

CITY OF **LACANADA FLINTRIDGE**  
PLANNING COMMISSION

**REGULAR MEETING NOTICE AND AGENDA 14-04**  
**6:00 P.M.**  
**Tuesday, March 11, 2014**

**CITY HALL COUNCIL CHAMBERS**  
**1327 Foothill Boulevard**

**I. CALL TO ORDER**

**II. ROLL:** Chairman Gunter, Vice Chairman Jain, Commissioners Der Sarkissian, McConnell and Walker

**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 10, 2013
- B. **Minutes:** January 14, 2014

**VII. CONTINUED PUBLIC HEARINGS**

- A. [Second Floor Review 13-17/Modification \(Setback\) 13-11/Categorical Exemption; Johnson/Chodas; 424 Paulette Place](#): Request to allow the construction of a 321-square foot 1st floor addition and 367-square foot 2nd story addition. A Setback Modification is required because the project encroaches 8'-0" into the required 18'-0" second floor south side setback. Staff recommends approval of a Categorical Exemption for this project. (Assistant Planner Parinas) [Originally scheduled for cancelled February 25, 2014 meeting]
- B. [Zone Change 13-01 \(Sign Ordinance Amendment\)/Negative Declaration: City-wide](#): Request to consider adoption of an amendment to the City's Zoning Ordinance pertaining to Section 11.37.040; Sign Regulations Standards and Guidelines. More specifically, the amendment would allow electronic reader-boards in excess of 4 sq. ft. on certain properties zoned Public/Semi-public and Institutional with private school uses. This is an amendment to the City's Zoning Ordinance, which requires a future City Council public hearing and City Council approval (to be noticed later). The Planning Commission will make a recommendation to the City Council at this hearing. Staff is recommending that the Planning Commission recommend approval of a Negative Declaration. (Planner Gjolme)

**VIII. PUBLIC HEARINGS:**

- A. [Second Floor Review 09-22/Hillside Development Permit 09-33/Categorical Exemption; Vargas/Peters; 2048 Lyans Drive](#): Request to allow construction of a

new two-story 3,670 sq. ft. house on a 18,768 sq. ft. hillside parcel. Staff is recommending approval of a Categorical Exemption for this project. (Planner Clarke) [[Attachments download – 36 MB](#)] [Originally scheduled for cancelled February 25, 2014 meeting]

- B. [Second Floor Review 13-30/Categorical Exemption; De Angelis/Hernandez; 1704 Bonita Vista Drive](#): Request to allow the construction of new 6,874-square foot two-story house. The project complies with all floor area, setback, size, and height requirements. Staff is recommending approval of a Categorical Exemption for this project. (Assistant Planner Parinas) [Originally scheduled for cancelled February 25, 2014 meeting]
- C. [Second Floor Review 14-01/Modification 14-01/Categorical Exemption; Stoddard/Petrossian; 863 Berkshire Avenue](#): Request to allow construction of a new 8,060 sq. ft. 2-story residence and related site work, including a new driveway along Berkshire Avenue. A Setback Modification is also requested since the new home would provide a 44-foot front setback along Berkshire Avenue, below the 78-foot requirement for the lot. Staff is recommending approval of a Categorical Exemption for this project. (Planner Gjolme) [Originally scheduled for cancelled February 25, 2014 meeting]
- D. [Second Floor Review 13-26/Conditional Use Permit 493/Negative Declaration; Matarese; 4234 Chevy Chase Drive](#): Request to allow construction of a new 11,245 sq. ft. 2-story residence on a 61,980 sq. ft. lot. A Conditional Use Permit is required because the proposal would increase the total floor area on the property to exceed 10,000 square feet. Staff is recommending approval of a Negative Declaration for this project. (Assistant Planner Parinas)
- E. [Hillside Development Permit 13-59 \(Admin\)/Second Floor Review 13-29/Categorical Exemption; Ettinger/Arnn; 5554 Vista Cañada Place](#): Request to allow construction of a new 766 sq. ft. addition on a hillside lot. Staff is recommending approval of a Categorical Exemption for this project. (Intern Yesayan)
- F. [Modification \(Setback\) 14-02/Categorical Exemption; Kajer/Markley; 2105 Sunnybank Drive](#): Request to remove an existing 323 sq. ft. carport, add a 492 sq. ft. bedroom/bathroom, a 21 sq. ft. bay window and add 175 sq. ft. to create a two-car garage which requires a 5'- 6" front yard encroachment. Staff is recommending approval of a Categorical Exemption for this project. (Planner Clarke)
- G. [Minor Conditional Use Permit 495/Categorical Exemption; Johnson/Terzian; 727 Foothill Boulevard](#): Request to allow office use within a building in the Office Overlay area, Mixed-Use 1 zone of the Downtown Village Specific Plan. Staff is recommending approval of a Categorical Exemption for this project. (Assistant Planner Parinas)

#### IX. OTHER BUSINESS:

- A. [\[Appeal\] Director's Miscellaneous Review 13-41 \(SB\)/Categorical Exemption; De Angelis/Lim; 5310 La Forest Drive](#): Appeal of a Director's Miscellaneous Review Setback Modification to allow the construction of a 975 square foot addition. A portion of the addition would encroach 7" into the required 12'-0" north side-yard setback and 16'-8" into the required 66'-0" front-yard setback. The proposed north side-yard setback is 11'-5" and the proposed front-yard setback is 49'-4". Staff approved a Categorical

Exemption for this project. (Assistant Planner Harris) [Originally scheduled for cancelled February 25, 2014 meeting]

- B. **Planning Commission Goals and Objectives Discussion:** In preparation for the City Council's Goal Setting discussion, the Mayor has asked that each Commission discuss its own goals and objectives (if any) and provide input to the City Council.

**X. REPORT OF DIRECTOR'S REVIEWS**

- A. **Hillside Development Permit 14-02 (Dir.); Dong; 657 Foxwood Road:** Approval of two new 3'-0" high retaining walls, and reduction in height and length of an existing retaining wall to comply with Zoning Code. The retaining walls will be located within the rear yard with appropriate setbacks from existing on-site oak trees.
- B. **Director's Miscellaneous 14-02 (SB); Flores; 5153 Jarvis Avenue:** Approval of pool/spa mechanical equipment to encroach into the required rear-yard setback per Section 11.45.010 of the Zoning Code. The proposed swimming pool equipment will be located 6-feet from the rear property line directly behind the existing garage and 15-feet from the north property line, outside of the required 10-foot minimum side-yard setback for the lot.

**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



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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.