

CITY OF **LACANADA FLINTRIDGE**
PLANNING COMMISSION STAFF REPORT
March 24, 2015 Meeting

Applicant:
Jay Johnson
1125 Foothill Blvd.
La Canada Flintridge, CA 91011

Case Type / Number:
Second Floor Review 14-23

Property Owner:
Hans Kim
4504 Viro Road
La Canada Flintridge, CA 91011

Site Address:
121 Foothill Blvd. (APN 5819-029-032)

Case Planner:
Chris Gjolme ~ Planner

1. Request:

The request is for Second Floor Review to construct a new 2-story residence and attached garage comprising 3,917 sq. ft. on an 11,387 sq. ft. vacant parcel created as part of a 2005 subdivision.

2. Location:

The site is located along the north side of Foothill Blvd., one lot east of its intersection with Viro Road, across the street from Crestview Preparatory School, in the R-1-7,500 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 Size:	11,387 sq. ft.
Proposed 1 st floor (inc. garage):	2,124 sq. ft.
Proposed 2 nd floor:	1,793 sq. ft.
Total:	3,917 sq. ft.
Floor Area Ratio:	0.34

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-1-7,500 (Single Family Residential – 7,500 Square Foot Minimum Lot Size). The site is currently vacant.

6. Environmental Impact Review:

Staff has determined that the proposed Floor Area Review is Categorically Exempt from the California Environmental Quality Act, under Class 2.5(c)(1) (new construction) of the City of La Cañada Flintridge Guidelines for the Implementation of CEQA.

7. Previous Action:

- Parcel Map 0611691 – approved in 2005 - allowed division of a 22,536 sq. ft. parcel into two lots comprising 11,149 sq. ft and 11,397 sq. ft. Lot 2 is the larger parcel, and is the subject lot for this project.
- Second-floor Review 07-47. Allowed a new 3,860 sq. ft. 2-story residence to be constructed on Parcel 1. Approved October 23, 2007.

8. Pending and Potential Actions:

Plan check and issuance of building permit.

9. Staff Analysis:

A. Context:

This site is the easternmost residentially-zoned lot along Foothill Blvd. Immediately to the east is the Flintridge Riding Club, separated from the site by a 12-foot wide riding/hiking trail that extends to the north along the site's east property line.

The trapezoidal-shaped lot comprises just below 11,400 sq. ft. sq. ft., and is the product of a Parcel Map (lot split) that was granted final approval in 2006. This area is noticeably diverse in terms of development; single-family residences line both sides of Viro Road to the northwest,



Crestview Preparatory School is across Foothill Blvd. to the south and public/semi-public uses including the aforementioned Flintridge Riding Club and Hahamongna Park are nearby to the east. Adjacent to the west is the 2-story residence approved through Second-floor Review in 2007. Further to the west is a collection of one and two-story homes that front on Lamour Drive, but have rear frontage along Foothill Blvd.

B. Project Description:

The 2nd lot created through the 2007 parcel map would be developed with a 3,917 sq. ft. 2-story residence and attached garage. Importantly, the proposed residence is compliant with regard to all standards, including floor area, setbacks, and height.

The 1st floor would afford living, family and dining area, and a two-car garage at the southeast corner. Compliant side setbacks of 13'-2" feet and 21'-3" would be provided to the east and west, while a 29-foot front setback is proposed for the garage, increasing to 33 feet for the taller portion of the house, which matches the siting of the adjacent home to the west. A patio trellis would extend from the rear elevation, providing a rear setback of approximately 36 feet, well above the 15-foot requirement. The 1st-floor footprint would comprise 2,124 sq. ft.

The 2nd-floor would comprise 1,793 sq. ft. and would largely mirror the configuration of the 1st-floor below. With basic dimensions of 36'x47', the 2nd-floor would be comprised by 2 bedrooms to the west, a master suite to the rear, and, somewhat unique, an attached ALQ to the east. The ALQ constitutes a compliant project component in terms of height, setback and floor area; the interior use of which is not governed by Second-floor Review findings. The ALQ would include two additional bedrooms offset by a central bathroom. A living/dining area and small kitchen would be above the garage to the east, behind which separate exterior access to the unit would be provided. Qualified ALQ floor area would be 628 sq. ft., within the 640 sq. ft. limit for the site. An additional onsite parking space along the west side of the home would be provided for the ALQ per code. Total floor area for the project would increase to 3,917 sq. ft., the maximum for the 11,387 sq. ft. lot.

