

CITY OF LA CAÑADA FLINTRIDGE

PLANNING COMMISSION STAFF REPORT

February 23, 2016 meeting

Property Owner:

Kevin and Carrie Martin
4902 Vineta Avenue
La Canada Flintridge, CA 91011

Case Type / Number:

Second Floor Review 15-40

Applicant:

De Angelis Designs
650 Foothill Blvd.
La Canada Flintridge, CA 91011

Site Address:

4902 Vineta Avenue

Case Planner:

Chris Gjolme ~ Planner

1. Request:

The request is for Second Floor Review to construct a new compliant 2-story residence and attached garage comprising 4,953 sq. ft. The existing single-story residence would be demolished in conjunction with project approval.

2. Location:

The site is located along the east side of Vineta Avenue, between Houseman Street and Gould Avenue, in the R-1-20,000 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:	23,010 sq. ft.
Proposed 1 st floor (inc. garage):	2,985 sq. ft.
<u>Proposed 2nd floor:</u>	<u>1,968 sq. ft.</u>
Total:	4,953 sq. ft. (0.22 FAR)

The site is currently served by a circular driveway, also considered to be non-conforming since the lot's 84-foot frontage is less than the 100-foot minimum. The south portion of the driveway would be retained and expanded as part of the project. Four trees front the existing residence, including a liquid amber street tree and large magnolia. These two trees would be retained.

B. Project Description:

The existing home would be demolished and replaced with a new 2-story residence and attached garage. The proposed residence is compliant with regard to all standards, including floor area, setbacks and building height. Moreover, the project would remedy existing setback and driveway nonconformities while increasing available open space through a reduced footprint.

The 1st floor would afford living, family and dining area via a modulated, rectangular footprint of reduced width in comparison to the existing structure. A 3-car garage, with a tandem 3rd bay, would be to the south, accessed by a flared driveway that would continue to utilize the southerly apron. A small breakfast nook and trellis would project to the rear. To the front, a covered porch would be slotted between projecting dining room and office/bedroom bays.

A compliant 50-foot front setback would be provided, as is typical for many homes along this section of Vineta Avenue. With an average width of 108 feet, a 10'-10" side setback is required at the 1st-floor level. This requirement would be exceeded to the north and south where minimum 20-foot and 13'-5" side setbacks are proposed. The north side yard would be increased significantly in relation to the non-conforming 5-foot setback demonstrated by the existing structure. An increased rear setback of 82'-4" would also result from removal of the current home and construction of the new residence. Total 1st-floor area inclusive of the garage would be 2,985 sq. ft.

A wide 2nd floor of modest depth housing 4 bedrooms and bathrooms would comprise 1,968 sq. ft. The 2nd floor would be recessed to the south to provide an increased side setback of 20'-4" at the southwest corner. Given the lot's flared side property lines that widen to the rear, the south side setback would increase over the depth of the 2nd floor, reaching 25 feet at the southeast corner. The 2nd floor would align with the 1st floor to the north, where a similar setback ranging from 20-25 feet would be provided along the north face of bedroom #1. The 2nd floor would step back from the front at two distinct points to ensure a graceful massing effect as seen from the street. Total project floor area would be 4,953 sq. ft., 1,400 sq. ft. less than the 6,352 sq. ft. limit for the site.

Primary building height would be 27'-4". However, the lot's gentle slope to the south would be raised to create a level building pad. As such, the fill height (2'+/-) would combine with structure height for an overall maximum height of 29'-8", below the 32-foot standard for the lot.

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

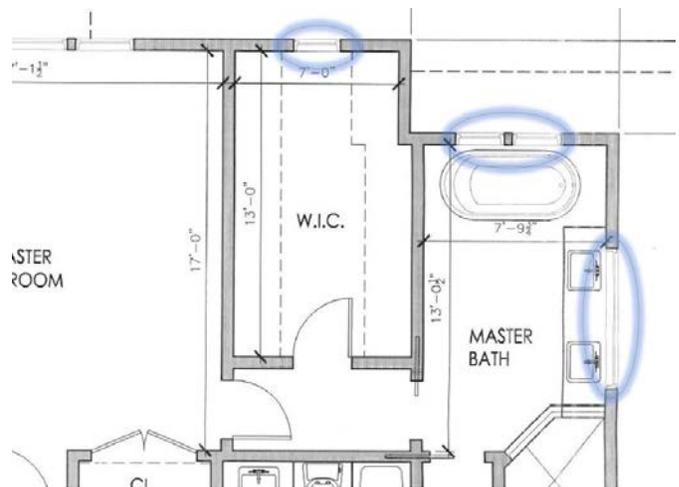
	<u>Standard:</u>	<u>Project:</u>
Floor Area:	6,352 sq. ft.	4,953 sq. ft.
Front SB:	50 feet	50 feet
South Side SB		
1 st floor:	10'-10"	13'-5" (min.)
2 nd floor:	20 feet	20'-4" (min.)
North Side SB		
1 st floor:	10'-10"	20 feet (min.)
2 nd floor:	20 feet	20 feet (min.)
Rear SB:	15 feet	82'-4"
Height:	32 feet	29'-8"

