

CITY OF LA CAÑADA FLINTRIDGE

PLANNING COMMISSION STAFF REPORT

April 25, 2019 Meeting

Case Type / Number:

Second Floor Review (DEV-2019-0029)

Property Owner:

Alta Canyon LLC
711 S. First Avenue
Arcadia, CA 91006

Applicant:

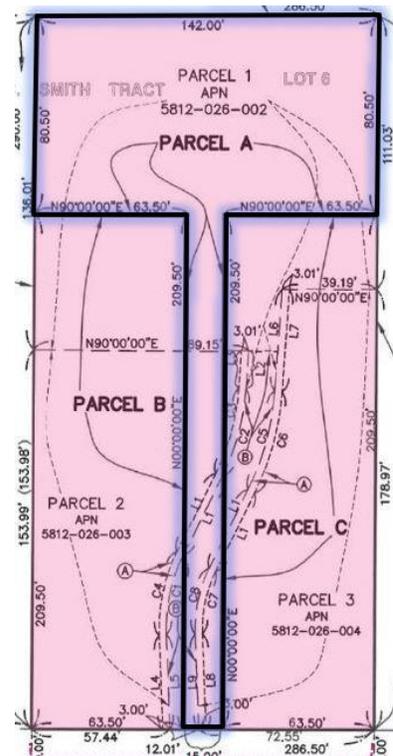
Philip Chan; PDS Studio
711 S. First Avenue
Arcadia, CA 91006

Site Address:

1035 Fairview Drive (Parcel A adjacent figure)

Case Planner:

Chris Gjolme ~ Planner



1. Request:

The request is for Second Floor Review to construct a new compliant two-story residence and attached garage comprising approximately 3,920 square feet. The existing residence will be demolished.

2. Location:

The site is a flag lot, reconfigured as part of a Lot Line Adjustment approved in 2018, that extends north from Fairview Drive, between Hayman Avenue and Los Colinas Drive, in the R-1-10,000 zone.

3. Staff Recommendation:

Staff recommends that the request **BE APPROVED**, subject to the conditions listed in Exhibit "A", attached to the draft resolution.

4. Project Size:

Lot area:	11,431 square feet
Proposed first floor (including garage):	2,512 square feet
Proposed second floor:	1,408 square feet
Total:	3,920 square feet

5. General Plan / Zoning / Existing Land Use:

The General Plan Land Use Map designates each of the site as Low Density Residential (up to 4 dwelling units per acre). The sites are zoned R-1-10,000 (Single Family Residential - 10,000 Square Foot Minimum Lot Size). The subject parcel is developed with a single-family residence and garage to be demolished.

6. Environmental Impact Review:

Staff has determined that the proposed Second-floor Review is Categorically Exempt from the California Environmental Quality Act (CEQA) under Section 15303 (New Construction or Conversion of Small Structures) and demolition of the existing residence is exempt under Section 15301 (Existing Facilities) of the CEQA Guidelines.

7. Previous Action:

Lot Line Adjustment 17-01 and Variance 17-04. Allowed the reconfiguration of four (4) lot lines common to a three-lot cluster under common ownership, including the front lot lines of the subject lot. Approved on January 23, 2018.

8. Pending and Potential Actions:

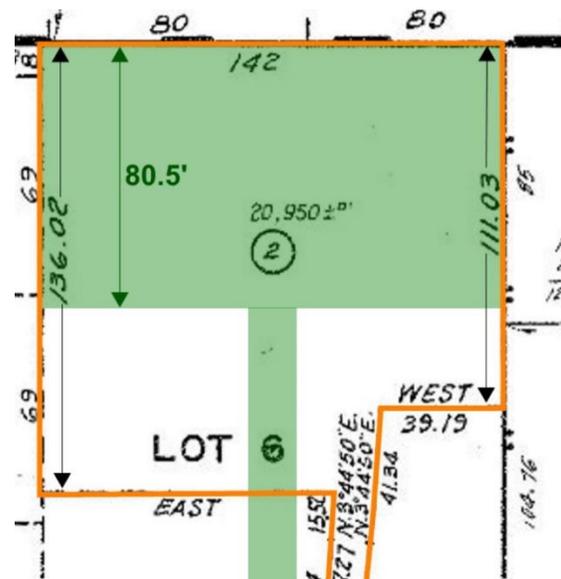
Plan check, Fire Department approval, issuance of building permit.

