

PLANNING COMMISSION STAFF REPORT
 April 26, 2016 Meeting

Applicant

Craig Stoddard
 4452 Ocean View Boulevard, #201
 Montrose, CA 91020

Case Type / Number:

Second Floor Review 15-38
 Floor Area Review 15-03

Property Owner:

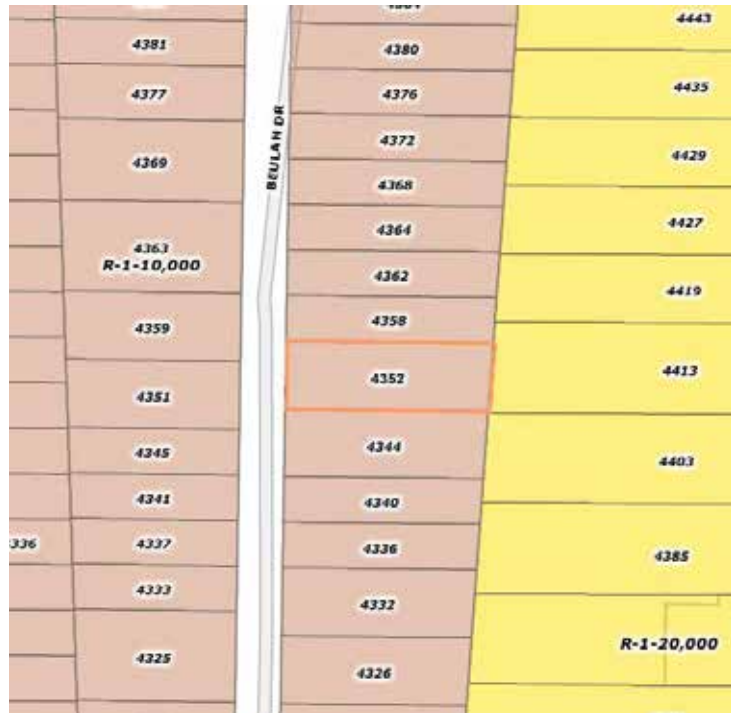
Heather Jones
 2506 Sierra Vista
 Newport Beach, CA 92660

Project Site:

4352 Beulah Drive

Case Planner:

Harriet Harris



1. Request:

The request is for Floor Area Review and Second Floor Review to allow a 1,110 sq. ft. first-floor addition and 697 sq. ft. second-floor addition to an existing two-story house. The project requires Floor Area Review because the lot qualifies as a narrow lot and the project would exceed the 4,500 sq. ft. review threshold for narrow lots. However, total floor area would be 5,124 sq. ft., which is under the 5,130 sq. ft. maximum allowed for the lot size.

2. Location:

The site is located on a on the east side of Beulah Drive, mid-block between Foothill Boulevard and Descanso Drive, in the R-1-10,000 zone.

3. Staff Recommendation:

Staff recommends that the request for the Second Floor Review and Floor Area Review **BE APPROVED**, subject to the conditions attached to the resolution.

4. Project Size:

Lot area:	16,901 S.F.	
Existing House:		
First Floor:	1,095 S.F.	
Second Floor:	842 S.F.	
Existing Detached Accessory Structure (Storage/Gym):	843 S.F.	
New Garage:	537 S.F.	
First-Floor Addition:	1,110 S.F.	
Second-Floor Addition	697 S.F.	
Total:	5,124 S.F.	(FAR 0.30)

5. General Plan / Zoning / Existing Land Use:

The Land Use Map identifies the site as Low Density Residential – up to 4 Dwelling Units per Acre. The property is designated R-1-10,000 (Single Family Residential – 10,000 Square Foot Minimum Lot Size). The site is presently developed with an existing two-story house with a detached accessory structure and a pool.

6. Environmental Impact Review:

Staff has determined that the proposed Floor Area Review and Second Floor Review is Categorically Exempt from the California Environmental Quality Act, under Class 2.5 (a)(4)(ii)(additions) of the City of La Cañada Flintridge Guidelines for the Implementation of CEQA.

