stated that a zoning amendment to the La Verne

Municipal Code was required to modify design standards for a new subdivision in the Hillside Development Overlay Zone (HDOZ).

Mr. Scherer stated that a tree removal permit is required to request permission to remove up to 6 of the 79 oak trees for the proposed development.

Mr. Scherer stated that when the applications were filed, the City retained an environmental consultant through a Request for Proposals (RFP) process. He stated that LSA Associates was selected and they began the CEQA process in July 2015. He stated that the applicant completed an Initial Study for the project which made the determination that the project would have a less than significant impact with mitigated measures. He stated a Mitigated Negative Declaration was the appropriate CEQA document for this project.

Mr. Scherer stated the LSA Associates prepared a response to comments. He stated that, after reviewing comments, LSA Associates continues to state the proposed project meets the threshold requirements of CEQA.

Mr. Scherer stated that the LSA Associates, consultant is here to answer questions.

Mr. Scherer stated that the conditions of approval had some changes. He stated that Condition No. 19 was removed, Condition No. 17 was modified, and Condition No. 73 had a spelling error that was corrected.

Mr. Scherer stated that the Development Review Committee and staff are recommending approval of Resolution No. 1179.

Chairperson Ivey opened the public hearing.

Eric Simison, 1977 Golden Hills Road, applicant and owner of the property thanked the Planning Commission for hearing this proposal. He stated that he has lived on the property for 30 years and the property has survived planning issues in the past. He stated that he is promoting low density to create an exemplary development in the City.

Mr. Simison stated it is his intent to keep open space and meet fuel modification requirements.

Mr. Simison thanked the Planning Commission and staff for protecting North La Verne.

Commissioner Faustini asked why are covering an open space project tonight, since the open space workshop is next week. Mr. Fredericksen stated that this

property is privately owned and not public land. The project is adjacent to the City owned open space.

Kathy Winsor, 7151 Monterey, President of the La Verne Land Conservancy stated she is a 22 year resident of La Verne is here to protect the wilderness area.

Ms. Winsor stated the City was a partner in preserving what the County started. She stated that we were asked to get involved and we were supportive of the acquisition of the land to preserve the wild life habitat and watershed.

Ms. Winsor stated that in her opinion LSA Associates did not address the fuel modification and blue line stream concerns.

Ms. Winsor stated she is a neighbor of the Simison's and has no problem with the development, but the proposed development will encroach into the open space.

Ms. Winsor stated she was troubled by all of the exemptions. She stated she has concerns about the oak trees and riparian habitat.

Ms. Winsor asked for a reduction of homes.

Jane Riggs, 4852 St. Andres stated that the statement No. 5 in Resolution No. 1179 is inaccurate and project will have a significant impact on fish or wildlife or their habitat and that the project is not an infill site.

Debbie Popovich, 1943 Clear Falls stated she had concerns about congestion and increased traffic on Brydon Road as it relates to the project. She also indicated that she had concerns about landscaping and tearing down trees.

Community Development Director Hal Fredericksen stated that public access to the open space has yet to be resolved. He stated that there was a meeting scheduled for the following week to make determinations for the Open Space Management Plan.

Russell Kline, 7175 Monterey Street was concerned about building without disturbing the wildlife and the oak trees.

Sabina Sullivan, 5140 Parkfield stated she had concerns about the original document that was prepared by LSA Associates. She stated that were no comments regarding grading of the site.

Ms. Sullivan stated that the Simison's are a great family, but the way the homes are sited is inappropriate.

Ms. Sullivan stated that the meeting next week to discuss the Open Space Management Plan should be incorporated into this proposed development.

Travis Simison, 2158 Sixth Street stated that the open space is protected by 200 feet.

Jennifer Simison, 1977 Golden Hills, applicant and owner, stated they purchased the property in the 80's and is has been their plan to develop it. She stated that they have created a plan that has been a vision and dream or they would not be in La Verne. She noted a previous City plan in the 1990's would have required massive debris basins and allowed a "densification" well in-excess of what they are proposing.

