



NOTICE AND AGENDA 11-05

**PLANNING COMMISSION
Tuesday, March 22, 2011**

**CITY HALL COUNCIL CHAMBERS
1327 Foothill Boulevard
6:00 p.m.**

- I. CALL TO ORDER:** 6:00 p.m.
- II. ROLL:** Chair Cahill, Vice Chair Curtis, Commissioners Davitt, Der Sarkissian, Jain
- III. PLEDGE OF ALLEGIANCE** – Commissioner Jain
- VI. 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**
- VII. CONTINUED PUBLIC HEARINGS**
 - A. Hillside Development Permit 10-54/Second-floor Review 10-48/Setback Modification 10-25; Sang/Jung; 5310 Jessen Drive:** A request to allow expansion of a single-story residence, including construction of a new 2nd floor, on a hillside lot with an average slope of approximately 22%. A Setback Modification would allow encroachments of up to 5 feet into the required 25-foot front setback along Jessen Drive and retention of a substandard 6'-6" 1st-floor side setback to the east. Staff is recommending that the Planning Commission approve a Categorical Exemption for this project. (Planner Gjolme)
- VIII. PUBLIC HEARINGS**
 - A. Second-floor Review 11-02; Shuman; 4917 Viro Road:** A request to allow construction of a new 474 sq. ft. second floor. All code requirements are satisfied by the request. Staff is recommending that the Planning Commission approve a Categorical Exemption for this project. (Planner Gjolme)
 - B. Conditional Use Permit 464; Kaesler; 1111B/1113 Foothill Boulevard:** A request to allow a 2,978 sf medical office within an existing building located at 1111B/1113 Foothill Boulevard. No new square footage will be added to the existing building. Staff is recommending that the Planning Commission approve a Categorical Exemption for this project. (Planner Clarke)

- C. Hillside Development Permit 11-10/Setback Modification 11-03; Johnson/Hwang/Kim; 5555 Burning Tree Drive:** A request to allow partial demolition and reconstruction of an existing single-story residence and a 71 sq. ft. 1st-floor addition that would yield 4,046 sq. ft. of total floor and roofed area. A Setback Modification is also requested and would allow retention of existing side yard setback encroachments of up to 3 feet and a new 2-foot encroachment into the required front yard setback. Staff is recommending that the Planning Commission approve a Categorical Exemption for this project. (Planner Gjolme)
- D. Hillside Development Permit 11-05/Second Floor Review 11-04; Troedsson/Payne/Charles/Wurm; 5156 Oakwood Avenue:** A request to allow construction of a of 5,146 sf house with a 883 sf basement to be built on a 18,775 sf vacant graded hillside lot with an average slope of 22%. A Second Floor Review is required as the proposal is for a two story house. This project was previously approved by the Planning Commission on September 11, 2007 but the approval has expired. Staff is recommending that the Planning Commission approve a Categorical Exemption for this project. (Planner Clarke)

IX. OTHER BUSINESS

X. COMMENTS FROM THE COMMISSIONERS

XI. COMMENTS FROM THE DIRECTOR

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, except City holidays. 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.