7. Previous Action:

Tree Removal 15-02.

8. Pending and Potential Actions:

Plan check and issuance of building permit.

9. Staff Analysis:

A. Context:

The subject property is located on the east side of Beulah Drive, mid-block between its intersection with Foothill Boulevard and Descanso Drive. The property is approximately 75 feet wide and has an approximate depth of 222 feet. Due to the slight



angle of the rear property line, the parcel is not quite rectangular. The lot comprises 16,901 sq. ft. The existing storage/gym accessory structure would be retained but does encroach slightly over the north property line. This existing encroachment will be corrected as a condition of approval of the proposed entitlements, prior to occupancy clearance.

A survey of the immediate neighborhood reveals a mix of one and two-story homes. Currently, the subject parcel has a Monterey Colonial style two-story house with a detached accessory structure and swimming pool. According to the tax assessor, the house was originally constructed in 1932.

A comparison of the immediate neighborhood shows that there are a mix of single and two-story houses. The following table shows lot sizes, house sizes, floor area ratios and number of stories for neighboring properties:

Address	Lot Size	House Size	FAR	Number of Stories
4332 Beulah Drive	15,755 S.F.	2,632 S.F.	16.7%	1
4333 Beulah Drive	9,027 S.F.	1,707 S.F.	18.9%	1
4336 Beulah Drive	10,686 S.F.	3,080 S.F.	28.8%	2
4337 Beulah Drive	9,147 S.F.	3,518 S.F.	38.5%	2
4340 Beulah Drive	10,832 S.F.	2,368 S.F.	21.9%	1
4341 Beulah Drive	9,268 S.F.	1,938 S.F.	20.9%	1
4345 Beulah Drive	9,488 S.F.	2,071 S.F.	21.8%	1
4348 Beulah Drive	16,520 S.F.	4,202 S.F.	25.4%	2
4351 Beulah Drive	14,308 S.F.	2,809 S.F.	19.6 %	1
4358 Beulah Drive	11,420 S.F.	2,602 S.F.	22.8 %	2
4359 Beulah Drive	14,579 S.F.	2,688 S.F.	18.4%	2
4362 Beulah Drive	11,560 S.F.	3,857 S.F.	33.3 %	2
4363 Beulah Drive	19,861 S.F.	6,635 S.F.	33.4 %	2
4364 Beulah Drive	11,710 S.F.	2,241 S.F.	19.1%	2
4368 Beulah Drive	11,854 S.F.	1,200 S.F.	10.1%	1
4369 Beulah Drive	18,270 S.F.	2,929 S.F.	16.0%	1
4372 Beulah Drive	12,000 S.F.	2,437 S.F.	20.3%	2
4376 Beulah Drive	12,150 S.F.	2,797 S.F.	23.0%	2
Average (Mean):	12,691 S.F.	2,873 S.F.	22.6%	
4352 Beulah Drive (Project)	16,901 S.F.	3,744 S.F.	22.2%	2

(Floor area figures DO NOT include garages and other exterior covered area and are intended for general comparison only)

Based on the chart above, it can be determined that the 16,901 sq. ft. subject parcel is above the neighborhood average of 12,691 sq. ft. and the 3,744 sq. ft. project (without the garage and accessory structure) is above the 2,873 sq. ft. neighborhood average. With a FAR of 22.2%, the project is slightly below the 22.6% average for the immediate

neighborhood. The project FAR would be below the FAR of seven of the neighboring properties.

B. Project Description:

The project consists of a 1,110 sq. ft. first-floor addition and a 697 sq. ft. second-floor addition at the side and rear of the existing house. The south side first-floor setback would be 8'-0" since it is a narrow lot and the request is also for Floor Area Review to exceed the 4,500 sq. ft. review threshold for lots with less than 80' of average lot width. The first floor north side setback would be 9'-1" and would match the existing house. The north side second-floor setback would be a compliant 16'-0" and the south side second-floor setback would be a compliant 19'-5". The applicant is also proposing a trellis at the rear of the structure that would not contribute towards floor area and satisfies all setback requirements.

