

CITY OF **LACANADA FLINTRIDGE**

**PLANNING COMMISSION
MEETING NOTICE AND AGENDA 16-05**

**February 9, 2016
City Hall Council Chambers
1327 Foothill Boulevard**

I. CALL TO ORDER

II. ROLL: Chair McConnell, Vice Chair Smith, Commissioners Gunter, Jain and Hazen

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:** December 8, 2015 meeting.

VII. CONTINUED PUBLIC HEARINGS

[A. Hillside Development Permit 14-39/Second-floor Review 14-36/Conditional Use Permit 506/ Director's Misc. Review 15-23 \(flat roof\); 520 Haverstock Road; Giragosian/Johnson:](#) request to allow construction of an 11,022 sq. ft. 2-story residence on a hillside lot. Other site improvements include driveway and interior retaining walls, swimming pool and spa and outdoor patios. Staff is recommending approval of a Categorical Exemption for this project. (Planner Gjolme).

VIII. PUBLIC HEARINGS

[A. Second Floor Review 15-31/Setback Modification 15-17; 1925 Lombardy Drive; Peter and Helen Kim:](#) request to allow the construction of a 4,029-square foot two-story residence. A Setback Modification is required because the project would encroach 14'-0" into the required 42'-0" front setback. Staff is recommending approval of a Categorical Exemption for this project. (Consulting Planner Cantrell).

B. Zone Change 16-01/Minor Conditional Use Permit 521; 814 and 820 Foothill Blvd.; St. George's Episcopal Church: request to amend the Downtown Village Specific Plan by redesignating the land use district for 814 and 820 Foothill Boulevard from "Institutional" to "Mixed Use 1" and an application for the establishment of a tutoring use at 820 Foothill Boulevard. Staff is recommending approval of a Negative Declaration for this project. (Deputy Director Koleda).

C. Setback Modification 15-16/Hillside Development Permit 15-38; 5546 Alta Canyada Road; Verdugo/Waters/Wells Fargo Bank: request to construct a driveway gate and 5'-0" tall retaining wall on a hillside lot. A Setback Modification is required because the driveway gate is proposed to be located approximately 9 feet from curb face, less than the 20-foot requirement. The proposed driveway gate is set back 3 feet from the front property line. Staff is recommending approval of a Categorical Exemption for this project. (Assistant Planner Parinas).

D. Second-Floor Review 15-33/Floor Area Review 15-02/Large Garage Review 15-02; 4443 Commonwealth Avenue; Troedsson/Kim: request to allow the construction a new two-story house and detached cabana comprising 7,675 sq. ft. on a 29,625 sq. ft. lot. Floor Area Review is also required since total project area would exceed 4,500 sq. ft. on a lot with an average width of less than 80 feet; the subject lot is 75 feet wide. Large Garage Review would allow a non-street facing 3-car garage with an overall width of 39 feet at the front of the residence. Staff is recommending approval of a Categorical Exemption for this project. (Planner Gjolme).

IX. OTHER BUSINESS

X. REPORT OF DIRECTOR'S REVIEWS

A. Director's Misc. Review 15-46 (Setback); 322 Mellow Lane; Wertheimer: allowed a 1,159 sq. ft. 1st-floor addition to encroach into the east and west side yard setbacks while maintaining the building line of the existing residence.

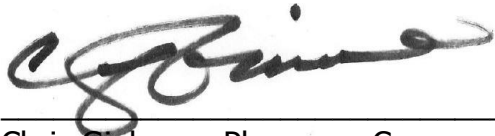
B. Director's Misc. Review 16-03 (Setback); 1125 Descanso Drive; Hairapetian: allowed pool/spa equipment within the side and rear setbacks with provision of minimum 5-foot setbacks as required by code.

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



Chris Gjolme ~ 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.

AMERICANS WITH DISABILITIES ACT

In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the City Clerk's Office, [\(818\) 790-8880](tel:8187908880) no later than Friday prior to the Tuesday meeting. (28 CFR 34.102.104 ADA TITLE II)