9. Staff Analysis:

A. Context:

The subject property is located midblock along the north side of Fairview Drive, between Hayman Avenue and Angeles Crest Highway, in the R-1-10,000 zone. It is a flag lot set back approximately 200 feet from the street. The lot is currently developed with a two-story residence that is situated behind two vacant lots that front the street and flank the flag strip to the east and west.

Prior to approval of the Lot Line Adjustment (LLA), the subject parcel comprised almost 21,000 square feet and achieved a depth ranging from 111 feet to 136 feet. The size and depth of the lot was reduced significantly through the LLA and now comprises 11,431 square feet (absent the flag strip) while achieving a consistent depth of 80.5 feet. The above figure shows the pre LLA (orange outline) and post LLA (green fill) size and configuration of the lot.



With its interior location, the lot is adjacent to six properties; three to the west along Hayman Avenue (mainly 4720 Hayman Avenue), two to the north along Wiladonda Drive (1026 and 1032) and a single property to the east fronting on Los Colinas Drive (4721). The three homes along Hayman are one-story structures; the two to the north and lone home to the east are two-story residences. In general, surrounding homes are typically positioned toward the front of their respective lots with rear yards adjacent to the project site. Rear yard pools are evident on five of the six lots, the exception being the property at 1026 Wiladonda. Perimeter landscaping also intervenes and partially screens the subject lot.

B. Project Description:

The existing home would be demolished and replaced with a new two-story residence and attached two-car garage. The proposed residence would comply with all code standards, including floor area, setbacks and building height. In addition, it would remedy side and rear yard encroachments presented by existing structures on site.

The residence would front the flag strip and street to the south, where a setback of 31'-8", in excess of the 25-foot requirement for flag lots, would be provided in order to accommodate a hammerhead for Fire Department vehicle turn-around. With an average width of 142 feet, a 14'-2" setback at the first-floor level and 20-foot setback at the second-floor level are required. These requisites would be more than doubled at the first-floor level (33 feet) and tripled at the second-floor level (61'-6") to the east. To the west, a 20-foot side setback is proposed at both floor levels, meeting the second-floor requirement but exceeding the first-floor requirement by six feet. To the rear, a compliant 15-foot setback would be provided at the east and west ends of the home, with the midsection recessed inward to provide an increased setback ranging from 19 feet to 26 feet. The entirety of the second-floor would be recessed to provide an increased 18'-9" (minimum) rear yard setback.

The well-modulated footprint would achieve a length of 89 feet and depth of 34'-8"; it would be of elongated and linear form given the rectangular shape of the lot and its relatively limited depth. Inclusive of an attached two-car garage at the southwest corner, the footprint would comprise 2,512 square feet. The second-floor would have a westerly bias, while exhibiting the modulation evident at the first-floor level. It would comprise 1,408 square feet, thereby increasing the overall size of the residence to 3,920 square feet, as allowed based on the lot's 11,431 net square feet.

Building height would be 26'-8", well below the 32-foot limit for the lot. Interior plate height would be nine feet at both floor levels. However, the lot's gentle slope to the south would be altered to create a level building pad. As such, fill height would combine with structure height for an overall maximum project height of 28 feet.

Lastly, it appears that driveway access to the garage combined with the required hammerhead will result in front yard hardscape in excess of the 50 percent limit. The final landscape/hardscape plan may ultimately include planter cells to alleviate the condition, but if this is not the case, staff-level review of the front yard hardscape treatment will be required

and a condition to this effect is included as part of the resolution. Staff has no concerns with this potential eventuality noting the lack of visibility from the street and safety mandate for the hammerhead.