The applicant is proposing to reconfigure the façade and front porch by adding columns. The new porch posts would be setback a compliant 29'-6". New dormers would also project 1'-6" forward of the existing façade but have a compliant front setback and would be behind the new porch posts. The overall roof of the existing structure would be retained as would the existing angle plane clip on the north side of the structure.

Total floor area would be increased to 5,124 sq. ft., which is below the 5,130 sq. ft. maximum allowed for the lot based on lot size, but above the 4,500 sq. ft. review threshold for lots with less than 80' of average width. This includes the detached accessory structure that projects slightly over the north property line. The applicant will be required to remove that portion of the accessory structure that encroaches over the property line and apply for the necessary entitlements and permits to accommodate the encroachment as conditioned.

The addition would achieve an overall height of 24'-1" and would satisfy the angle plane requirement for the new portions of the structure. As previously stated there is an existing angle plane clip on the north side which would not be intensified.

The project compares with code standards as follows:

	<u>Standard:</u> <u>With Floor Area Review</u>	<u>Existing:</u>	<u>Project:</u>
Floor Area:	5,130 S.F.	2,780 S.F.	5,124 S.F.
Front SB:	29'-6"	33'-0"	29'-6"
North Side SB:			
1 st Floor	8'-0"	9'-1"	9'-1"
2 nd Floor	16'-0"	9'-1"	16'-0"
South Side SB:			
1 st Floor	8'-0"	28'-9"	8'-0"
2 nd floor	16'-0"	N/A	19'-5"
Rear SB:	15'-0"	140'+	130'-0"
Height:	32'-0"	21'-6"	24'-1"

C. Floor Area Review:

Issues

Floor Area Review is required because the parcel's average lot width is less than 80 feet, which requires review by the Planning Commission for floor area over 4,500 sq. ft. The project does not, however, exceed the underlying 5,130 sq. ft. standard for the lot. Total proposed floor area would be 5,124 sq. ft.

With the exception of the new garage, the additional floor area is primarily located behind the existing residence. Additionally, 843 sq. ft. of existing floor area is within the accessory structure located behind the residence with limited visibility from the street. Furthermore, most of the additional second floor-area is sited behind the existing second floor. The proposed floor area is consistent with other parcels in the vicinity with respect to FAR and the additional mass and building bulk has limited visibility from Beulah Drive. The project's total floor area is comparable with the neighborhood average and is sited primarily behind the existing two-story house. Existing on and off-site screening would also minimize the addition's bulk as viewed from off site.

Finding

- 1. Through its siting, screening, and/or massing effects, the project is compatible with its neighborhood setting.**

While the proposed addition qualifies for Floor Area Review because the parcel has less than 80 feet of average lot width, the project is below the underlying 5,130 sq. ft. standard for the lot. The project is compatible in FAR with the other properties in the immediate neighborhood. The excess floor area is primarily located behind the existing two-story house and 843 sq. ft. of floor area is within the existing accessory structure. Existing on and off-site screening would also aid in minimizing the additional floor area. Staff supports the finding.

D. Second Floor Review

Issues

A review of the chart on page 3 indicates that the existing houses and parcels in the neighborhood vary in size and FARs. There are many two-story homes in the neighborhood. The original house is two story and the new second-floor addition is primarily sited behind the existing second floor. The existing Monterey Colonial style would be modified to a Colonial Revival style home. Since the house was constructed in the 30s, staff asked for and received a building history to determine potential historic significance of the existing structure. The architectural historian reviewed the history of the house and has determined that the house is a good example of typical Monterey Colonial homes but that better

examples of the architectural style are evident throughout Flintridge and, therefore, the house does not qualify for listing on the City's local list of Official Register of Historic Homes.

