

CITY OF LA CAÑADA FLINTRIDGE

**PLANNING COMMISSION
MEETING NOTICE AND AGENDA 17-03
February 14, 2017 - 6:00 p.m.
City Hall Council Chambers
1327 Foothill Boulevard**

I. CALL TO ORDER

II. ROLL: Chairman Gunter, Commissioners McConnell, Jain, Hazen and Oh.

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:** [12/13/2016 PC Meeting](#)

VII. CONTINUED PUBLIC HEARINGS

VIII. PUBLIC HEARINGS

[A. Second-Floor Review 15-22; Lim/De Angelis Designs; 4824 Commonwealth Avenue \(Lot 1\):](#) request to construct a new 2-story residence and attached garage comprising 3,819 sq. ft. on a 10,955 sq. ft. lot, created through Parcel Map 73402. Staff is recommending approval of Categorical Exemption for the project. (Assistant Planner Harris).

[B. Variance 16-06; Lacy Park Real Estate Investment LLC/Kerimo; 1537 Foothill Blvd.:](#) request to allow a new monument/ground sign along Foothill Blvd., replacing the longstanding corner pole sign that was removed in 2016. A Variance is required since the new sign would constitute the 2nd ground/monument sign on a lot with less than 200 feet of street frontage. In addition, the new sign would be within 50 feet of an existing non-conforming pole sign currently serving 7-11 Liquor. Staff is recommending approval of Categorical Exemption for the project. (Planner Gjolme).

IX. REPORT OF DIRECTOR'S REVIEWS

- A. **Second-floor Review 16-21/Director's Miscellaneous Review 16-43 (setback); Khemichian; 4322 Bel Aire Drive:** allowed enclosure of a 100 sq. ft. 2nd-floor balcony that currently encroaches into the required south side setback.
- B. **Director's Misc. Review 16-34 (Setback); Tejura; 1013 Lavender Lane:** allowed a 654 sq. ft. addition to encroach into the required west side setback while maintaining the home's current setback and partial conversion of a 3-car garage into habitable space.
- C. **Hillside Development Permit 16-43 (Dir.); Semple; 3903 Durham Place:** allowed a 50 sq. ft. laundry room addition to an existing residence on a hillside lot.
- D. **Director's Misc. Review 16-49 (Terracing); Fermanian; 645 Hillcrest Avenue:** allowed terraced retaining walls up to 3 feet in height at a 1:1 gradient within the required east side yard setback.

X. OTHER BUSINESS

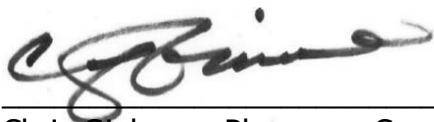
- A. **R-1 Zoning Code Update:** Policy discussions regarding R-1 (Single-Family Residential) Zone standards for Balconies & Cantilevers - Consideration of Exemption from Area Calculations, Balconies-Discussion of Privacy Issues, Through-Lots - Consideration of Revising Setback, Consideration of Modifying the Trigger for "Second Floor" Review, Accessory Structures (Non-Accessory Living Quarters) - Consideration of Establishing Maximum Height and/or Size.

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)