



NOTICE AND AGENDA 10-07

**PLANNING COMMISSION
Tuesday, April 13, 2010**

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

I. CALL TO ORDER

II. ROLL: Chair Davitt, Vice Chair Hill, Commissioners Gelhaar, Cahill and Curtis

III. PLEDGE OF ALLEGIANCE – Commissioner Cahill

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, 2010

B. Lot Line Adjustment 10-01; De Brito; 4358 & 4366 Chevy Chase Drive

VII. CONTINUED PUBLIC HEARINGS

A. Zone Change 09-07; City of La Cañada Flintridge; City-wide: A request to consider amendments to the City's Zoning Ordinance pertaining to the repair of damaged or partially destroyed nonconforming buildings or structures, and separately, the termination of nonconforming uses and structures. Staff is recommending that the Planning Commission approve a Categorical Exemption for this project. (Senior Planner Buss)

B. Conditional Use Permit 411/Variance 07-02; Zentmyer; 1434 Foothill Boulevard: A request to consider an application for a Conditional Use Permit to allow a 4,301 square foot retail/office structure, consisting of two stories and a partial basement (storage), in the CPD Zone. The Conditional Use Permit is required for office uses. The requested Variance is required because the project would not meet the minimum requirements for front setback, minimum parking stall size and aisle width, or the parking space quantity requirements. Staff is recommending that the Planning Commission approve a Categorical Exemption for this project. (Senior Planner Buss)

VIII. PUBLIC HEARINGS

- A. **Conditional Use Permit 449; Platinum Energy (Chris Martin)/Kingsley Family Trust (Jane Kingsley); 1001 Foothill Boulevard:** A request to consider an application for a Conditional Use Permit to reopen the Union 76 gasoline service station with shop bays. The Conditional Use Permit is required for service stations in the Mixed Use 2 zone that have never had a prior CUP when triggered by a change in tenant. The applicant proposes no changes to the existing premises. Staff is recommending that the Planning Commission approve a Categorical Exemption for this project. (Senior Planner Buss)
- B. **Second Floor Review 09-31/Modification 10-05; Kim/Sim; 205 Kirst Street:** A request to consider a Second Floor Review and a Modification (Setback) to add a total of 896 sq. ft. to an existing 2,106 single-story residence for a total house size of 3,006 sf. The application for Second Floor Review is required for a new 766 sq. ft. second floor. A Modification (Setback) is requested to allow the home to maintain the existing 12' encroachment into the required 15' rear yard setback and the 4' 3'-encroachment into the required 9' 3"-side yard setback and a new encroachment of 5' into the required 15' rear yard setback. Staff is recommending that the Planning Commission approve a Categorical Exemption for this project. (Planner Clarke)
- C. **Second-Floor Review 10-03/Setback Modification 10-02; Bednar/Halley; 4621 Encinas Drive:** A request for Second-floor Review to allow 1st-floor expansion of an existing single-story residence and construction of a new 1,480 sq. ft. 2nd-floor. Since expansion at the 2nd-floor level would require demolition of more than 30% of existing floor/roofed area, a Setback Modification is also requested to retain the existing non-conforming 5'-3" garage setback along the north side, which is below the 9'-3" requirement for the lot. Staff is recommending that the Planning Commission approve a Categorical Exemption for this project. (Planner Gjolme)

IX. OTHER BUSINESS

- A. **Tree Removal Permit 10-04; Klein; 1365 Foothill Boulevard:** A request to remove three Chinese Elm trees on a commercially zoned property. (Planning Intern Ballestar)

X. COMMENTS FROM THE COMMISSIONERS

XI. COMMENTS FROM THE DIRECTOR

- A. Report of Director's Approvals since the last meeting:
1. **Tree Removal 10-07; Roh; 4727 Gould Avenue:** Removal granted for a 26" diameter deodar cedar in the side yard. Trees in Zone A of the Fire Department's Fuel Modification Zones.

2. **Tree Removal 10-10; Lowe; 5129 Palm Drive:** Removal granted for a 32" deodar cedar in the rear yard. The tree was clearly dead.
3. **Director's Miscellaneous 10-04; Newell; 5061 Westslope Lane:** Granted six inch encroachment into 5'-6" required side yard setback.
4. **Director's Miscellaneous 10-06; Herkert; 4832 Revlon Drive:** Granted three foot encroachment into 8' required side yard setback for 64 sf addition.
5. **Fence Review 10-01; Skaggs; 358 Corona Drive:** Granted approval for 6' wrought iron fence in front setback.

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.