C. Second Floor Review:

Discussion

Given the precedent of several 2-story homes in proximity to the site, the attractive Cape Cod/Shingle design, with its simple and well-proportioned massing, distinct 2-story bays and uniform shingle-siding, is compatible within the area. Reinforcing the appropriateness of the home's design and scale is the adjacent home to the north, a larger structure that graces both the site and streetscape. With its increased setbacks to the north and slightly lower pad level, staff has no issues with the new home's relationship to the northerly neighbor.

To the south, the adjacent single-story home is at a slightly lower elevation and set back minimally from the common property line. This property is also developed with a swimming pool at the northeast corner. The proposal accounts for this neighbor in several ways. The wide floor plan presented to the front and rear corresponds to relatively limited building depth presented to the sides; the depth of the 2nd-floor where most proximate to the south is 33 feet, very modest in staff's estimation. Although a code-minimum 20-foot setback is proposed at the southwest corner, the 2nd floor extends away from the property line as it retreats to the rear, increasing the setback to 25 feet.



The interior of the 2nd floor at the southeast corner is also noteworthy. This area is devoted to the master bathroom and walk-in closet, where likely window usage has been

minimized though a combination of size and position; clearstory windows are proposed above the double sink and in the closet while the lone full-size window would be above the bathtub. Master bedroom windows are positioned further to the north to orient with the subject lot's rear yard. Although some oblique views to the south would be possible, staff believes that the thoughtful siting and design of the 2nd-floor adequately safeguards the smaller home/lower property to the south. Should there continue to be concern, installation of trees (2) to interrupt line-of-sight toward the neighbor's pool area is an additional measure should the Commission deem it necessary.

A review of the above Floor Area Matrix indicates variation in parcel and house size within the immediate area, with parcels ranging from 15,218 sq. ft. to over 31,000 sq. ft. and homes ranging from 1,846 sq. ft. to 6,400 sq. ft. Though the proposal would be above the 'average' house size, the project's 0.18 FAR is consistent with the 0.17 average. Staff regards this as a more reliable measure of the home's size and its appropriateness for the site and area. In all, the home is suited to the site and is not significantly discordant with the character of the area due to the precedence of a comparably-sized home immediately to the north and thoughtfulness of the subject home's design.

Address	Lot Size	House Size	FAR	Stories
4827 Vineta Avenue	18,093 sf	2,048 sf	0.11	1
4828 Vineta Avenue	17,851 sf	3,617 sf	0.20	1
4836 Vineta Avenue	17,828 sf	2,994 sf	0.17	1
4837 Vineta Avenue	18,178 sf	3,028 sf	0.17	1
4843 Vineta Avenue	18,258 sf	3,800 sf	0.21	2
4844 Vineta Avenue	18,234 sf	1,846 sf	0.10	1
4910 Vineta Avenue	31,199 sf	5,163 sf	0.16	2
4911 Vineta Avenue	23,412 sf	2,545 sf	0.11	1
4918 Vineta Avenue	15,218 sf	2,588 sf	0.17	1
4928 Vineta Avenue	16,623 sf	4,135 sf	0.25	2
4900 Gould Avenue	25,551 sf	6,395 sf	0.25	2
4920 Gould Avenue	24,059 sf	4,232 sf	0.18	2
AVERAGE:	20,375 sf	3,533 sf	0.17	n/a
<i>*4902 Vineta Avenue</i>	<i>23,010 sf</i>	<i>4,151 sf</i>	<i>0.18</i>	<i>2</i>

**Project site. Note - Above figures do not include garages, volume spaces, patios, and other non-habitable areas and are intended for general comparison only.*

In summary, staff has no major concerns with the siting, size and design of the home, which respects the size and constraints of the lot and integrates well with the scale and character of the immediate area. Positive findings are accordingly recommended.

