

MEETING NOTICE AND AGENDA 12-01



**PLANNING COMMISSION
Tuesday, January 10, 2012**

**CITY HALL COUNCIL CHAMBERS
1327 Foothill Boulevard
6:00 p.m.**

- I. CALL TO ORDER:** 6:00 p.m.
- II. ROLL:** Chairman Curtis, Vice Chair Cahill, Commissioners Der Sarkissian, Jain, Gunter
- III. PLEDGE OF ALLEGIANCE:** Vice Chair Cahill
- IV. COMMENTS FROM THE PUBLIC:** At this time, members of the audience may address the Commission regarding matters that are not on the agenda or matters that are on the Consent Calendar.
- V. REORDERING OF THE AGENDA**
- VI. CONSENT CALENDAR:**
 - A. Minutes** – May 24, July 26, August 4, September 27, October 11, November 1, November 2, 2011 meetings.
- VII. CONTINUED PUBLIC HEARINGS**
 - A. Hillside Development Permit 11-24, Second Floor Review 11-14, Modification 11-09 (SB) and Variance 11-03; 5489 Ocean View Boulevard; Nefas:** (Continued from October 11, 2011) Request to allow a 1,563 sf expansion of an existing house including a new second floor and covered patios, and for encroachments into the side and front setbacks and for an encroachment into the south side angle pane. Staff is recommending that the Planning Commission approve a Categorical Exemption for this project. (Planner Clarke)
- VIII. PUBLIC HEARINGS:**
 - A. Setback Modification 11-22; 2100 Los Amigos Street; Chessum/Kristof:** Request to allow a new garage to encroach 27'-6" into required 52'-6" front setback as part of a residential remodel and expansion.

Staff would note that the front setback for the garage would be increased from 22'-6" to 25 feet as part of the project. Also, since more than 30% of the existing roof would be removed to accommodate remodel/expansion, the Setback Modification would allow retention of 5-foot side setbacks to the east and west, below the 6'-6" requirement for the 65-foot wide lot. Staff is recommending that the Planning Commission approve a Categorical Exemption for this project. (Planner Gjolme)

- B. Hillside Development Permit 11-31; 3887 Chevy Chase Drive; Katz:** Request to allow a retaining wall with a maximum height of 6' 8" fee, enclosing a 538 sf gazebo and a 53 sf addition to the existing house. Staff is recommending that the Planning Commission approve a Categorical Exemption for this project. (Planner Clarke)

IX. OTHER BUSINESS

- A. Tree Removal 11-40; 991 St. Katherine Drive; Morillo:** Request to remediate the removal of three Chinese Elm trees. Staff is recommending that the Planning Commission approve a Categorical Exemption for this project. (Assistant Planner Parinas)
- B. Tree Removal 11-37; 530 Berkshire Avenue; Wang:** Request to allow trimming of six Coast Live Oak trees on the subject property. Staff is recommending that the Planning Commission approve a Categorical Exemption for this project. (Planning Intern Rodriquez)
- C. Determination of General Plan Consistency Finding:** Vacation and Dedication of Portions of a Public Alley; and Dedication of a Portion of Beulah Drive. (Senior Planner Buss)
- D. Study Session:** Amendment to Chapter 4.26 of the Municipal Code regarding the **Preservation, Protection and Removal of Trees:** Potential revisions include the relocation of the ordinance from the Municipal Code to the Zoning Code and various text changes including, but not limited to revising and adding definitions, conformance to industry standards for measuring trees, enforcement and penalties for violating the Tree Ordinance, and possible revision of the protected tree species and size list. (Assistant Planner Lang)
- E. Discussion with the City Attorney regarding the regulation of retail vendors.**

- X. REPORT OF DIRECTOR'S REVIEWS** [Director's Setback Modifications; Director's Height Modifications and Director's Second Floor Reviews] – None

XI. COMMENTS FROM THE COMMISSIONERS

XII. COMMENTS FROM THE DIRECTOR

XIII. ADJOURNMENT

I hereby certify that this agenda was posted in a location accessible to the public at 1327 Foothill Boulevard, at least 24 hours prior to the special meeting, in accordance with Government Code Section 54945.2



Fred Buss ~ Senior Planner ~ Community Development Department

Staff reports, project drawings and other materials related to items on this agenda are available for public inspection in the Planning Dept., Monday through Thursday from 7:00 a.m. to 5:00 p.m., and from 8:00 a.m. to 5:00 p.m. on Fridays, except City holidays. Any decision of the Planning Commission may be appealed to the City Council by any interested person by filing a letter of appeal with the City Clerk and paying an appeal fee of one-half of the applicant's fee plus the applicable Notice Fee. The appeal must be filed within 15 days after the decision is rendered. The date of decision is the date the associated resolution is adopted by the Planning Commission.