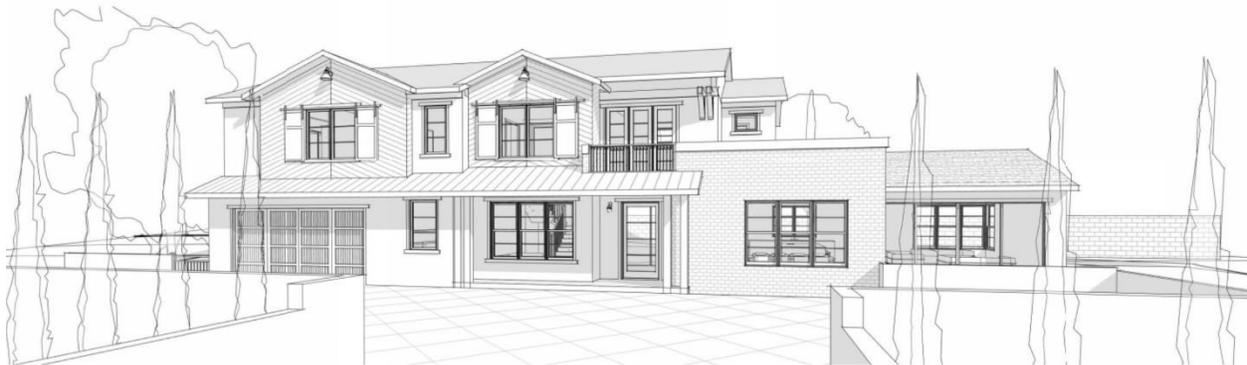
In all, the request compares with code standards as follows:

	STANDARD	PROPOSED
Floor Area:	3,929 sf	3,920 sf
Front SB:	25 feet	30'-8"
West Side SB		
1st floor:	14'-2"	20 feet
2nd floor:	20 feet	20 feet
East Side SB		
1st floor:	14'-2"	33 feet
2nd floor:	20 feet	61'-6"
Rear SB:	15 feet	15 feet
Height:	32 feet	28 feet

C. Second Floor Review:

Discussion

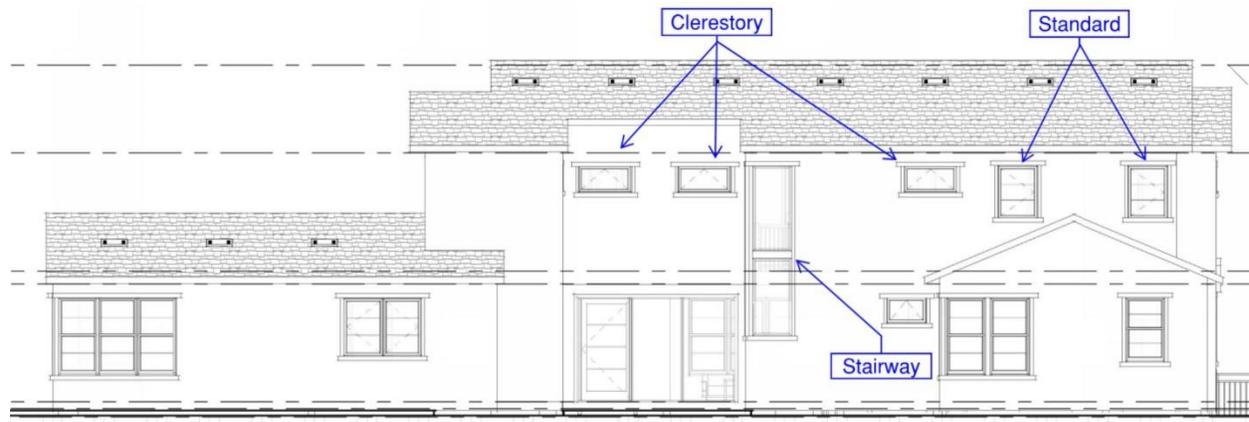
Given the development pattern in the immediate area and frequency of other two-story homes of varied size and design, the introduction of a new traditionally-massed two-story structure, with its tasteful massing and accents, would blend well within the area. The structure is well-articulated and detailed, as evidenced by wall and roof modulation at both floor levels and use of diverse façade materials including wood siding, brick veneer and painted plaster. Though traditionally massed, contemporary accents - angled siding on the front bays and a standing seam metal porch roof - are incorporated into the design.



