



NOTICE AND AGENDA 11-07

**PLANNING COMMISSION
Tuesday, April 26, 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 Der Sarkissian, Jain
- III. PLEDGE OF ALLEGIANCE** – Commissioner Curtis
- 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**
 - A. Minutes:** January 11, 2011
 - B. Minutes:** April 12, 2011
- VII. CONTINUED PUBLIC HEARINGS**
 - A. Hillside Development Permit 06-18/Second Floor Review 09-03; Barcus/Paredes; 3950 Robin Hill Road:** A request to allow construction of a new two-story 3,159 sq. ft. residence plus 70 sq. ft. of cantilevered area, and related site work on a 28,686 sq. ft. vacant, hillside lot. The project also includes retaining walls of various heights up to a maximum of 8'-0". Staff is recommending that the Planning Commission approve a Negative Declaration for this project. (Assistant Planner Lang)
- VIII. PUBLIC HEARINGS**
 - A. Hillside Development Permit 06-44/Setback Modification 06-54/Second-floor Review 08-11; Avedian; 1936 Hilldale Drive:** A request to consider an amendment of Condition No. 6 re-initiating the approval for a Hillside Development Permit to allow construction of a new 3,200 sq. ft. house upon a hillside lot. A Setback Modification is required for a substandard front yard setback and for reduced second-floor side yard setbacks at the rear corners of the house. Second-floor review is required since the home would achieve a 2-story profile along the downslope to the rear. Staff is recommending that the Planning Commission use the previously approved Negative Declaration. (Senior Planner Buss)

- B. Second Floor Review 11-06/Hillside Development Permit 11-02;Caire; 2028 Lombardy Drive:** A request to allow the addition of a total of 1,614 sf (add 307 sf on first floor and a new 1,307 sf second floor) to an existing 2,335 sf single-story residence (1,899 sf house and 436 sf garage) for a new total house size of 3,949 sf. A Second Floor Review is required because the proposal includes the addition of a new second floor. In addition, since the addition of a second floor would require demolition of the existing roof, a Modification is also requested to retain the existing non-conforming 6' - 1" west, 5' 0" east and 6' - 5" north side yard setbacks. Staff is recommending that the Planning Commission approve a Categorical Exemption for this project. (Planner Clarke)
- C. Second Floor Review 10-17/Modification 10-14/Director's Miscellaneous 11-06/Fence Review 10-04; Johnson/Park; 1313 Descanso Drive:** A request to allow construction of a new 7,167 sq. ft. two-story residence on a 27,250 sq. ft. lot. Staff-level Flat Roof Review is also required since more than 25% of the home's roof would be flat. A Setback Modification would allow over-height 2nd-floor space to encroach into the required south side yard setback. Fence Review is required to allow new fencing, driveway gates and pilasters up to 7 feet in height within the required front yard setback. Staff is recommending that the Planning Commission approve a Categorical Exemption for this project. (Planner Gjolme)
- D. Conditional Use Permit 466; Geragos; 837 Foothill Boulevard:** A request to allow a real estate office with contractors service within an existing building located at 837 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)

IX. OTHER BUSINESS

A. Budget Requests from the Planning Commission

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.