The home's use of steeper-pitched roofs calls for use of a central flat roof component. However, said component would comprise approximately 23% of the overall roof form, and, at less than 25%, does not warrant flat roof review. The roof's steep pitch would yield a maximum building height of 30'-4", almost 2 feet below the 32-foot limit for the lot. Despite the building's height, angle plan compliance would be easily achieved along the east and west sides. Staff would note that the easterly angle plan graphic is mistakenly projected inward from a point 19 feet from the building. Staff assumes that the home's original west setback was inadvertently used for projection of the easterly angle plane, rather than the 13'-5" minimum setback as measured to the northeast corner of the garage, from which compliance would still be easily achieved per staff's verification.

Absent a basement or pool as part of the request, grading would not occur and concerns relative to export and haul routes are not relevant in the case of the project. With the

mandate for an additional onsite parking space to serve the ALQ, front yard paved area would extend around the house to the west, where the parking space would be created. This would result in front yard paved area exceeding that typical of most residences, but within the required 0.50 ratio as verified by staff (approx. 0.45). Also important to note is the location of the landscape buffers, forward of the driveway and adjacent to the sidewalk, which would lend to greater prominence as viewed from the street. A 42" front yard fence, 5'-6' side yard walls, trash enclosure and sliding gate are also shown on the site plan, but are compliant project components exempt from Second-floor Review.

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

	STANDARD	PROPOSED
Floor Area:	3,919 sf	3,917 sf
Front SB:	25 feet	29 feet (min.)
West Side SB		
1st floor:	9'-6"	21'-3"
2nd floor:	19 feet	21'-3"
East Side SB		
1st floor:	9'-6"	13'-2"
2nd floor:	19 feet	19 feet
Rear SB:	15 feet	36'-4"
Height:	32 feet	30'-4"

C. Second Floor Review:

Discussion

The home's design is French provincial, evidenced by steep hip roofs, shuttered windows to the front, French doors to the rear and symmetrical bays flanking the front entry. To the east, a continuous 2-story hip is proposed, resulting in a pleasing massing effect, albeit one not widely seen given the adjacency of the riding trail and Riding Club beyond. To the west, however, the hip terminates at the 2nd floor eave, which is of consistent height from front to rear. The 1st and 2nd floors also align to the west and combine to yield a somewhat lackluster elevation. However, window usage is varied along the west façade, while a chimney projection and wrapped stonework at the 1st-floor level aid in articulating the elevation. Importantly, the home would have an easterly bias with its siting to maximize separation from the home to the west. A minimum 21-foot setback at both levels, increasing to almost 26 feet, is proposed to the west.

The project's unique location is viewed as beneficial by staff and accommodates the style and mass of the house as proposed. The site is apart from the peninsula of residential properties that begin on Viro Road to the west, and well removed from the cluster of single-story homes further to the north that demonstrate increased uniformity. This separation relates the project site more to its Foothill Blvd. frontage, rather than the established Viro Road neighborhood. An undefined "street scale" is evident here, given the terminus of residential development and proximity of Crestmont Preparatory School

to the south and the Flintridge Riding Club to the east. In all, staff views the siting and design of the new residence (despite a somewhat exaggerated vertical form) as reasonably consistent with the adjacent 2-story home to the west and appropriate for the site and area.



Foothill Blvd. looking east w/ vacant project site to the left.

The project would mainly relate to the 2-story home adjacent to the west at 4504 Viro Road. This home fronts Viro Road, with its back yard patio area to the east, along the common property line shared by the subject lot. As currently configured, second-floor windows along the west elevation would afford views into the neighboring property. As such, tree screening along the west property line, between the house and neighboring patio area, is recommended in conjunction with project approval.

Findings

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

The project offers compliant setbacks on all sides, including surplus setbacks to the front and west, while the building is adequately modulated at both floor levels, including a steep 2-story hip presented to the east. A lack of sensitive public viewsheds or problematic massing precludes the need for substantial screening, beyond the addition of new trees for the benefit of the neighbor to the west. Staff supports the finding.