Staff recognizes the parcel's flag-lot configuration which can, in some instances, limit spacing between homes and result in crowding impacts. This is not the case with the proposal. The residence would be built in proportion to the lot's size, while the second floor is positioned to comply with (and on average exceed) all setback constraints, including the

provision of significant setbacks well above code standards to the east.

Second-floor fenestration is sensitive to neighboring properties, in particular to the east and west; no windows are proposed on the east elevation while only two small clerestory bedrooms windows are proposed to the west. The lengthier rear elevation would face the rear yards of the properties at 1026 and 1032 Wiladonda Drive, which are developed with a sport court and pool, respectively. Beyond are the respective two-story homes sited approximately 90 feet and 75 feet from the common property line.



Of the six second-floor windows proposed, three are clerestory windows. The tall central window serves the staircase while two standard bathroom windows are to the west. Staff regards this array (shown above) as reasonable and commensurate to the respective interior spaces. A deck is proposed at the front of the east bedroom. While some views to the southeast would be possible, the balcony orients mainly to the front of the subject lot and would be set back almost 70 feet from the east side property line where new landscaping would intervene. It too is regarded as a reasonable project component.

In summary, staff has no major concerns with the siting, scale and design of the new home, which respects the size and constraints of the lot, is sensitive to adjacent properties and integrates well with the residential character of the immediate area.

Findings

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

The project offers setbacks that meet or exceed code requirements, including 33-foot and 61-foot first and second-floor setbacks to the east, to afford visually adequate separation from adjacent homes in the area. Perimeter screening in place on the subject lot and adjacent parcels provides partial screening of the site and would be augmented by implementation of the project's landscape plan. A combination of siting and screening precludes problematic exposure of the new home. The house is well-articulated at both floor levels and includes distinct one and two-story sections and tasteful façade detail and appropriate fenestration. Staff supports the finding.

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

The area is characterized by several other two-story homes of varied size and design, including adjacent homes to the north at the end of Wiladonda Drive and east along Los Colinas Drive, where three two-story homes in excess of 4,000 square feet are found. The home's position on the subject flag lot and significant distance from Fairview Drive removes it from having a significant effect on the prevailing street setting. Staff supports the finding.

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

The project's scale is not excessive given the character of the area and public views would not be significantly impacted considering the flat lot's deep setback from the street and lack of prominent or sensitive view corridors in the area. Second-floor fenestration is sensitive to neighboring properties, in particular to the sides considering the lack of windows to the east and use of two small clerestory windows to the west. The second-floor deck is of modest size, centrally located on the front elevation and is not anticipated to lend to problematic views. 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 design of the project, with its linear form commensurate to the lot's configuration, compliance with all code requirements, and Traditional massing and detail, is appropriate for both the site and area. Therefore, the project is found to be consistent with the primary directives of the City's Residential Design Guidelines as related to streetscape and neighborhood compatibility. Staff supports the finding.

D. Recommendation:

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

C: Alta Canyon LLC / 711 S. First Avenue / Arcadia, CA / 91006
Philip Chan; PDS Studio / 711 S. First Avenue / Arcadia, CA / 91006

Attachments

1. Draft Resolution

**ATTACHMENT 1 – Draft Resolution
& Conditions of Approval**

CITY OF LA CAÑADA FLINTRIDGE

RESOLUTION NO. 19-xx

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LA CAÑADA FLINTRIDGE APPROVING SECOND-FLOOR REVIEW (DEV-2019-0029) FOR A NEW TWO-STORY RESIDENCE AND RELATED SITE IMPROVEMENTS AT 1035 FAIRVIEW DRIVE AND FINDING THE PROJECT EXEMPT PURSUANT TO SECTIONS 15301 AND 15303 OF THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) GUIDELINES

WHEREAS, an application for Second-Floor Review (DEV-2019-0029) was filed by Philip Chan/PDS Studio (hereinafter the “Applicant”) with the City of La Cañada Flintridge; and

WHEREAS, Second-Floor Review (DEV-2019-0029) is a request to allow construction of a new two-story, 3,920-square foot residence located at 1035 Fairview Drive (hereinafter referred to as “Application”), said request attached hereto and incorporated herein by reference; and

