

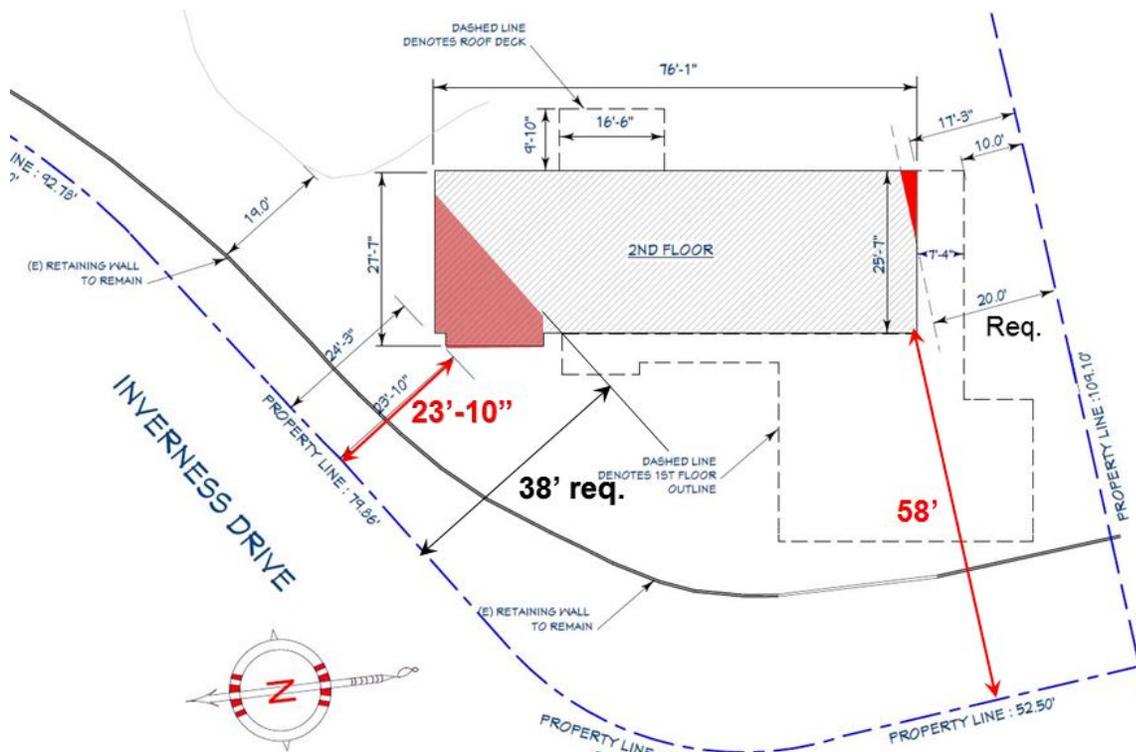
CITY OF LA CAÑADA FLINTRIDGE

MEMORANDUM June 23, 2015 Meeting

To: Planning Commission
From: Robert J. Stanley - Director of Community Development
By: Chris Gjolme ~ Planner
RE: Setback Averaging
Date: June 11, 2015

At the last meeting, the Commission approved 1st and 2nd-floor expansion of a residence at 135 Inverness Drive. In addition to the requisite Hillside and Second-floor Review, a Setback Modification was required to retain existing setback encroachments and allow new encroachments, most notably by the 2nd floor, which encroached into the required front and south side setbacks.

Staff supported the encroachments and believed that positive findings were possible for a myriad of reasons, including the fact that compliant 'average' setbacks would be provided. In other words, although the 2nd floor encroached on one end, it exceeded the requirement and provided a surplus on the other end, often the case when structures are oriented at an angle with respective property lines. The Commission will recall the following project graphic which shows minimum, maximum and required setbacks to the front, minimum and required side setbacks to the south and



respective encroaching area.

During project review, there was some discussion about setback 'averaging' and whether it could be appropriate for certain projects. The purpose of this memo is to provide a formal starting point for Commission discussion and potential direction to staff should there be consensus to explore the matter further.

In basic and broad terms, the idea has appeal to staff given the often difficult topography and configuration of project sites and the oblique relationship that often results between structures and property lines. One thought would be to allow side yard encroachments through the Director's Review process; provided that the 'average' setback meets the requirement and that minimum 5-foot and/or 10-foot setbacks are provided at the 1st and/or 2nd-floor levels. Of course, a number of other considerations including project size, height, visibility, etc. would factor into any determination and resultant allowance.

Alternatively, the Commission could opt for the status quo and retain current review processes, perhaps with a more flexible application of required Setback Modification findings for projects that provide a compliant 'average' setback. These are just two possibilities, of course, and by no means a formal recommendation at this point.

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