

CITY OF LA CAÑADA FLINTRIDGE

PLANNING COMMISSION MEMORANDUM

June 14, 2016 Continued Hearing

To: Planning Commission

From: Roger Cantrell, Consulting Architect/Planner

Subject: Second-floor Review 15-36 / Tree Removal Permit 15-18
2064 Lyans Drive
Yee/Chin Residence

A. Background:

The project was continued at its March 22, 2016 review. Comments from the Commission consisted of the following:

1. *Access to the property needs to be confirmed and the Commission should have a copy of the easement for review and confirmation.*
2. *Entry / roofline / eave heights are a concern.*
3. *Drawings should be clarified, particularly with regard to the basement and project height measurements.*
4. *Reduction of the effect of apparent building mass at the northeast corner was directed, through landscaping or other means.*
5. *Add a condition relating to a haul route.*

Additionally, staff notes the project architect Greg George indicated that landscaping would mitigate privacy issues to the extent possible. He also stated that six trees will be planted and visible from Foothill Boulevard.

B. Update:

Commission Concerns:

The Commission concerns as listed above have been addressed as follows:

1. *Access confirmation:*

Access has been confirmed by staff through two recorded instruments (see attached) both recorded in 1998. Instrument number 98-938324 gives lots 1, 3 and 4 access over the flag strip of lot 2 (Kagawa property). Instrument number 98-1170067 gives lots 1, 2 and 4 access over the flag strip of lot 3 (Peters property). Both of these flag strips terminate at an easement over lot 1 (Lyans property) designates as "Future Street" shown in both instruments. The "Future Street" easement provides access to all four lots to Lyans Drive.

The current proposal uses the recorded easements of 20 feet for access to the property with the exception of the last approximately 26 feet. At this point the driveway is shifted to the north and is reduced to 15 feet 8 inches in width to avoid two trees. The driveway connects to the "Future Street" access and also crosses a small triangle piece of the subject lot. New paving would be required for the easement areas, the portion of the subject lot and connecting to the "Future Street" easement. A condition has been added to ensure a continuous paved access to the designed "Future Street" drive.

In addition, the existing paved access to the south of the easement would still remain. There was some discussion about using this driveway to avoid the trees but according to the applicant an agreement could not be reached. With the confirmation of access by staff, this option is not needed for this project.

2. *Entry / roofline / eave heights;*

The east elevation has been modified to reduce the entry. The revision is subtle: extending the line of the adjacent floor plane over the entry. This provides slightly better horizontal continuity and, more importantly, provides an element of refinement at the entry with a lower scale-reducing element.

The roofline has also been modified to reflect the Commission's comment regarding the articulation and moving the hip roof. The roof plan is shown on the Illustrative Site Plan. The east side of the roof plan has been modified from a single hip to a segmented hip with a central recess.

Staff believes that the project conforms to the City residential design guidelines. The recessive nature of the entry prevents its height from becoming an issue of prominence as

addressed in the guidelines.

3. *Drawing clarifications:*

A section drawing and sheet has been added, distilling the information with regard to heights pertinent to code conformance evaluation. It shows an overall height of 31 feet 2 inches as taken from the lowest point, the stair access to the basement.

4. *Apparent mass at northeast corner:*

Complete screening is indicated on the Site Plan around the entire east side of the house. This is important at the southeast corner, where the house's height is closest to neighboring views. It is also important for privacy reasons at the northeast corner, ringing the deck.

5. *Add a condition relating to a haul route.*

A draft condition has been added.

Previous Draft Conditions:

Additional concerns raised by staff and reflected in the previous draft conditions have been addressed:

Condition 14: Abundant shrub planting is provided as a base to the house as seen from the shared road.

Condition 15: The rear trellis is now completely compliant with the 15-foot setback requirement.

Condition 16: Landscape screening is now provided along the west property line from the south end of the house to the northwest corner of the site.

The other special conditions, pertaining to tree protection and removal, are code requirements that continue to be included as conditions.

C. Required Findings:

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

Compliant and ample setbacks to all property lines and adequate visual separation are provided at the second-floor level while the design and size of the home expresses sensitive scale and tasteful modulation. At the only sensitively viewed elevation, along the west property line, the second floor has tasteful massing, with deeply modulated hipped roof forms. Adequate screening is provided along that side and along the east side where the height of the building is most proximate to neighboring properties. Staff supports the finding.

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

The proposed second floor, through its modestly expressed size, visual scale and refined traditional style, would preserve the character of the existing neighborhood, wherein comparably-sized two-story homes are found, particularly as softened by proposed screening. Staff supports the finding.

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

The only proximate house with possible perception of view or privacy issues is to the west, where the second floor is only peripheral to the southward view orientation. Regarding privacy, the viewed areas of the neighboring home are the street-facing public windows, which would be viewed obliquely. The second-floor portions of the subject house viewed from the neighbor to the west are two bedrooms and a further recessed master bedroom, potentially sensitive parts of the house, readily manageable through the property line landscape screening. Screening on the east side enhances privacy to proximate houses. 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 and massing utilized by the project relate well to the site and area and would be consistent with the primary directives of the City's Residential Design Guidelines, the foremost considerations of which are neighborhood and streetscape compatibility. The more detailed considerations of the design guidelines pertain to style and integrity, which are respected by the tasteful, restrained design. Staff supports the finding.

D. Recommendation:

Based on the above discussion and related findings, staff recommends that the Second-floor Review request **BE APPROVED**, subject to the conditions listed in Exhibit "A", attached to the draft resolution.

Attachment: Minutes from the March 8, March 22 and May 10, 2016
Access Easements 98-938324 & 98-1170067

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