

CITY OF **LACANADA FLINTRIDGE**

**PLANNING COMMISSION
MEETING NOTICE AND AGENDA 15-03**

6:00 P.M.

**Tuesday, February 10, 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:** January 13, 2015
- B. **Minutes:** January 27, 2015

VII. CONTINUED PUBLIC HEARINGS

VIII. PUBLIC HEARINGS

- A. [Second Floor Review 14-17/Categorical Exemption; Ghanati/Koeppen; 4812 Crown Avenue](#): Request to construct a new two-story house comprising 2,871 square feet, exclusive of its basement which is exempt from floor area calculations. Staff is recommending approval of a Categorical Exemption for this project. (Consultant Planner Cantrell)
- B. [Second Floor Review 14-30/Hillside Development Permit 14-27/Modification 14-20/Categorical Exemption; Ourdukehanian/ Oganesyany; 2345 Conle Way](#): Request to allow the expansion of the existing first and second floors. The first-floor additions total 1,219 sq. ft. (inclusive of 114 sq. ft. of under-balcony area) and the second-floor additions total 584 sq. ft. The first and second-floor additions on the north side of the residence would have compliant 13'-6" first floor and 20'-0" second-floor setbacks. The front and south additions would encroach 5'-6" and the new porch posts would encroach 10'-0" into the required 25'-0" front-yard setback. The south side addition also encroaches 2'-3" into the required 13'-6" first-floor side-yard setback and 8'-9" into the required 20'-0" second-floor side-yard setback. The front and south-side additions would not encroach any closer than the existing residence. The new porch posts and balcony over the garage, however, would constitute a new encroachment. Staff is recommending approval of a Categorical Exemption for this project. (Assistant Planner Harris)
- C. **Second Floor Review 14-35/Modification 14-19/Categorical Exemption; Mu; 4376 Beulah Drive**: Request to allow a second floor addition comprising 552 square feet,

and legalization of an existing accessory structure with a 10-inch encroachment into the required 5-foot south sideyard setback. Staff is recommending approval of a Categorical Exemption for this project. (Consultant Planner Cantrell) **[This item will not be heard and will be re-advertised]**

- D. [Second Floor Review 14-39/Categorical Exemption; Stroben; 5318 Angeles Crest Highway;](#) Request to approve a 444-square-foot second floor addition. Staff is recommending approval of a Categorical Exemption for this project. (Consultant Planner Cantrell)

- E. [Second Floor Review 14-40/Conditional Use Permit 508/Setback Modification 14-24/Director's Misc. Review 14-51\(height\)/Tree Removal Permit 14-30/Categorical Exemption; Panossian; 721 Berkshire Avenue;](#) Request to allow construction of a 4,861 sq. ft. addition (inclusive of 1st and 2nd-floor area) to an existing 7,968 sq. ft. 2-story residence. Total floor area in excess of 10,000 sq. ft. requires a Conditional Use Permit (CUP). A Setback Modification is also requested since the addition and a reconstructed front porch would provide a 60'-3" front setback, below the 65-foot requirement for the lot. Director's Misc. Review (height) would allow 3'-6" of excess building height in relation to a new low datum point while a Tree Removal Permit is required to remove two oak trees. Staff is recommending approval of a Categorical Exemption for this project. (Planner Gjolme)

- F. [Hillside Development Permit 14-43/Second Floor Review 14-42/Categorical Exemption; Johnson/484 Berkshire Investments, LLC; 484 Berkshire Avenue;](#) Request approval of a new two-story house comprising 6,179 square feet exclusive of its 665-square-foot garage and 483 square feet of covered outdoor area. Staff is recommending approval of a Categorical Exemption for this project. (Consultant Planner Cantrell)

IX. OTHER BUSINESS:

X. REPORT OF DIRECTOR'S REVIEWS

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.