WHEREAS, the subject site has a General Plan Land Use designation of Low Density Residential (up to four dwelling units per acre) and is located within the R-1-10,000 Zone designation; and

WHEREAS, the subject site is a 11,431-square foot parcel that contains an existing single-family residence that would be demolished to accommodate the project; and

WHEREAS, it has been determined that the project is Categorically Exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15301 (Existing Facilities) for the demolition of the existing structure and Section 15303 (New Construction or Conversion of Small Facilities) for the new single-family residence; and

WHEREAS, on April 25, 2019, a duly noticed public hearing on the Application was held before the City of La Cañada Flintridge Planning Commission at the City Hall Council Chamber, One Civic Center Drive, La Cañada Flintridge; and

WHEREAS, the Planning Commission has reviewed the facts contained in the staff report dated April 25, 2019 regarding the Application for Second-Floor Review, and heard and considered the testimony of the Applicant and the public; including any written correspondence received, with all testimony received being made a part of the public record; and

WHEREAS, all legal prerequisites to the adoption of this Resolution have occurred.

NOW THEREFORE, the Planning Commission of the City of La Cañada Flintridge does resolve as follows:

Section 1. Findings for Second-Floor Review:

1. The two-story design includes adequate setbacks, screening and modulation because the project offers setbacks that meet or exceed code requirements, including 33-foot and 61-foot first and second-floor setbacks to the east, to afford visually adequate separation from adjacent homes in the area. Perimeter screening in place on the subject lot and adjacent parcels provides partial screening of the site and would be augmented by implementation of the project's landscape plan. A combination of siting and screening precludes problematic exposure of the new home. The house is well-articulated at both floor levels and includes distinct one and two-story sections and tasteful façade detail and appropriate fenestration.

2. The two-story design preserves the existing scale and character of the surrounding neighborhood because the area is characterized by several other two-story homes of varied size and design, including adjacent homes to the north at the end of Wiladonda Drive and east along Los Colinas Drive, where three two-story homes in excess of 4,000 square feet are found. The home's position on the subject flag lot and significant distance from Fairview Drive removes it from having a significant effect on the prevailing street setting.

3. The two-story design protects public views, aesthetics, privacy and property values of the neighbors because the project's scale is not excessive given the character of the area and public views would not be significantly impacted considering the flat lot's deep setback from the street and lack of prominent or sensitive view corridors in the area. Second-floor fenestration is sensitive to neighboring properties, in particular to the sides considering the lack of windows to the east and use of two small clerestory windows to the west. The second-floor deck is of modest size, centrally located on the front elevation and is not anticipated to lend to problematic views.

4. The two-story design is consistent with the Residential Design Guidelines as adopted by resolution of the City Council because the scale and design of the project, with its linear form commensurate to the lot's configuration, compliance with all code requirements, and Traditional massing and detail, is appropriate for both the site and area. Therefore, the project is found to be consistent with the primary directives of the City's Residential Design Guidelines as related to streetscape and neighborhood compatibility.

Section 2. CALIFORNIA ENVIRONMENTAL QUALITY ACT. Based upon the foregoing facts and based upon substantial evidence, the Planning Commission hereby finds as follows:

A. The project is exempt from the California Environmental Quality Act ("CEQA") pursuant to CEQA Guidelines Section 15301 (Existing Facilities) for the demolition of the existing structure and Section 15303 (New Construction or Conversion of

Small Facilities) for the new single-family residence. The Planning Commission hereby directs staff to file a Notice of Exemption for Second-floor Review (DEV-2019-0029).

Section 3. Based on the above findings, the Planning Commission of the City of La Cañada Flintridge hereby approves Second-Floor Review (DEV-2019-0029) for a new project at 1035 Fairview Drive, subject to the conditions of approval listed in Exhibit "A", attached to this resolution.

PASSED, APPROVED AND ADOPTED this 25th day of April, 2019.