Privacy concerns are mitigated by existing landscaping along the north, south and distant rear property lines. Limited windows would be placed along the side façades but are mostly bathroom windows. The neighboring homes also have windows that face the shared property lines.

Design Guidelines

The City of La Cañada Flintridge Single Family Residential Guidelines provides for new houses to respect the existing pattern, scale and character in neighborhoods. The City's Residential Design Guidelines address four primary considerations, which are italicized in bold font.

- ***Neighborhood Compatibility***

The neighborhood has an eclectic mix of architectural styles. The proposed house additions and façade improvements are of a colonial revival style with its accentuated front door with sidelights, symmetrical façade and side-gabled roofs. The new style blends well within the eclectic neighborhood. The size of the house is comparable to others in the immediate vicinity with respect to FAR. The size of the home is proportionate to the site while the overall visual scale of the home would not be excessive given the articulation demonstrated.

- ***Site Development***

The second-floor addition is adequately set back from the side property lines. The added second floor is primarily sited behind the existing second floor.

- ***Physical Design Components***

The colonial revival style architecture is well represented in the home's massing and building materials utilize, which include siding and a brick veneer fireplace. Limited second-floor bulk and mass is introduced by the second-floor addition that is sited behind the existing second floor.

- ***Landscaping***

Existing landscaping is evident along the north, south and distant rear property lines and would address any potential privacy issues.

Findings

- 1. The two-story design includes adequate setbacks, screening and modulation.**

The proposed addition has is primarily sited to the rear of the existing structure and has compliant setbacks and adequate modulation. Through existing screening along the north, south and rear property lines, the project's impacts are minimized. Staff supports this finding.

2. The two-story design preserves the existing scale and character of the surrounding neighborhood.

The immediate neighborhood consists of one and two-story homes of varying floor areas. The addition preserves the scale of the surrounding neighborhood. The architectural style blends well in the eclectic neighborhood. Staff supports the finding.

3. The two-story design protects public views, aesthetics, privacy, and property values of the neighbors.

A majority of the second-floor additions are not readily visible from the street and limited windows are located along the side façades, and, as such, typical privacy concerns are not evident. Existing landscape screening along the north, south and rear property lines would also protect views and privacy. Staff supports the finding.

4. The two-story design is consistent with the Residential Design Guidelines as adopted by resolution of the City Council.

The scale, massing and use of materials proposed for the project relate well with the site and are consistent with the directives of the City's Single Family Residential Design Guidelines as discussed in the four primary considerations contained in the Residential Design Guidelines. Staff supports the finding.

E. Summary:

Based on the previous discussion, staff recommends that the request for Second Floor Review and Floor Area Review **BE APPROVED**, subject to the conditions listed in Exhibit "A", attached to the resolution.

cc: *Craig Stoddard / 4452 Ocean View Boulevard, #201 / Montrose, CA 91020*
Heather Jones / 2506 Sierra Vista / Newport Beach, CA 92660

CITY OF LA CAÑADA FLINTRIDGE

RESOLUTION NO. 16-xx

**A RESOLUTION OF THE PLANNING COMMISSION
OF THE CITY OF LA CAÑADA FLINTRIDGE
SECOND FLOOR REVIEW 15-38
FLOOR AREA REVIEW 15-03 AND
FOR FIRST AND SECOND-FLOOR ADDITIONS TO AN
EXISTING TWO-STORY HOME
THAT EXCEEDS THE 4,500 SQ. FT. REVIEW
THRESHOLD FOR NARROW LOTS
AT 4352 BEULAH DRIVE
AS REQUESTED BY
HEATHER JONES**

WHEREAS, a request by Heather Jones has been received for Second Floor Review and Floor Area Review to add a 1,110 sq. ft. first-floor addition and 697 sq. ft. second-floor addition to an existing two-story house that exceeds the 4,500 sq. ft. review threshold for narrow lots, said request attached hereto and incorporated herein by reference; and

