

PLANNING COMMISSION MEMORANDUM

July 28, 2015 Meeting

To: Planning Commission
From: Chris Gjolme ~ Planner
RE: Hillside Development Permit 14-40/Second-floor Review 14-38/Setback Modification 14-23/Dir. Misc. Review 14-48 (flat roof); 4072 Chevy Chase Drive; Chraghchian; Final Landscape Plan
Date: 7/15/2015

The Commission will recall the proposal to demolish the existing one-story residence and construct a new 9,400 sq. ft. split-level residence, inclusive of a partially subterranean basement and expanded rear yard area created through fill and perimeter retaining walls. Project approval was granted at the April 28, 2015 Planning Commission meeting, with the following condition imposed to ensure Commission review of the final landscape plan, which was only conceptually developed at the time of approval:

25. *A revised landscape plan shall be prepared to address westerly screening of the pool wall, northerly screening along the rear property line and the final landscape treatment of the ravine west of the new residence. Said plan shall be reviewed and approved by the Planning Commission prior to issuance of any building or grading permits.*

A comprehensive plan has been developed and identifies planting proposals for five specific areas encompassed by four zones; **Zone A** - front motor-court area, **Zone B** - east and west sides of the new residence and along the pool retaining wall, **Zone C** - pool and rear court, **Zone D** - western ravine/arroyo.

Highlights of the plan include a new 48" oak tree at the southeast corner of the lot near the entry (as opposed to the palm tree cluster originally proposed), two new oaks along the west side property line, restoration of the ravine and a cluster of new redbuds along the rear property line. Diverse groundcover and shrubs are also proposed along the perimeter of the residence and pool retaining walls.

Staff's only comment would pertain to the red bud cluster to the rear. Given the strong presence of oaks on the property, including 4 specimens along the rear property line, the red bud selection is somewhat odd, though not necessarily objectionable. Staff would note that condition of approval #17 requires installation of two 24"-box oaks along the rear property line. Thus, two of the red buds should be replaced by oaks to satisfy the condition and achieve better blending with the site. This is a minor issue

that can be confirmed at the meeting since project representative(s) are anticipated to be in attendance should the Commission wish to discuss the item.

Based on the above discussion, staff has concluded that the landscape plan satisfies the requisites of the Hillside Development Ordinance and complements the approved project. Staff therefore recommends that the Commission review the plan, comment and give direction as needed, and approve the plan.

C: Patrick Chraghchian / 139 S. Los Robles Unit 106 / Pasadena, CA / 91101
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Att: 4-28-2015 PC Minutes
PC Resolution 15-28