

CITY OF **LA CAÑADA FLINTRIDGE**

**PLANNING COMMISSION
MEETING NOTICE AND AGENDA 16-09 (REVISED)**

**March 22, 2016
City Hall Council Chambers
1327 Foothill Boulevard**

I. CALL TO ORDER

II. ROLL: Chair McConnell, Vice Chair Smith, Commissioners Gunter, Jain and Hazen

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 26, 2016 meeting.](#)

VII. OTHER BUSINESS

A. **Noise Ordinance:** Input discussion relating to a new City-wide noise ordinance to be placed within the Municipal Code [Public Peace - Chapter 5.02].

VIII. CONTINUED PUBLIC HEARINGS

[A. Second-floor Review 15-35/Tree Removal Permit 15-18; Yee/Chin; 2064 Lyans Drive:](#) request to construct a new compliant 2-story residence and attached garage comprising 4,230 sq. ft. and remove one 26" oak tree. Staff is recommending approval of a Categorical Exemption for this project. (Consulting Planner/Architect Cantrell).

[B. Conditional Use Permit 416 \(amendment\) and Conditional Use Permit 492; Schaefer Funds, LLC; 2384/2388 Foothill Boulevard:](#) request for an amendment to remove Condition#14 to allow the walled enclosure to be retained. The Conditional Use Permit 416 allowed a temporary soil contamination and remediation facility. Conditional Use Permit 492 would allow expansion of an existing convenience store facility to replace existing automotive service bays. While new convenience stores are not among allowable uses within the CPD Zone,

expansion of existing convenience stores is allowed within the existing building area. Staff is recommending approval of a Categorical Exemption for this project. (Planning Aide Yesayan).

C. Hillside Development Permit 15-43/Second-floor Review 15-43; 4235 Mesa Vista Drive; Baghgegian: request to allow construction of a new 5,055 sq. ft. 2-story residence and deck on a hillside lot. In addition, side yard retaining walls up to 6 feet in height are also proposed to accommodate a new swimming pool. Prior Hillside Development Permit and Second-floor Review approvals have been nullified since more than 30% of the previously existing residence has been demolished, thereby qualifying the project as "new construction". Staff is recommending approval of a Categorical Exemption for this project. (Planner Gjolme).

IX. PUBLIC HEARINGS

A. Hillside Development Permit 15-17/Second-Floor Review 15-15; 1931 Parkdale Place; Ward/Lefebvre: request to allow a 698 sq. ft. first-floor addition, a 524 sq. ft. second-floor addition, 114 sq. ft. of cantilevered area over the patio, a new pool and retaining walls that achieve a maximum height of 2'-0" on a hillside lot. Staff is recommending approval of a Categorical Exemption for this project. (Assistant Planner Harris).

B. Hillside Development Permit 15-22/Second-floor Review 15-26/Variance 15- 09/Setback Modification 15-10; 1061 Stratford Drive-vacant parcel at northeast corner of Hampstead Road and Stratford Drive (APN 5657-012-019); De Angelis/Dorman: request to allow construction of a new 8,060 sq. ft. two-story residence and related site work on a hillside lot, including pad grading and creation of a split-level driveway to accommodate a subterranean garage. A Setback Modification would allow over-height retaining walls within the required street side yard setback along Hampstead Road. A Variance would allow up to 3 feet of excess building height and 6 feet of excess overall height, attributable to a fill pad that would be created to accommodate the building footprint and lower-level garage. Staff is recommending approval of a Negative Declaration for the project (Planner Gjolme).

X. REPORT OF DIRECTOR'S REVIEWS

A. Hillside Development Permit 16-04 (Dir.); 3791 Hampstead Road; Champ: allowed demolition of an existing carport and construction of a replacement 2-car garage on a hillside lot.

B. Hillside Development Permit 16-05 (Dir.); 5349 Ivafern Lane; Scolnick: allowed a series of improvements including a deck, balcony extension, bathroom addition, new pool and spa on a hillside lot.

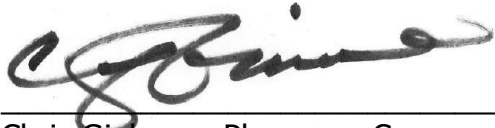
C. **Hillside Development Permit 16-06; 945 Regent Park Drive; Hee:** allowed enclosure of a covered patio at the rear of an existing 2-story residence on a hillside lot.

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



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)