WHEREAS, the Planning Commission, on April 26, 2016, held a public hearing and conducted a review of the request; and

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

WHEREAS, the Planning Commission has reviewed the facts contained in the staff reports dated April 26, 2016 regarding the application for Second Floor Review and Floor Area Review at 4352 Beulah Drive, and heard and considered the testimony of the applicant and the public; and

WHEREAS, based on the evidence presented in by the application materials, staff report, and the public testimony, the Planning Commission finds the following:

Section 1:

Floor Area Review

1. Through its siting, screening, and/or massing effects, the project is compatible with its neighborhood setting because the project is below the underlying 5,130 sq. ft. standard for the lot. The project is compatible in FAR with the other properties in the immediate neighborhood. The excess floor area is primarily located behind the existing two-story house and 843 sq. ft. of floor area is within

the existing accessory structure. Existing on and off-site screening would also aid in minimizing the additional floor area. Staff supports the finding.

Second Floor Review Finding

1. The two-story design includes adequate setbacks, screening and modulation since and the proposed addition has is primarily sited to the rear of the existing structure and has compliant setbacks and adequate modulation. Through existing screening along the north, south and rear property lines, the project's impacts are minimized.
2. The two-story design preserves the existing scale and character of the surrounding neighborhood since the immediate neighborhood consists of one and two-story homes of varying floor areas. The addition preserves the scale of the surrounding neighborhood. The architectural style blends well in the eclectic neighborhood.
3. The two-story design protects public views, aesthetics, privacy, and property values of the neighbors because the majority of the second-floor additions are not readily visible from the street and limited windows are located along the side façades, and, as such, typical privacy concerns are not evident. Existing landscape screening along the north, south and rear property lines would also protect views and privacy.
4. The two-story design is consistent with the Residential Design Guidelines as adopted by resolution of the City Council because the scale, massing and use of materials proposed for the project relate well with the site and are consistent with the directives of the City's Single Family Residential Design Guidelines as discussed in the four primary considerations contained in the Residential Design Guidelines.

Section 2:

NOW, THEREFORE, be it resolved that the Planning Commission approves the Second Floor Review and Floor Area Review request at 4352 Beulah Drive, subject to the conditions listed in Exhibit "A", attached to this resolution.

PASSED, APPROVED AND ADOPTED this 26th day of April, 2016.

Chair of the Planning Commission

ATTEST:

Secretary to the Planning Commission

EXHIBIT "A"
CONDITIONS OF APPROVAL
SECOND FLOOR REVIEW 15-38 AND
FLOOR AREA REVIEW 15-03
4352 Beulah Drive

1. Compliance with and execution of all conditions listed herein shall be necessary prior to obtaining final building inspection clearance and/or prior to obtaining any occupancy clearance. Deviation from this requirement shall be only by written consent of the Director of Community Development.
2. This approval is granted for the land or land use as described in the application and any attachments thereto, and as shown on the site plan submitted, labeled Second Floor Review 15-38 and Floor Area Review 15-03.
3. Prior to obtaining a building permit or when applicable initiation of use, the applicant and property owner shall file with the Secretary of the Planning Commission written acknowledgment of the conditions stated herein on forms provided by the Planning Department.
4. All structures, site work and other features including but not limited to, buildings, roadways, parking areas, landscaping and other facilities shall be located and maintained as shown on the plans labeled Second Floor Review 15-38 and Floor Area Review 15-03, except as otherwise stated in these conditions.
5. This approval will expire unless "start of construction" is commenced within 24 months after approval is granted and diligently pursued thereafter. The Director of Community Development may extend the original expiration date by as much as 12 months upon receipt of a written request from the applicant prior to expiration of the original approval if the approved project and applicable zoning standards are unchanged. Start of construction is defined as:
 - a. All zoning and related approvals are effective; and
 - b. All required building and grading permits for the project have been issued; and
 - c. The "foundation inspection" and "concrete slab or underfloor inspection" have been made and received approval from the Department of Building and Safety; i.e., all trenches must be excavated, forms erected, and all materials for the foundation delivered on the job and all in-slab or underfloor building service equipment, conduit, piping accessories and other ancillary equipment items must be in place. Nothing in this definition shall be construed to alter the applicable legal standards for determining when vested property rights to complete the project have arisen.
6. All applicable requirements of any law, ordinance, or regulation of the City of La Cañada Flintridge shall be complied with.

