

RESOLUTION NO. 10-24

**A RESOLUTION OF THE CITY COUNCIL
OF THE CITY OF LA CAÑADA FLINTRIDGE
UPHOLDING AN APPEAL OF SECOND-FLOOR REVIEW 09-33,
AND HILLSIDE DEVELOPMENT PERMIT 09-22 FOR A NEW TWO-STORY RESIDENCE
AT 2408 LYANS DRIVE AS REQUESTED BY
JAY JOHNSON, MR. AND MRS. JOHN KAGAWA AND MR. AND MRS. ROBERT LYANS**

WHEREAS, a request by Norman Peters has been received for a Second Floor Review and Hillside Development Permit to allow construction of a new two-story residence, said request attached hereto and incorporated herein by reference; and

WHEREAS, the Planning Commission, on December 8, 2009, held a public hearing and conducted a review of the request and continued the item to the February 23, 2010 meeting where it was continued, and

WHEREAS, the Planning Commission, on May 11, 2010, formally adopted the approval resolution for the project; and

WHEREAS, on May 25, 2010, an appeal of the Planning Commission's determination was filed with the City; and

WHEREAS, on July 6, 2010, the City Council upheld the appeal and denied the project; and

WHEREAS, the City Council has reviewed the facts contained in the staff report dated July 6, 2010 regarding the application for a Second Floor Review and Hillside Development Permit at 2408 Lyans Drive, and heard and considered the testimony of the applicant and the public; and

WHEREAS, based on the evidence presented by the application materials, staff report, and public testimony, the City Council finds the following:

Section 1:

Hillside Development Permit:

Findings

1. *The project, through elements of architectural and landscape design, will not uphold the policies of this chapter, and will not be harmonious with the better aspects of the built and natural setting.* The proposed two-story house presents visible bulk and massing which significantly impacts the views of the neighboring houses. The proposed two-story house does not relate well to the natural setting of the hillside site nor fit in with the existing neighborhood houses.
8. *Any potential for the project to present visibly excessive bulk from any vantage point, near or far, is not mitigated by screening or siting characteristics.* The physical design of the proposed two-story house does not relate well to the vacant hillside site and displays physical bulk and massing to the neighboring houses which significantly impacts existing views.

9. *The project creates an avoidable or unreasonable impairment of the view from other properties.* The introduction of a two-story house of this size and bulk would interfere with long-range panoramic views from the two neighboring houses, wherein living and family room areas are oriented directly toward the site, with major views there from mainly available through corridors directly through the subject house.

Second-floor Review:

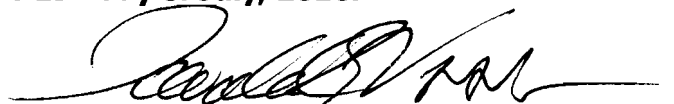
Findings

2. *The two-story design does not preserve the existing scale and character of the surrounding neighborhood.* The bulk and massing of the proposed two-story house does not relate well to the existing neighboring houses and significantly impact the views from these houses.
3. *The two-story design does not protect public views, aesthetics, privacy, and property values of the neighbors.* The size and massing of the proposed two-story house significantly impact views from neighboring houses and detract from the aesthetics and privacy of the neighborhood impacting property values.
4. *The two-story design is not consistent with the Residential Design Guidelines as adopted by resolution of the City Council.* The bulk and massing of the proposed house do not relate well to the site and are not compatible with the neighborhood. The proposed two-story house significantly impacts the views of neighboring houses and is not compatible with the area.

Section 2:

NOW, THEREFORE, be it resolved that the City Council upholds the appeal of the Second Floor Review and Hillside Development Permit on request at 2048 Lyans Avenue and denies the applications.

PASSED, APPROVED AND ADOPTED this 19th day of July, 2010.



Donald R. Voss, Mayor

ATTEST:



Sylvia Baca, City Clerk

State of California)
County of Los Angeles) ss.
City of La Cañada Flintridge)

I, Sylvia Baca, City Clerk of the City of La Cañada Flintridge, California, do hereby certify that the foregoing Resolution No. 10-24 was duly adopted by the City Council of the City of La Cañada Flintridge at a Regular Meeting held on the 19th day of July 2010, by the following vote:

AYES: COUNCILMEMBERS: Olhasso, Spence, Brown, Voss
NOES: COUNCILMEMBERS: None
ABSENT: COUNCILMEMBERS: None
ABSTAIN: COUNCILMEMBERS: Del Guercio

Dated: July 21, 2010



Sylvia Baca, City Clerk