

CITY OF **LACAÑADA FLINTRIDGE**

PLANNING COMMISSION MEMORANDUM

January 26, 2015 Meeting

To: Planning Commission
From: Chris Gjolme ~ Planner
Re: **Amendment** to Hillside Development Permit 12-27 & Setback Modification 13-02; 3841 Keswick Road; Hall.

REQUEST:

The request is for an amendment to an approved Hillside Development Permit and Setback Modification to allow an expanded garage to encroach into the required front setback. A variable setback ranging from 17'-3" to 19'-10" is proposed, less than the 20-foot minimum front setback allowed with Hillside review.

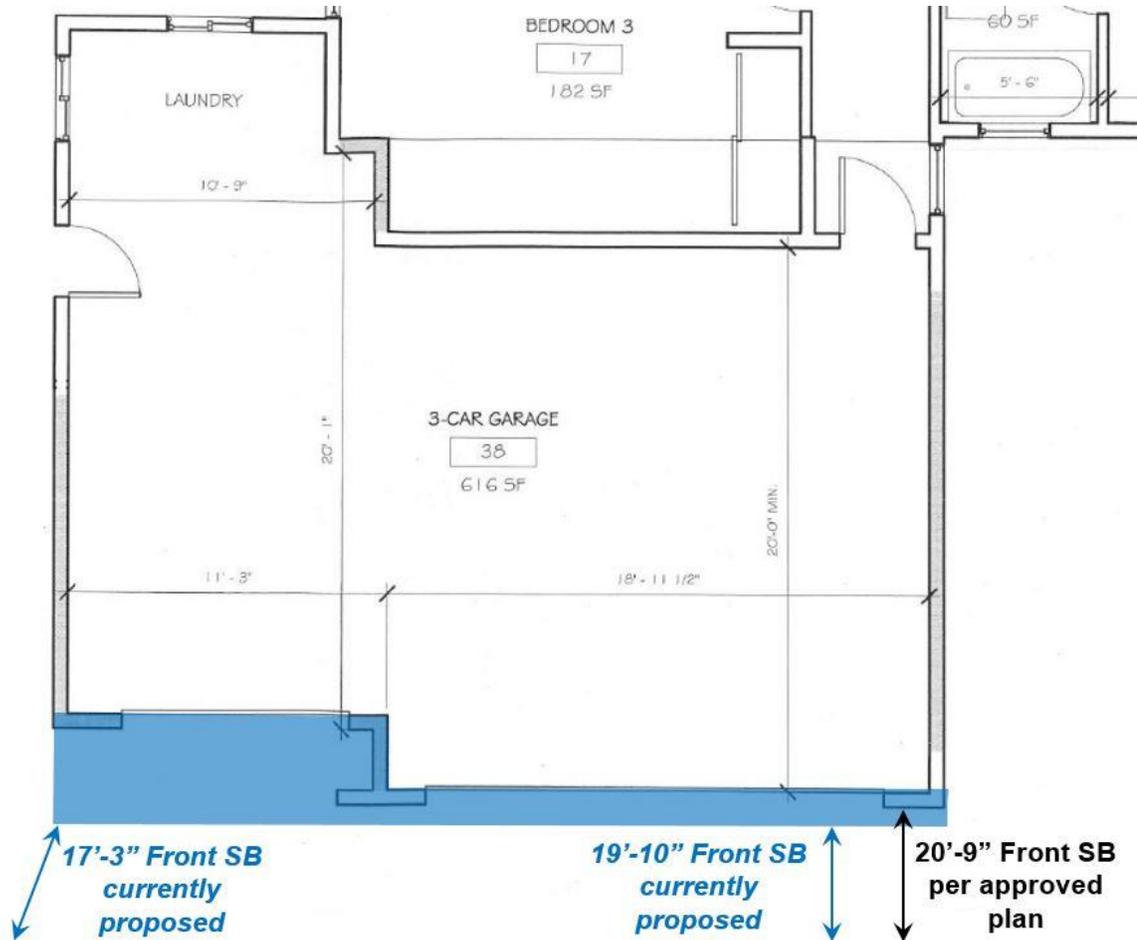
BACKGROUND:

The Commission will recall the project which involved 1st and 2nd-floor additions totaling 2,200 sq. ft. to an existing split-level residence on a hillside lot. Included as part of the project was garage expansion along the west side to create a 3rd parking bay and reorientation of the front of the garage to the south, to provide direct access to the street. The original project was approved by the Planning Commission at the March 12, 2013 meeting for a period of 12 months. On March 3, 2014, a 12-month approval extension was granted. On February 24th of last year, an amendment to the project was approved by the Commission. The amendment granted an addition 12-month approval period and allowed a revision to the design of the home's roof. Since that time, permit issuance has occurred and an error with the depth of the existing garage has been discovered; the garage's depth is 19 feet, below the 20-foot minimum for code-compliant 2-car garages.

CURRENT REQUEST:

To remedy this, the 2-car garage would be extended forward by approximately 1 foot. A 3rd bay adjacent to the west would also be brought forward to align with the remainder of the garage, resulting in a single, continuous garage façade. However, forward extension of the garage would have implications on the front setback, which would be reduced from 20'-9" to 19'-10" to accommodate the additional depth. To the west, alignment of the 3rd bay would reduce the front setback to an absolute minimum of 17'-3". Although the 3rd bay would not exceed further forward than the existing garage, the inward curvature of the street to the west has a corresponding effect on the

front property line, which also curves inward, thereby reducing separation between the property line and southwest corner of the garage. The approved garage plan is shown on the following page, with the proposed expansion highlighted in blue. Approved and proposed front setbacks are also shown in corresponding colors.



EVALUATION:

The 19'-10" adjusted setback for the 2-car garage is minimally below the 20-foot requirement while the garage extension and associated achievement of requisite depth is regarded as a legitimate objective. Absent this, a Variance would be required and staff regards the alteration to the garage and associated Setback Modification amendment as the appropriate remedy. Forward extension of the 3rd bay and its alignment to the front is also regarded as a functional improvement and one absent aesthetic detriment. The reduced 17'-3" setback, though below the 20-foot minimum, results from the street's inward curvature rather than excessive or arbitrary expansion.

East of the garage, the house steps back notably and provides additional front setback. At its southeast corner, the residence's setback increases to 35 feet. With a minimum

front setback of 17'-3" at one end, and a 35-foot setback at the other, a minimum 'average' front setback of approximately 26 feet is achieved, easily satisfying the 20-foot minimum. Given the scope of the request and its limited visual impact, the goal of achieving compliant and ample off-street parking and precedent of homes with minimal front setbacks along Keswick Road, the front setback proposed in conjunction with this amendment is regarded as both adequate and appropriate by staff.



Existing garage & street's curved frontage;
Residence's increased front setback

Hillside Development Permit and Setback Modification findings remain supportable and have been revised to reflect the amendment, and are included as part of the approval resolution (attached).

RECOMMENDATION:

Based on the above discussion, staff would recommend **APPROVAL** of the requested amendment per the original conditions of approval, listed in Exhibit "A" and attached to the revised resolution.

*Att: Minutes – March 12, 2013 and February 24, 2015 PC meetings
Project plans (reduced)*

*C: Stephen and Claudia Hall / 3841 Keswick Road / La Canada Flintridge, CA / 91011
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