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

With a mixture of land uses, the immediate area is somewhat undefined in terms of residential character, and given the adjacency of a 2-story home, a school and recreational property, the scale and character of the immediate area would not be adversely impacted by the introduction of a new 2-story residence. Staff supports the finding.

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

The scope of the project is reasonable given the size of the lot and diverse character of the area, and public views would not be significantly compromised, while a greater than required setback and additional screening to the west would mitigate potential privacy impacts. 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 siting, scale and design of the project are appropriate for both the site and area, and would be consistent with the diverse character of the immediate streetscape. Staff supports the finding.

D. Recommendation:

Based on the above discussion, the project is reasonable for the subject lot and surrounding area. Therefore, staff recommends that the request **BE APPROVED**, subject to conditions listed in Exhibit "A", attached to the draft resolution.

C: *Jay Johnson / 1125 Foothill Blvd. / La Canada Flintridge, CA / 91011*
Hans Kim / 4504 Viro Road / La Canada Flintridge, CA / 91011

CITY OF LA CAÑADA FLINTRIDGE

RESOLUTION NO. 15-xx

**A RESOLUTION OF THE PLANNING COMMISSION
OF THE CITY OF LA CAÑADA FLINTRIDGE
APPROVING SECOND-FLOOR REVIEW 14-23
FOR CONSTRUCTION OF A NEW TWO-STORY
SINGLE-FAMILY RESIDENCE
AT 121 FOOTHILL BLVD.
AS REQUESTED BY
HANS KIM**

WHEREAS, a request by Hans Kim has been received for Second-floor Review to allow the construction of a new two-story residence, said request attached hereto and incorporated herein by reference; and

WHEREAS, the Planning Commission, on March 24, 2015, 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(c)(1)(new construction) 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 report dated March 24, 2015, regarding the application for Second-floor Review at 121 Foothill Blvd., and heard and considered the testimony of the applicant and the public; and

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

Section 1:

Second-floor Review:

1. The two-story design includes adequate setbacks, screening and modulation because the project offers compliant setbacks on all sides, including surplus setbacks to the front and west, while the building is adequately modulated at both floor levels, including a steep 2-story hip presented to the east. A lack of sensitive public viewsheds or problematic massing precludes the need for substantial screening, beyond the addition of new trees for the benefit of the

neighbor to the west.

2. The two-story design preserves the existing scale and character of the surrounding neighborhood because with a mixture of land uses, the immediate area is somewhat undefined in terms residential character, and given the adjacency of a 2-story home, a school and recreational property, the scale and character of the immediate area would not be adversely impacted by the introduction of a new 2-story residence.
3. The two-story design protects public views, aesthetics, privacy and property values of the neighbors because the scope of the project is reasonable given the size of the lot and diverse character of the area, and public views would not be significantly compromised, while a greater than required setback and additional screening to the west would mitigate potential privacy impacts.
4. The two-story design is consistent with the Residential Design Guidelines as adopted by resolution of the City Council because the siting, scale and design of the project are appropriate for both the site and area, and would be consistent with the diverse character of the immediate streetscape.

Section 2:

NOW, THEREFORE, be it resolved that the Planning Commission approves the Second-floor Review request at 121 Foothill Blvd., subject to the conditions listed in Exhibit "A", attached to this resolution.

PASSED, APPROVED AND ADOPTED this 24th day of March, 2015.

Chair of the Planning Commission

ATTEST:

Secretary to the Planning Commission

EXHIBIT "A"
CONDITIONS OF APPROVAL
SECOND-FLOOR REVIEW 14-23
121 Foothill Blvd.

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 14-23.
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 14-23, Sheets A thru A-12, 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 Division 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, 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.
13. 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.