Chair of the Planning Commission

ATTEST:

Secretary to the Planning Commission

EXHIBIT "A"
CONDITIONS OF APPROVAL
SECOND-FLOOR REVIEW (DEV-2019-0029)
1035 Fairview Drive

Standard Conditions:

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 (DEV-2019-0029)
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 project plans labeled Second-floor Review (DEV-2019-0029), except as otherwise stated in these conditions.
5. This approval will expire unless "start of construction" is commenced within 12 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 Division 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 Second-floor Review. 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. If it is deemed by the Director of Community Development that sufficient on-site parking may not be available, then on-street parking in front of the site will be permitted if it can be demonstrated that such parking will not interfere with the immediate neighbors and will not interfere with the public's use of the surrounding streets. If this cannot be found, then any additional construction vehicle or equipment parking must occur off-site at a location approved by the Director of Community Development. Approval of the off-site location shall be based on the submittal of a Parking Management Plan by the applicant that demonstrates that the site 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. Any subsequent substantive change to these approved plans by the Fire Department or any other agency having subsequent approval authority shall cause these plans to be returned to the Planning Commission for additional review and approval prior to permit issuance.

Planning Conditions:

13. Prior to building permit issuance, a Landscape Plan in conformance with La Cañada Flintridge Municipal Code, Chapter 4.23 Water Efficient Landscaping shall be submitted subject to review and approval by the Director of Community Development. Prior to final inspection, a Certificate of Completion for Water Efficient Landscaping shall be submitted and approved.
14. Applicable tree protection guidelines shall be strictly adhered to during all phases of construction.
15. Protective chain-link fencing shall be installed around all City-protected trees potentially impacted by construction activity and/or within the construction zone prior to the commencement of any grading, demolition, or excavation and shall remain in place until construction activity no longer threatens tree health. The size of said protection buffer shall be equivalent to approximately 3.5x the outer trunk diameter. Confirmation to this effect shall be required prior to issuance of any permits.
16. Primary wall, roof and accent colors shall be reviewed and approved by staff prior to issuance of any building permits.
17. Front yard hardscape in excess of the 50 percent limit shall require staff-level review and approval prior to issuance of permits.
18. Unless this approval is appealed to the City Council, story poles shall be removed promptly (within one week) after expiration of the 15-day appeal period. Verification of this shall be required prior to submittal of the project for plan check OR prior to issuance of building permits for those projects where “at-risk” plan check is in process or has already been completed.

Public Works Conditions:

19. Applicant shall submit a preliminary drainage plan and method of discharging on-site storm flow to public right of way.
20. The Project shall comply with Los Angeles County’s Low Impact Development Standard.
21. 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.
22. Replace and construct new concrete driveway per City's standard.
 23. Site plan shall indicate existing sewer mainline on Fairview drive, and existing point of connection (lateral) serving the project. Sewer lateral must be within the property limits.
 24. 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.
 25. Any proposed mailbox structure shall be approved and permitted by Public Works.

CONSTRUCTION & DEMOLITION (C&D) DEBRIS

26. Project shall comply with City's Construction and Demolition (C&D) Ordinance 313, per Chapter 9.14 of the City Municipal Code to satisfy the City's Debris Management requirement.
27. Prior to Demolition and/or Building Permit issuance, the Applicant shall submit a Performance Security, calculated as the lesser of three percent (3%) of the total project valuation or \$10,000. The Performance Security is refunded upon Applicant's submittal and approval of a Building Debris Management Report indicating that at least 50% of the total debris generated by the project was reused or recycled.
28. Prior to Final Building Inspection, Applicant shall submit a Building Debris Management Report and obtain Public Works approval. The Building & Safety Division will not complete Final Building Inspection until the Public Works Department makes a determination regarding refund or forfeiture of the Performance Security.
29. Applicant must use a City authorized and permitted waste hauler for all debris, including soil import/export, resulting from construction and demolition activities on the project. A list of authorized waste haulers will be provided to the Applicant.
30. Self-hauling of C&D debris must be authorized by the Department of Public Works prior to Building & Safety issuance of Demolition or Building permit(s). Applicant must submit a Debris Management Plan and a Haul Route Plan, execute a self-haul agreement, as well as fund a Haul Route Manager for monitoring of all self-

hauling activities. Self-hauling approval must be acquired from the Public Works Department prior to issuance of any permit(s).

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