



NOTICE AND AGENDA 10-09

**PLANNING COMMISSION
Tuesday, May 11, 2010**

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

- I. **CALL TO ORDER:** 6:00 p.m.
- II. **ROLL:** Chair Davitt, Vice Chair Hill, Commissioners Gelhaar, Cahill and Curtis
- III. **PLEDGE OF ALLEGIANCE** – Chair Davitt
- 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:** February 23, 2010
- VII. **CONTINUED PUBLIC HEARINGS**
 - A. **Hillside Development Permit 08-41/Modification 08-12/Variance 09-05; Mkrтчyan/Leisure; 3700 Via Serrano Avenue:** A request allow a new 1,035 sq. ft. pool house, together with a Modification request due to portions of the walls encroaching within the required side setback, and a Variance for an overheight wall for the proposed building. Staff is recommending that the Planning Commission approve a Categorical Exemption for this project. (Planner Clarke)
 - B. **Second Floor Review 09-22/Hillside Development Permit 09-33; Vargas/Peters; 2048 Lyans Drive:** A request allow construction of a new two-story 4,217 sq. ft. house (including a 495 sq. ft. garage and 108 sq. ft. of covered patio) on a 18,768 sq. ft. hillside parcel. Staff is recommending that the Planning Commission approve a Categorical Exemption for this project. (Planner Clarke)
 - C. **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) [NOTE: TO BE CONTINUED]

VIII. PUBLIC HEARINGS

- A. **Conditional Use Permit 382 and Variance 04-02; La Cañada Presbyterian Church; 626 Foothill Boulevard:** A request to consider amending condition #51 of approved Conditional Use Permit 382 and Variance 04-02 that allowed a major remodel of the La Canada Presbyterian Church (now vested). The condition requires the applicant to hire a Certified Sound Engineer or Industrial Hygienist to install two Noise Level Recording devices that will make a permanent record of noise 24 hours per day seven days per week from the date that the Chapel is approved for occupancy until the date of a future public hearing (after six months) by the Planning Commission. The ultimate purpose of the condition was to attenuate noisy activity adjacent to the residences. The condition, which has since become potentially onerous, was placed on the project at the behest of adjacent neighbors. The church and the neighbors now seek to amend the condition so that the Chapel (the final building) may be occupied. (Senior Planner Buss)
- B. **Second Floor Review 10-06/Director Misc. Review 10-08 (SB); Izadi; 4393 Chevy Chase Drive:** A request to consider a request for Second-floor Review to allow construction of a new 1,012 sq. ft. 2nd-floor. In conjunction, a new roof would be constructed atop an existing non-conforming garage at the northeast corner of the lot and Director's Misc. Review (Setback) is required to accommodate the garage alteration. Staff is recommending that the Planning Commission approve a Categorical Exemption for this project. (Planner Gjolme)
- C. **Hillside Development Permit 08-40/Setback Modification 08-11/ Tree Removal Permit 10-11; Hanna; 3958 Hampstead Road:** A request to consider an amendment to an approved Hillside Development Permit and Setback Modification to allow relocation of a two-car garage and extension of an inward-facing retaining wall, which is necessary to widen the site's existing driveway in accord with Fire Department regulations. The amendment would also address the wall's current 13'-14' height, which exceeds the 10-foot height previously approved. Two oak trees would be removed in conjunction with construction of the retaining wall and widening the driveway. Staff is recommending that the Planning Commission approve a Categorical Exemption for this project. (Planner Gjolme)
- D. **Modification 10-06 (Setback)/Director's Miscellaneous 10-11; Restivo; 4338 Oakwood Avenue:** A request for a Setback Modification to construct a 1,291-square foot stable with north side and rear yard setback encroachments. The stable would encroach 3'-0" into the required 7'-6" north side setback and would encroach 10'-0" into the required 15'-0" rear yard setback. The project would reconstruct a fire damaged stable that has been demolished. The proposed stable would not

encroach further into the required setbacks than the previously demolished stable. A Director's Miscellaneous Review application is required because the proposed stable would have a flat roof. Staff is recommending that the Planning Commission approve a Categorical Exemption for this project. (Assistant Planner Parinas)

IX. OTHER BUSINESS

- A. **Draft 2010-11 Capital Improvement Plan:** The annual request for determination of conformance with the General Plan (Senior Planner Buss)

X. COMMENTS FROM THE COMMISSIONERS

XI. COMMENTS FROM THE DIRECTOR

- A. Report of Director's Approvals since the last meeting:
1. **Hillside Development Permit 10-11; Rossi; 660 Pomander Place:** Granted 402 sf ground floor addition and enclosure of existing covered 74 sf (patio).
 2. **Tree Removal Permit 10-12; De Angelis Designs; 2025 Lyans Drive:** Granted removal of a 28" deodar cedar and a 29" deodar cedar.

- 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, 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.