Ms. Simison stated that they are not a developer; the homes are going to be designed so they won't look like each other. She stated that her family has been amazing stewards of the land over the years.

There was no one else who wished to speak on this item.

Chairperson Ivey closed the public hearing.

Commissioner Lau stated she loved living in La Verne where people know you by your first name.

Commissioner Lau stated this is a situation where the community needs to unite. She stated that all in attendance are nice people, but they need to work together to work out issues and compromise.

Commissioner Faustini stated that they are all good residents and he understands their concerns. He stated that they need to get together and work together to move forward.

Chairperson Ivey stated that he can feel the emotion in the room. He stated that La Verne is a family city where we fight hard for what we have.

Commissioner Ivey agreed with Commissioner Lau and Commissioner Faustini that they need to work together on the issues so this project can move forward.

Principal Planner reminded the Commissioners there had been a workshop at the end of the summer 2015. He noted there was dialogue regarding the issues that were discussed at tonight's hearing.

Commissioner Lau asked what issues were discussed at the workshop in 2015. Mr. Scherer stated that some environmental concerns were discussed, but Kent

Norton, LSA Associates felt their concerns were mitigated in the Initial Study for the Negative Declaration.

Mr. Scherer stated the number of units was a concern, but nothing substantially different.

Mr. Scherer stated that staff has done a lot of work and analysis for this project and they reflect in the staff recommendation.

Commissioner Lau suggested more clarity and encouraged conversation among the group.

Community Development Director Hal Fredericksen suggested we could work towards more clarity, if the item were continued. He noted that issues will likely remain, however, which will require challenging decisions by the Commission.

City Attorney Kress suggested a meeting between the applicant and all the residents in between now and the next meeting. He stated that it is not inappropriate if you agree fundamentally. He stated the Planning Commission has to decide.

Chairperson Ivey stated that there had been excellent comments tonight and the hearing should be continued.

Chairperson Ivey re-opened the public hearing.

It was moved by Commissioner Lau, seconded by Commissioner Faustini to continue this public hearing to the October 12, 2016 Planning Commission meeting. Motion carried by a 3-0 vote (Simison recused).

Chairperson Ivey asked for a 5 minute recess.

Commissioner Simison returned to the dais.

**7. CASE NOS. 63-16TTM, 64-16SPA, & 65-16PPR
EMERALD COLLECTION
2006 BASELINE**

This being the time and place advertised to consider the above case and all legal requirements having been met, Chairperson Ivey asked for the staff report.

Senior Planner Candice Bowcock presented her staff report, which was a request by City Ventures Home Building, LLC to change the previously approved

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condominium map at 2006 Baseline Road to a tentative tract map for fee simple lots.

Ms. Bowcock stated that on December 21, 2015, City Ventures received approvals of a condominium map, specific plan and general plan amendment for the Emerald Collection project.

Ms. Bowcock stated that City Ventures decided to make a request to revise the Tentative Tract Map from a one lot subdivision to 19 fee simple lots due to the higher price point. She noted that homeowners want to own the land and not just the air space around their home.

Ms. Bowcock stated that City Ventures made a few minor changes to the previous approved site plan. She noted the home on lot 13 has been slightly changed due to the recently DRC approved relocation of an oak tree.

Ms. Bowcock stated that the approved Specific Plan has been modified as well due to the change to individual lots. She noted that the red-lined changes have been included in the staff report. She also noted that some of the changes were to remove the word condominium; front yards were taken out of HOA maintained areas, and lot coverage was revised to be a maximum of 50%.

Ms. Bowcock stated that LSA Associates provided a short memo stating there would be no need for additional environmental review.

Ms. Bowcock stated staff and the Development Review Committee are recommending approval of Resolution No. 1181.

Chairperson Ivey opened the public hearing.

Kim Pritijel, City Ventures stated they are asking for the change in the specific plan gives them the opportunity to anticipate a preferred buyer.