Findings

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

The project offers compliant front and increased side setbacks to afford visually adequate separation from the street and neighboring homes. Ample building modulation is apparent in the footprint, recession between floor levels, well-proportioned roof form and front porch. Two trees would be retained to the front and additional screening to safeguard the neighboring pool area to the south can be added. Staff supports the finding.

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

The proposed house would be well below the floor area limit for the site. The area is characterized mainly by one-story homes, but several 2-story homes are proximate to the site, including the adjacent home to the north which is of larger size and scale. The home's position on the subject lot and associated visibility would not upset 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 scope is not unreasonable given the size of the subject lot and character of the area. Public views would not be significantly compromised while the 2nd-floor window arrangements on the south side is modest and sensitive to neighboring properties. 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 height, floor area and setback surpluses, refined massing and detail, is appropriate for both the site and area, and would be consistent with the neighborhood and streetscape compatibility requisites of the City's Residential Design Guidelines. Staff supports the finding.

D. Recommendation:

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

C: *De Angelis Designs / 650 Foothill Blvd. / La Canada Flintridge, CA / 91011*
Kevin and Carrie Martin / 4902 Vineta Avenue / La Canada Flintridge, CA / 91011

CITY OF LA CAÑADA FLINTRIDGE

RESOLUTION NO. 16-xx

**A RESOLUTION OF THE PLANNING COMMISSION
OF THE CITY OF LA CAÑADA FLINTRIDGE
APPROVING SECOND-FLOOR REVIEW 15-40
FOR CONSTRUCTION OF A NEW TWO-STORY SINGLE FAMILY RESIDENCE
AT 4902 VINETA AVENUE
AS REQUESTED BY
DE ANGELIS DESIGNS
ON BEHALF OF
KEVIN AND CARRIE MARTIN**

WHEREAS, a request by De Angelis Designs on behalf of Kevin and Carrie Martin 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 February 23, 2016, after public noticing in the prescribed manner, 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 February 23, 2016 regarding the application for Second-floor Review at 4902 Vineta Avenue, 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 front and increased side setbacks to afford visually adequate separation from the street and neighboring homes. Ample building modulation is apparent in the footprint, 2-story bays, recession between floor levels, well-proportioned roof form and front porch. Two trees

would be retained to the front and additional screening to safeguard the neighboring pool area to the south can be added.

2. The two-story design preserves the existing scale and character of the surrounding neighborhood because the proposed house would be well below the floor area limit for the site. The area is characterized mainly by one-story homes, but several 2-story homes are proximate to the site, including the adjacent home to the north which is of larger size and scale. The home's position on the subject lot and associated visibility would not upset the prevailing street setting.
3. The two-story design protects public views, aesthetics, privacy and property values of the neighbors because the project's scope is not unreasonable given the size of the subject lot and character of the area. Public views would not be significantly compromised while the 2nd-floor window arrangements on the south side is modest and sensitive to neighboring properties.
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 height, floor area and setback surpluses, refined massing and detail, is appropriate for both the site and area, and would be consistent with the neighborhood and streetscape compatibility requisites of the City's Residential Design Guidelines.

Section 2:

NOW, THEREFORE, be it resolved that the Planning Commission approves the Second-floor Review request at 4902 Vineta Avenue, subject to the conditions listed in Exhibit "A", attached to this resolution.

PASSED, APPROVED AND ADOPTED this 23rd day of February, 2016.

Chair of the Planning Commission

ATTEST:

Secretary to the Planning Commission

EXHIBIT "A"
CONDITIONS OF APPROVAL
SECOND-FLOOR REVIEW 15-40
4902 Vineta Avenue

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 15-40.
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 15-40, Sheets 1-5, 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 and assessments to the City of La Cañada Flintridge, as established by ordinance, resolution or policy of the City Council.
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. 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:

13. Project shall comply with City’s Low Impact Development Standards.
14. This project **disturbs less than one acre of land**, and 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. 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 Permit from the Engineering Division.
16. Prior to any construction in public right-of-way, and issuance of Encroachment Permit, the Applicant shall submit an arborist report for Public Works approval for the public trees in close vicinity of proposed driveway, per City’s Municipal Code requirements.
17. Prior to Building final, Applicant shall construct driveway approach per City standard and remove northerly curb cut and driveway approach.
18. Any proposed mailbox structure shall be approved and permitted by Public Works.

19. Project indicates export of soil. Prior to issuance of Grading permit, Applicant shall acquire self-haul approval from the Public Works Department, submitting a haul route plan, debris management plan and a security deposit.

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