



AGENDA 10-04

**PLANNING COMMISSION
Tuesday, February 23, 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:

VII. CONTINUED PUBLIC HEARINGS

A. Second Floor Review 09-22/Hillside Development Permit 09-33; Vargas/Peters; 2048 Lyans Drive: A request allow construction of a new two-story 4,217 sq. ft. house (including a 495 sq. ft. garage and 108 sq. ft. of covered patio) on a 18,768 sq. ft. hillside parcel. Staff is recommending that the Planning Commission approve a Categorical Exemption for this project. (Planner Clarke)

B. Hillside Development Permit 08-41/Modification 08-12/Variance 09-05; Mkrtychyan/Leisure; 3700 Via Serrano Avenue: A request allow a new 1,035 sq. ft. pool house, together with a Modification request due to portions of the walls encroaching within the required side setback, and a Variance for an overheight wall for the proposed building. Staff is recommending that the Planning Commission approve a Categorical Exemption for this project. (Planner Clarke)

VIII. PUBLIC HEARINGS

A. Floor Area Review 09-02/Second Floor Review 09-29 (Dir); Lee/Kim; 1715 La Floresta Drive: A request for a Floor Area Review and Second-Floor Review (Dir.) to allow a 683 sq. ft. second-floor addition to an existing two-story single-

family residence for a total floor area of 5,509 sq. ft. on a lot with less than 80 feet of frontage. An additional 143 sq. ft. of first floor area is comprised under newly created cantilevered areas. Staff is recommending that the Planning Commission approve a Categorical Exemption for this project. (Assistant Planner Lang)

- B. Second-Floor Review 09-30; Tyler/Christopoulos; 5065 Indianola Way (currently vacant lot):** A request to allow construction of a code-compliant 6,070 sq. ft. split-level residence inclusive of an attached 3-car garage on a 21,605 sq. ft. lot. Staff is recommending that the Planning Commission approve a Categorical Exemption for this project. (Planner Gjolme)

- C. Second Floor Review 09-32/Modification 09-13; Rhody/Zhai/Su; 1225 ½ Flanders Road:** A request to construct a 1,320-square foot second-floor addition to an existing single-story house. Since the addition requires the removal of more than 30-percent of the roof of the existing house, the project will be considered a new house. A Setback Modification is required to allow an 11' encroachment into the required 15' south side setback. The new house (including a 458-square foot attached garage) will have a total floor area of 4,332-square feet. Staff is recommending that the Planning Commission approve a Categorical Exemption for this project. (Assistant Planner Parinas)

- D. Hillside Development Permit 09-36/Second-floor Review 09-23/Setback Modification 09-10/Conditional Use Permit 446/Director's Misc. Review 09-24 (flat roof)/Tree Removal Permit 09-37; Vaughan Trammell, Architect/Luke and Scotti Strockis; 4245 Chula Senda Lane:** A reconsideration request to allow construction of a new split-level 7,500 sq. ft. residence, inclusive of a partially subterranean garage and covered patio, and related site work including expansion of an existing driveway, and construction of a rear yard swimming pool, raised deck, and sports court. A Setback Modification would allow outward-facing retaining walls along the north and south side property lines to exceed 3 feet in height and a new accessory storage structure to encroach into the required 15-foot rear setback. A Conditional Use Permit is also requested to allow sports court lighting. Director's Misc. Review (flat roof) is required since the home's 'modern ranch' design would employ flat roofs comprising more than 25% of the overall roof structure. Lastly, a Tree Removal Permit is requested to remove a 30-inch multi-trunk oak near the north side property line to facilitate expansion of the existing driveway. The reconsideration will focus on the rear yard sport court, where lighting is no longer proposed and additional landscaping to buffer the court from neighboring properties has been provided. Staff is recommending that the Planning Commission approve a Categorical Exemption for this project. (Planner Gjolme)

IX. OTHER BUSINESS

- A. Tree Removal 07-35; Kent; 1023 Oxford Way:** Final disposition of continued appeal of the Director's denial to remove a 20" diameter Sycamore tree located in the front yard. (Planning Intern Ballestar)

X. COMMENTS FROM THE COMMISSIONERS

XI. COMMENTS FROM THE DIRECTOR

A. Report of Director's Approvals since the last meeting:

1. **Director's Miscellaneous 09-33 (Rf Eqp); Polito; 4416 Union Avenue:** Approved rooftop equipment not seen from the public right-of-way on an existing residence with screening.
2. **Director's Miscellaneous 10-02; Avedissian; 538 Paulette Place:** Approved a new covered porch within the front setbacks of an existing residence. A 54 sq. ft. covered entryway is being added to the north side of an existing house. The addition will have a 20'-11" front yard setback and be consistent with the existing compliant setback.
3. **Hillside Development Permit 10-01; Fraser; 503 Dartmouth Place:** Approved four 3'-0" retaining walls will be located on a south facing slope of the subject property. The series of walls will be spaced 8'-0" apart for a total distance of approximately 24'.
4. **Director's Miscellaneous 09-28 (Substantial Conformance); Ping; 4828 Gould Avenue:** The change involved a 239 sq. ft. addition that will be added to the northeast corner of the home. The addition will be extended 3'-0" to the east and will result in an additional 53 sq ft. to the home. The floor area for the site will now total 5,103, still well below the allowable 5,950 square footage for the lot.
5. **Tree Removal 09-39; Dechaene; 3760 Hampstead Road:** A 15" oak tree removal was denied.
6. **Tree Removal 10-01; Eckenrod; 4343 Chevy Chase Drive:** A 21" oak tree removal was denied.

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.