



AGENDA 10-03

**PLANNING COMMISSION
Tuesday, February 9, 2010**

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

I. CALL TO ORDER

II. ROLL

III. PLEDGE OF ALLEGIANCE – Chair Davitt

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: January 12, 2010

VII. CONTINUED PUBLIC HEARINGS

A. Conditional Use Permit 411/Variance 07-02; Zentmyer; 1434 Foothill Boulevard: A request to consider an application for a Conditional Use Permit to allow a 4,301 square foot retail/office structure, consisting of two stories and a partial basement (storage), in the CPD Zone. The Conditional Use Permit is required for office uses. The requested Variance is required because the project would not meet the minimum requirements for front setback, minimum parking stall size and aisle width, or the parking space quantity requirements. Staff is recommending that the Planning Commission approve a Categorical Exemption for this project. (Senior Planner Buss)

VIII. PUBLIC HEARINGS

A. Variance 05-10; Jacobs; 720 Foothill Boulevard: A request for an amendment to an approved Variance to allow the project's approval to be extended for an additional 24 months. The project's approval is scheduled to expire on February 27, 2010 and construction has yet to commence. No aspects of the approved project, which involves a new single-story retail building and related site work, have changed. The amendment request would simply modify a condition of

approval by establishing a new project expiration date. Staff is recommending that the Planning Commission approve a Categorical Exemption for this project. (Planner Gjolme)

- B. Conditional Use Permit 448/Second Floor Review 09-28 (Director's)/Hillside Development Permit 09-42 (Admin); Novarian/Onany; 2101 Highrim Road:** A request to consider a Conditional Use Permit, Hillside Development Permit (Admin), and Second Floor Review (Director's) to allow the construction of a 27-square foot front porch, 167-square foot entry foyer, 487-square addition to the kitchen and family room, 209-square foot master bedroom balcony, 161-square foot living room deck, an infinity edge swimming pool, an extension of the lower patio area consisting of a 6'-0" high outward facing retaining wall with a 3'-6" high guardrail on top, and the construction of two terraced inward facing deflection retaining walls (4'-0" and 6'-0" high). A Conditional Use Permit is required because the proposal would increase the total floor area on the property to more than 10,000 square feet. A Second Floor Review application is required because the proposed entry porch is greater than 12'-0" in height and a portion of the addition results in an exterior wall height greater than 12'-0". Staff is recommending that the Planning Commission approve a Categorical Exemption for this project. (Assistant Planner Parinas)
- C. Setback Modification 10-01; Chandramohan; 1946 Lamp Post Lane:** A request to consider a Setback Modification request to construct a 6'-0" high, wrought iron fence with pilasters within the required front-yard setback. The fence would achieve an overall height of 7'-1" at the driveway gates. Staff is recommending that the Planning Commission approve a Categorical Exemption for this project. (Assistant Planner Lang)

IX. OTHER BUSINESS

X. COMMENTS FROM THE COMMISSIONERS

XI. COMMENTS FROM THE DIRECTOR

- A. Report of Director's Approvals since the last meeting:
- 1. Director's Miscellaneous 09-30; Corrente; 4928 Del Monte Road:** The Director approved a new 3'-0" retaining wall with a 3'-0" fence on top, 3' of fill of a 20' x 20' area also located in the southeast corner of the house to meet the natural grade of the lot, and a 288 sq. ft. bedroom addition to the south west corner of subject home. The addition would create a 5'-0" side yard setback on the south side of the residence. A 45 sq. ft. addition was also approved on the north side of the residence. This addition will have a 5'-0" side yard setback. A new driveway apron is being proposed to the northern side of the front property line. The maximum allowable

floor area for the residence is 2,808 sq. ft. The new addition will create a total floor area of 2,724 sq. ft.

B. Other Comments

XII. 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

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. 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.