

CITY OF **LA CAÑADA FLINTRIDGE**

**PLANNING COMMISSION
MEETING NOTICE AND AGENDA 15-04
6:00 P.M.**

**Tuesday, February 24, 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

- A. [Hillside Development Permit 10-55/Second Floor Review 10-39/Director's Miscellaneous 14-21/Categorical Exemption; Johnson/Garrard; 5471 La Forest Drive:](#) *[Continued from January 13, 2015]* Request to construct a new 7,087 sq. ft. 2-story residence, cabana, basement, and related site work, and a Director's Miscellaneous (Flat Roof) review for mansard roofs (considered flat roofs per code). Staff is recommending approval of a Categorical Exemption for this project. (Consultant Planner Cantrell)
- B. [Zone Change 12-02; City of La Canada Flintridge; Downtown Village Specific Plan and CPD Zone City-wide:](#) *[Continued from January 27, 2015]* Consideration of amendments to the City's Downtown Village Specific Plan (DVSP - Ordinance No. 312) and the Community Planned Development (CPD) Zone (Chapter 11.14 of the Zoning Ordinance) pertaining to the allowance and development standards for drive-through facilities. (Senior Planner Buss)

VIII. PUBLIC HEARINGS

- A. [Minor Conditional Use Permit 509/Categorical Exemption; RED Architectural Group/La Canada Retail LLC; 965 Foothill Boulevard:](#) Request to permit a real estate office use within an existing tenant space in the Downtown Village Specific Plan (DVSP) zone). Staff is recommending approval of a Categorical Exemption for this project. (Consultant Planner Cantrell) **[The Commission granted reconsideration of this item – a re-noticed public hearing.]**

- B. **Second Floor Review 14-05/Hillside Development Permit 14-07/Large Garage Review 14-01/Negative Declaration; Johnson/Havel; 1946 Foothill Boulevard:** Request to allow a new 8,674 sq. ft. 2-story residence and related site work, including two attached garages subject to Large Garage Review. Staff is recommending approval of a Negative Declaration for this project. (Consultant Planner Cantrell) **[This item has been requested to be continued for redesign by the applicant.]**
- C. **Modification 14-22/Categorical Exemption; Macho; 5131 Lasheart Drive:** Request to allow a 503-square foot garage. The proposed garage would encroach 4'-9" into the required 10'-6" south side setback. Staff is recommending approval of a Categorical Exemption for this project. (Assistant Planner Parinas)
- D. **Hillside Development Permit 12-27 (amend.)/Second Floor Review 12-10 (amend)/Setback Modification 13-02 (amend)/Director's Miscellaneous Review 15-08 (Flat Roof)/Categorical Exemption; Hall; 3841 Keswick Road:** Request to amend an approved Hillside Development Permit, Second-floor Review and Setback Modification to allow the project's approval to be extended an additional 12 months. The amendment would also allow revisions to the approved roof design, wherein a lower roof of reduced pitch is proposed, inclusive of a flat component that requires Director's Misc. Review (flat roof). Staff is recommending approval of a Categorical Exemption for this project. (Planner Gjolme)

IX. OTHER BUSINESS:

- A. **Story poles:** Discussion regarding standards, performance and responsibility.
- B. **Construction Parking:** Discussion regarding current and potential requirements, and prosecution of the code.

X. REPORT OF DIRECTOR'S REVIEWS

- A. **HDP 14-23 (Dir.) / DM 15-04 (SB); Smith; 1415 Sugar Loaf Drive:** Approved a 42 sq. ft. addition to the front, 45 sq. ft. and 75 sq. ft. expansions to the side and rear of the main residence, new 3-foot tall retaining walls, construction of a deck and planters at the rear, new roofing material and stucco color of the main residence as well as the garage. The proposed deck is at grade-level and will not contribute additional floor-area to the project. The roof material and stucco colors are compliant with the Light Reflectance requirements per the Hillside Development guidelines. The addition to the main residence will involve roof removal but not to surpass 30%. Additions are outside of the required 30'-0" front, 11'-6" side, and 15'-0" rear-yard setbacks.
- B. **HDP 14-45 (Dir.); Darbidian; 2264 Laughlin Street:** Approved a 594 sq. ft. addition to an existing single-story residence on a hillside lot. The project includes demolition of an existing deck and construction of a new 450 sq. ft., 12-foot tall deck, located at the rear of the residence. The deck is constructed 25-feet from the rear-yard property line and 13-feet from the west side-yard property line, remaining outside of the required 15-foot rear, and 8-foot side-yard setbacks. The project also includes a 144 sq. ft. bedroom addition at the east side of the property. The 594 sq. ft. addition increases the total floor-area from 3,056 sq. ft. to 3,650 sq. ft. and remains within the maximum permitted floor area of 3,922 sq. ft. for this 11,400 sq. ft. lot. The addition conforms to all setback, and building requirements, and maintains the existing characteristics and design elements of the residence.

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.