7. This approval is subject to the applicant paying all fees, deposits and assessments to the City of La Cañada Flintridge, as established by policy, ordinance or resolution of the City Council prior to occupancy or initiation of use. This includes payment for contracted staff services as invoiced to the city.
8. In the event the City determines that it is necessary to take legal action to enforce any of the provisions of these conditions, and such legal action is taken, the applicant agrees to pay any and all costs of such legal action, including reasonable attorney's fees, incurred by the City, even if the matter is not prosecuted to a final judgment or is amicably resolved, unless the City should otherwise agree with the applicant to waive said fees or any part thereof. The foregoing shall not apply if the permittee prevails in the enforcement proceeding.
9. The applicant shall defend, indemnify, and hold harmless the City and its officers, agents, and employees from any claim, action or proceeding against the City or its officers, agents, or employees to attack, set aside, void, or annul approval of this project. The City shall promptly notify the applicant of any such claim, action, or proceeding and shall cooperate fully in the defense.
10. An approval granted by the Planning Commission does not constitute a building permit or authorization to begin any construction. An appropriate permit issued by the Department of Building and Safety must be obtained prior to construction, enlargement, relocation, conversion, or demolition of any building or structure within the City.
11. All construction/contractor parking shall be on-site only. At the time of approval, if it is deemed by the Planning Commission that sufficient on-site parking may not be available, a Parking Management Plan shall be prepared by the applicant indicated where additional construction vehicles will be parked. Any additional construction vehicle or equipment parking may be required to occur off-site at a location approved by the Director of Community Development. The Parking Management Plan prepared by the applicant shall demonstrate that the alternate location shall not interfere with the neighbors in the area or hinder the public's use of the surrounding streets. Contractors and construction workers will be required to carpool to the construction site. No construction, no deliveries and no movement of construction materials shall occur on Sundays or City recognized holidays.
12. The applicant shall remove the encroaching portion of the existing accessory structure and increase the north side-yard setback to a minimum of 5'-0" as allowed through the Director's Miscellaneous Review process or less than 5'-0" as allowed through the Setback Modification process. The entitlements shall be in place and the work shall be completed prior to final occupancy clearance by Building and Safety.

Public Works Conditions:

13. Project shall comply with Los Angeles County's Low Impact Development Standard.

14. This project **disturbs less than one acre of land**, the project is subject to the following minimum construction requirements:
 - Sediments from areas disturbed by construction shall be retained on site, using structural drainage controls to the maximum extent practicable, and stockpiles of soil shall be properly contained to minimize sediment transport from the site to streets, drainage facilities, or adjacent properties via runoff, vehicle tracking, or wind.
 - Construction-related materials, wastes, spills or residues shall be retained on site to minimize transport from the site to streets, drainage facilities, or adjoining properties by wind or runoff.
 - Runoff from equipment and vehicle washing shall be contained at construction sites unless treated to remove sediments and pollutants.
15. Provide Covenant for existing brick walkway or any planned replacement.
16. Prior to any construction (including, but not limited to, drive approaches, sidewalks, curb and gutter, etc.), trenching or grading within public or private street right-of-way, the applicant shall submit a street improvement plan consistent with the approved Site Plan and conditions of approval and obtain encroachment permits from the Engineering Division.
17. Any proposed mailbox structure shall be approved and permitted by Public Works.

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