

CITY OF LA CAÑADA FLINTRIDGE

RESOLUTION NO. 11-23

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LA CAÑADA FLINTRIDGE UPHOLDING THE APPEAL AND DENYING MODIFICATION 10-04 AND DIRECTOR'S MISCELLANEOUS 10-16 FOR A GARAGE ADDITION WITH WEST AND SOUTH SIDE SETBACK ENCROACHMENTS AND RV PARKING AT 2223 LOS AMIGOS STREET AS REQUESTED BY ERIC AND JAN ARCHER

WHEREAS, a request by Eric and Jan Archer has been received for a Setback Modification and Director's Miscellaneous to allow construction of a garage with west and south setback encroachments, the construction of a fence with front setback encroachments, and recreational vehicle parking within the required side yard setback, said request attached hereto and incorporated by reference; and

WHEREAS, after publication and posting of the request in the prescribed manner, the Planning Commission, on June 8, 2010 and May 10, 2011, held public hearings on the project and conducted a review of the request; and voted to approve the project; and

WHEREAS, on May 24, 2011, an appeal of the Planning Commission's determination was filed with the City by David Hotchkin; and

WHEREAS, the City Council, on July 5, 2011 and July 18, 2011, after publication and posting of the request in the prescribed manner, held a public hearing on the Modification and Director's Miscellaneous request and voted to approve the appeal thereby overturning the Planning Commission's determination; and

WHEREAS, the City Council determined that no significant environmental impacts would result from the project, which is Categorically Exempt from the California Environmental Quality Act (CEQA) under Section 2.5(a)(4)(i) and 2.5(e)(1) of the City of La Cañada Flintridge Guidelines for the implementation of CEQA; and

WHEREAS, the City Council has reviewed the facts contained in the staff reports dated July 5, 2011 and July 18, 2011 regarding the application for a Modification and Director's Miscellaneous at 2223 Los Amigos Street 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:

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

I, Caroline deLlamas, Interim City Clerk of the City of La Cañada Flintridge, California, do hereby certify that the foregoing Resolution No. 11-23 was duly adopted by the City Council of the City of La Cañada Flintridge at a Regular Meeting held on the 1st day of August, 2011, by the following vote:

AYES: COUNCILMEMBERS: Olhasso, Voss, Del Guercio, and Spence.
NOES: COUNCILMEMBERS: None.
ABSENT: COUNCILMEMBERS: None.
ABSTAIN: COUNCILMEMBERS: Davitt.

Dated: August 2, 2011

Caroline deLlamas, Interim City Clerk

Section 1.

Modification and Director's Review:

1. The project would be a grant of special privilege that is inconsistent with the limits placed on other properties because the project site currently has a standard sized garage and the construction of an over-sized garage is not necessary. A request for a standard size attached garage would be more consistent with the neighborhood and would require much less encroachment into the side yard setbacks.
2. Strict applications of the zoning code would not result in practical difficulties or unnecessary hardships inconsistent with the general purpose of the R-1 zone regulations and standards because the project site currently has a standard sized garage and the construction of an over-sized garage is not necessary.
3. The proposed encroachment of the RV parking into the side yard setback would be detrimental to the public health and safety because with the required landscaping, the proposed RV parking and the encroaching over-sized garage there would not be enough room along the west and south side property lines to allow for fire department access in emergency situations.
4. The project changes the existing scale and character of the neighborhood because the proposed over-sized garage and RV parking are raised up above the current grade and the mass of both the garage and RV would tower over the street.

Section 2.

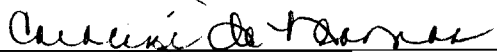
Based on the above findings, the City Council of the City of La Cañada Flintridge hereby denies the Modification and Director's Miscellaneous for a garage addition, recreational vehicle parking and related site work at 2223 Los Amigos Street.

PASSED, APPROVED and ADOPTED this 1st day of August 2011.



David A. Spence, Mayor

ATTEST:



Caroline de Llamas, Interim City Clerk