

CITY OF **LACañADA FLINTRIDGE**

MEMORANDUM

January 12, 2016 Meeting

To: Planning Commission
From: Chris Gjolme ~ Planner
Re: **Amendment** to Hillside Development Permit 13-23; 3745 Normandy Drive; Jane Lee
Date: December 16, 2015

BACKGROUND:

On September 10, 2013, the Planning Commission approved a 500 sq. ft. split-level addition at the above address. The addition has a complex and contentious history as the Commission will recall. In short, the addition was initially submitted as a new 2-car garage but due to access issues and inadequate interior dimensions, the project was not approved as a garage, but rather an addition, the lower bay of which could be used for vehicle storage in an unofficial capacity. The following condition of approval was imposed on the upper bay and precluded vehicle storage altogether.

17. *No garage door shall be installed on the upper bay of the proposed addition. A single or double man-sized door may be installed to access the space.*

REQUEST:

The applicant requests that the approval be amended to remove the above condition. This would allow installation of an 8-foot wide roll-up garage door on the upper bay to match the lower bay. No other changes are proposed. As before, the existing detached garage at the rear of the lot would continue to satisfy the parking requirement for the site per condition of approval #13.

13. *In conjunction with this approval, the existing detached two-car garage at the south end of the lot and driveway access thereto shall be retained to satisfy the 2-car parking requirement for the site.*

EVALUATION:

Aesthetics/Appearance

The use of markedly different doors has yielded an awkward aesthetic in staff's estimation (photo below). The addition is readily visible from the shared driveway and appears disjointed. Conversion of the man doors to a 2nd garage door would achieve better cohesion between the upper and lower bays and enhance the overall appearance

of the residence. Overall, the benefit would be minor given the home's isolated location, but an improvement would occur.



Access/safety

Although deemed 'not conveniently accessible' by staff, use of the upper portion of the addition for vehicle storage in an unofficial capacity is not precluded by code and could be allowed with conversion of the doors, as requested by the applicant. With a new garage door of wider width, access to and from the resulting 'bay' would be possible. Improved egress would also result since installation of the retaining wall approved as part of Hillside Development Permit 14-28 is now complete (this allowed the existing slope along the common driveway to be trimmed back).

Vehicles exiting this bay may still need to back out into the common driveway. However, the shared driveway serving the subject lot does not experience traffic volumes comparable to a public street and backing out into the common driveway to allow partial vehicle turnaround was not a critical consideration in the Traffic Engineer's opinion since this has been a longstanding practice for the properties at 3745 and 3757 Normandy Drive. As such, staff does not anticipate a safety issue upon conversion of the upper portion of the addition into a parking bay.

Considering the aesthetic improvement, lack of significant access issues and retention of a compliant detached garage, staff regards the request as reasonable and consistent with the following required finding:

- 1. The project is found not to be in conflict with or potentially detrimental to the public health, safety or welfare or other community standards, and conforms to the city's general plan and all other ordinances and regulations of the city.**

The proposed addition would continue to comply with all code standards and be of modest visual scale and would not result in significant view blockage or upset the prevailing street setting. Use of the addition for vehicle storage will not be detrimental to the public health, safety, welfare, or other community standards. The project conforms to building code standards and will not result in a change of use or intensification of development beyond those allowed in the General Plan and zoning codes.

RECOMMENDATION:

Based on the above discussion and the applicable Hillside finding, staff recommends that the amendment request **BE APPROVED**, subject to the conditions listed in Exhibit "A", attached to the draft resolution.

C: Jane Lee / 3745 Normandy Drive / LCF, CA / 91011

Att: Minutes 9/10/2013 PC Meeting