Ms. Pritijel stated that there would be no change in the project that was previously approved.

Gary Hunter, 4316 Chelsea Drive, stated that a dog park would have been more suitable. He noted that building houses with a water shortage seemed unwise. He stated he was also concerned about the oak trees.

There was no one else who wished to speak on this item.

Chairperson Ivey closed the public hearing.

It was moved by Commissioner Faustini, seconded by Commissioner Lau to approve Resolution No. 1181. Motion carried by a 4-0 vote.

**8. CASE NOS. 61-16CUP & 62-16PPR
VERIZON TOWER AT LA VERNE COURTYARD
2244 FOOTHILL BOULEVARD**

This being the time and place advertised to consider the above case and all legal requirements having been met, Chairperson Ivey asked for the staff report.

Principal Planner Eric Scherer presented his staff report which was a request by the Eukon Group, representing Verizon for a conditional use permit to construct a 40' monopole wireless facility designed as a eucalyptus tree at 2244 Foothill Boulevard, La Verne Courtyard.

Mr. Scherer stated that with the improvement of products and services for its customers, Verizon wants to increase coverage in La Verne by constructing a new transmission facility in the City.

Mr. Scherer stated that the antennas would be located on a 40' monopole designed to look like a eucalyptus tree. He noted that the panels would be mounted at the top of the pole and will be screened by artificial branches and painted so the antennas will not be visible.

Mr. Scherer stated that there will be ground level equipment that will be maintained by Verizon.

Mr. Scherer stated that the Development Review Committee and staff are recommending approval of Resolution No. 1182.

Chairperson Ivey opened the public hearing.

Jerry Ambrose, Verizon stated he was available for questions.

There was no one else who wished to speak on this item.

Chairperson Ivey closed the public hearing.

Commissioner Lau pointed out a typo in the resolution. Mr. Scherer stated that he would make the change.

It was moved by Commissioner Simison, seconded by Commissioner Lau to approve Resolution No. 1182 as amended. Motion carried by a 4-0 vote.

**9. CASE NO. 85-16VAR
VARIANCE FOR TANDEM TWO CAR GARAGE AND SIDE YARD
SETBACK VARIANCE
1837 WALNUT STREET**

This being the time and place advertised to consider the above case and all legal requirements having been met, Chairperson Ivey asked for the staff report.

Associate Planner Collin Wahab presented his staff report which was a request by Uriel Plascencia, 1837 Walnut Street for a variance from the required two-car garage dimensions as well as a reduced side yard setback to allow for the construction of a tandem two-car garage.

Mr. Wahab stated that the applicant is requesting the variance to allow him to fulfill off-street parking requirements. He stated the applicant would like to do an addition to his home and significant exterior alterations to the façade of the house.

Mr. Wahab stated that the width of the applicant's lot restricts the ability to construct a two-car garage per the La Verne Municipal Code standards. He stated that the variance would allow him to construct a two-car tandem garage.

Mr. Wahab stated that the Walnut Specific Plan states that garages must have a 5' side yard setback. He noted that the La Verne Municipal Code allows for detached structures including garages to be 3' from the side property line as long as there is a 10' separation from the main structure on the property. Also, several other detached garages within the same zone currently encroach into the 5' side yard setback.

Mr. Wahab stated that the Development Review Committee and staff are recommending approval of Resolution No. 1180.

Chairperson Ivey opened the public hearing.

There was no one who wished to speak on this item.

Chairperson Ivey closed the public hearing.

Commissioner Faustini stated that the proposal was well explained and he felt this was a good solution.

Commissioner Simison stated it was a good use for this lot.

It was moved by Commissioner Faustini, seconded by Commissioner Simison to approve Resolution No. 1180. Motion carried by a 4-0 vote,

ADJOURNMENT

The meeting was adjourned at 8:30 p.m. to the regular meeting to be held
October 12, 2016 at 6:30 p.m.

Chairperson, Planning Commission

ATTEST:

Secretary, Planning Commission