Planning Conditions

14. Prior to issuance of building permits, a landscape plan shall be reviewed and approved by the Director of Community Development or his designee. Said plan shall indicate additional trees along the west side property line of appropriate species, planting height and density to buffer the new residence.
15. Chain-link protection barriers of the requisite size shall be installed around all protected trees within the construction zone. Said fencing shall be installed and inspected by the City prior to issuance of any grading or building permits, and shall remain in place during all phases of construction.
16. Primary roof and wall colors shall be reviewed and approved by staff prior to issuance of building permits.
17. The portion of the Gould Canyon Trail where proximate to the construction zone shall be preserved and protected and kept free of debris and material during construction activity.
18. Fencing along the trail, if proposed, shall comply with provisions of the Trails Master Plan. Suitable materials include wood, concrete block or chain link (where beyond the required 25-foot front setback) in combination with hedges, ivy and other plantings.
19. All applicable provisions of Section 4.64.030 of the Municipal Code (Trails - Acts Prohibited) shall be adhered to, including Section B.4 and C.4,5,6,7.

Public Works Conditions

20. All work shall comply with City Ordinance 313 (Chapter 9.14 of the Municipal Code). A Building Debris management Report (BDMR) is required to provide documentation that verifies a minimum of fifty (50) percent of the debris or material generated was diverted from a landfill. A performance security is required prior to the issuance of the grading and building permits.
21. An onsite drainage plan shall be provided in conjunction with project plan check.
22. A Storm Water Pollution Prevention Plan (SWPPP) for lots less than one acre in size shall be provided in conjunction with project plan check.
23. All existing and proposed improvements within the public right-of-way (ROW) shall be indicated on the site plan prior to plan check submittal.
24. Above-ground structures shall not be permitted within the street right-of-way (ROW).
25. All work in the public right-of-way (ROW) shall conform to City standards, codes and requirements.
26. An encroachment and/or excavation permit shall be required for any work within the public right-of-way.
27. The new driveway apron shall conform to provisions of Chapter 8.01 of the Municipal Code and the Standard Plans for the Public Works Construction (SPPWC), latest edition.
28. The City of La Cañada Flintridge is a Permittee under the Los Angeles County National Pollutant Discharge Elimination System, NPDES Permit No. CAS614001 and as such is required by federal and state law to implement procedures to prevent and control the entry of pollutants and non-storm water discharges into the City's storm drain system to the maximum extent practicable. No person shall commence or continue any construction project in the City of La Cañada Flintridge that causes the disturbance of City right-of-way by clearing, grading, cold milling, saw cutting, paving, or excavating without obtaining a permit from the City. Pursuant to state and federal law, such permit shall include NPDES requirement as summarized below. The following requirements shall apply to all projects undergoing construction in the City of La Cañada Flintridge. The requirements set forth below shall apply at the time of demolition of an existing structure or construction.

- a) No washing of construction or other industrial vehicles shall be allowed adjacent to a construction site. No water from washing vehicles on a construction site is allowed to run off into the City's storm drain system.
- b) Sediment, construction waste, and other pollutants from construction sites and parking areas shall be retained on the site to the maximum extent practicable.
- c) The discharge from washing out concrete trucks and saw cutting, cold milling materials to the gutter or storm drain system is prohibited.
- d) Any sediment or other materials which are not retained on the site shall be removed the same day prior to leaving the site. Where determined necessary by the City Engineer or his or her designated representative, a temporary sediment barrier shall be installed.
- e) On an emergency basis only, plastic covering may be utilized to prevent erosion of an otherwise unprotected area, along with runoff devices to intercept and effectively convey the runoff to the storm drain system after elimination of contaminants.
- f) Drainage controls shall be utilized, as needed, depending on the extent of proposed construction activities.
- g) Contractor shall refer to and be familiar with the most recent edition of the Construction Best Management Practices Handbook, produced and published by the Storm Water Quality Task Force, to be used for specific guidance on selecting Best Management Practices for reducing pollutants in storm water discharges from construction activities.
- h) Littering. No person shall throw, deposit, place, leave, maintain, keep or permit to be thrown, deposited, placed, left or maintained or kept, any refuse, rubbish, garbage, broken concrete, or any other discarded or abandoned, articles or accumulations, in or upon any street, alley, sidewalk, storm drain, inlet, catch basin conduit or drainage structure, business place, or upon any public or private plot of land in the City, so that the same might be or become a pollutant, except in containers, recycling bags, or other lawfully established waste disposal facilities.

Whenever an authorized inspector has reasonable cause to believe that there exists on the construction site any condition which constitutes a violation of the provisions of the requirements herein, the permit will be voided and no longer in effect, and all construction work on the site shall be terminated at the contractor's expense.