

CITY OF **LACANADA FLINTRIDGE**

**PLANNING COMMISSION
MEETING NOTICE AND AGENDA 15-01**

6:00 P.M.

**Tuesday, January 13, 2015
City Hall Council Chambers
1327 Foothill Boulevard**

I. CALL TO ORDER

II. ROLL: Chairman Walker, Vice Chairman Jain, Commissioners Gunter, McConnell and Smith

III. PLEDGE OF ALLEGIANCE

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:** June 24, 2014

B. **Minutes:** October 14, 2014

C. **Minutes:** November 13, 2014

D. **Minutes:** December 9, 2014

E. [Hillside Development Permit \(Admin\) 14-21/Second-Floor Review 14-25/Variance 14-02/Director's Miscellaneous Review 14-31 \(SB\)/Categorical Exemption; Trammel/Tripathi; 1910 Glenhaven Drive: Resolution of Approval](#)

VII. CONTINUED PUBLIC HEARINGS

A. [Conditional Use Permit 494/Categorical Exemption; Um/Lim; 1004 Foothill Boulevard:](#) [Continued from October 28, 2014] Request to allow continued alcohol sales in conjunction with restaurant remodel and expansion. A new bar area and covered patio comprising approximately 1,600 sq. ft. would be added to the restaurant. The restaurant does not have a current CUP for the sale of alcohol as required in the Mixed-Use 2 zone of the Downtown Village Specific Plan (DVSP). Thus, expansion as proposed necessitates CUP review and approval. Existing onsite parking would be reduced from 57 spaces to 54 spaces in order to accommodate the expansion and parking lot stall and landscape improvements. Staff is recommending approval of a Categorical Exemption for this project. (Planner Gjolme)

VIII. PUBLIC HEARINGS

- A. [Hillside Development Permit 10-55/Second Floor Review 10-39/Director's Miscellaneous 14-21/Categorical Exemption; Johnson/Garrard; 5471 La Forest Drive](#): Request to construct a new 7,087 sq. ft. 2-story residence, cabana, basement, and related site work, and a Director's Miscellaneous (Flat Roof) review for mansard roofs (considered flat roofs per code). Staff is recommending approval of a Categorical Exemption for this project. (Consultant Planner Cantrell)
- B. [Minor Conditional Use Permit 504/Categorical Exemption; Lee; 2383 Foothill Boulevard](#): Request to allow expanded seating and expanded hours for the sale of beer and wine for consumption within a restaurant. Staff is recommending approval of a Categorical Exemption for this project. (Consultant Planner Cantrell)
- C. [Second Floor Review 14-37/Setback Modification 14-21/Categorical Exemption; Clark; 5247 Castle Road](#): Request to allow first-floor expansion of an existing single-story residence and construction of a new 1,174 sq. ft. 2nd floor. Since more than 30% of existing floor/roofed area would be removed/remodeled, the project qualifies as 'new' construction, and a Setback Modification is required to allow retention of a deficient 1st-floor side setback to the south, which, at 9'-5", is below the 10-foot requirement for the 100-foot. Staff is recommending approval of a Categorical Exemption for this project. (Planner Gjolme)
- D. [Minor Conditional Use Permit 509/Categorical Exemption; RED Architectural Group/La Canada Retail LLC; 965 Foothill Boulevard](#): Request to permit a real estate office use within an existing tenant space in the Downtown Village Specific Plan (DVSP) zone). Staff is recommending approval of a Categorical Exemption for this project. (Consultant Planner Cantrell)

IX. OTHER BUSINESS:

- A. **Building & Safety Verification:** Discussion regarding in-field validation of building setbacks, heights, drainage, conditions of approval, etc. by building inspectors.
- B. [Story poles](#): Discussion regarding standards, performance and responsibility.
- C. [Construction Parking](#): Discussion regarding current and potential requirements, and prosecution of the code.

X. REPORT OF DIRECTOR'S REVIEWS

- A. **Director's Miscellaneous Review 14-40 (SB); Park; 1931 Tulip Tree Lane:** Approval of multiple additions to the front and rear of the existing house. The filled in breezeway would have a 40'-7" front-yard setback, which constitutes a 10'-5" encroachment into the 51'-0" required front-yard setback. The other front addition

would have a compliant setback. The east side addition would have a 7'-6" side-yard setback, which constitutes a 1'-9" encroachment into the 9'-3" required side-yard setback. The west side addition would have a 5'-0" side-yard setback, which constitutes a 4'-3" encroachment into the 9'-3" required side-yard setback. The additions would be no closer than the existing house and would match or exceed the existing building line.

- B. **Director's Miscellaneous Review 14-42 (Telecom - Sprint); Doheny (Sprint); 4815 Oak Grove Drive:** Approval of installation of three (3) new panel antennas on an existing monopole, install three (3) new radio remote units (RRUs) behind the proposed antennas, install one (1) new fiber cable, install one (1) new equipment module within an existing MMBS cabinet, placement of a base band within an existing MMBTS cabinet, install four (4) batteries and remove all unused antenna pipe mounts and hardware. The proposed equipment would be an addition to an established telecommunications site. The proposed antennas are required to match the existing antennas onsite.

- C. **Hillside Development Permit 14-35 (Dir.) and Director's Miscellaneous Review 14-39 (SB); Shey; 5218 Crown Avenue:** Approved legalization of the conversion of an existing permitted carport into a garage that encroaches into the 25'-0" required front-yard setback. The addition will be located on the north east side of the existing residence and would have a 23'-6" front-yard setback at its closest point. This would be a 1'-6" encroachment into the 25'-0" front-yard setback requirement. Floor area would not increase since the area was already roofed. The project would be sited lower than the neighbor on that side. The project would fit well with the existing neighborhood and would have no additional privacy or view impacts.

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 72 hours prior to the regular meeting, in accordance with Government Code Section 54945.2



Fred Buss ~ Senior Planner ~ Community Development Department

Project applications, 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. Staff Reports are available on the Friday before the meeting. 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 the decision is the date the associated resolution is adopted by the Planning Commission.