

CITY OF **LA CAÑADA FLINTRIDGE**

**PLANNING COMMISSION
REGULAR MEETING NOTICE AND AGENDA 13-09
6:00 P.M.**

Tuesday, May 14, 2013

**CITY HALL COUNCIL CHAMBERS
1327 Foothill Boulevard**

I. CALL TO ORDER

II. ROLL: Chairman Der Sarkissian, Vice Chairman Jain, Commissioners Gunter and Walker

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

VII. CONTINUED PUBLIC HEARINGS

- A. [Conditional Use Permit 472/Second Floor Review 11-27/Director's Miscellaneous Review \(Flat-Roof\) 12-04/Tree Removal Permit 12-18; Johnson/Park; 835 Berkshire Avenue](#): [Fourth Hearing] Request to allow the construction of 10,800-square foot new two-story house and accessory structures (garden pavilion: 1,272 sf and covered patio 575 sf). A Conditional Use Permit is required because the proposal exceeds 10,000 square feet. A Director's Miscellaneous Review is required because more than 25% of the roof is flat. A Tree Removal Permit is required because the 20" Oak tree located on the east side of the property was excessively pruned without a permit. Staff is recommending that the Planning Commission approve a Categorical Exemption for this project. (Planner Gjolme/Assistant Planner Parinas)

VIII. PUBLIC HEARINGS:

- A. [Telecommunications Permit 13-01; AT&T/SCE; Edison Right-of-Way South of El Vago Street](#): Request to allow a cellular antenna system to be mounted on an existing Edison high-voltage transmission tower located approximately 360 feet south of El Vago Street with associated ground equipment located on a pad approximately 125 feet south of the tower. Staff is recommending approval of a Categorical Exemption for this project. (Senior Planner Buss)

IX. OTHER BUSINESS:

- A. Discussion regarding artificial grass and how it fits into the definition of landscaping. [no distributable materials]

X. REPORT OF DIRECTOR'S REVIEWS

- A. **DM 13-10 (Adm. Height); Harris; 1030 Green Lane:** Request for a Director's Miscellaneous Review for excess height for an existing, over-height detached 737 sq. ft. garage/office that would be remodeled. According to the project plans, the existing detached garage and office would be switched and the building would be raised without removing the roof. The lower roof also would be raised to align with the higher roof so that the floor of the garage and office would be at the same level. The floor area would remain unchanged. The roof of the existing garage/office would be converted to a single roofline and would achieve an overall height of 21'-0" which is above the 15'-0" height limitation for accessory structures but could be allowed through this review. The existing garage is already over 15'-0" in height. The new roofline would match the roof pitch of the existing residence. Project was approved.
- B. **HDP 12-45 (Dir.); Swan; 2023 Rancho Canada Place:** Request for a Hillside Development Permit for a 43 sq. ft. single-story addition and new 23 sq. ft. front porch that would be setback 25'-0" from the edge of the private street on a hillside lot per the review criteria set forth in Section 11.35 - Hillside Development. The additions would be located on the south side of the existing residence and would have a 25'-0" front setback at its closest point. The new total floor area would be 1,710 sq. ft. (excluding the porch addition) which is well below the 5,824 sq. ft. allowable floor area for the subject lot. Additionally, the project is sited below the level of Rancho Canada Place. Project was approved.
- C. **Hillside Development Permit 13-12 (Dir.); Persson; 3854 Hampstead Road:** Request for a Hillside Development Permit to allow the removal and reconstruction of two uncovered decks on a hillside lot per the review criteria set forth in Section 11.35 – Hillside Development of the Municipal Code. The proposed decks would not contribute additional floor area on the property since the height from the lowest grade to the under deck area is less than 7'-6" tall. The smaller, 104 sq. ft. deck would be reconstructed and overlooks the pool and the existing guest house. A second 303 sq. ft. deck would be reconstructed and increased in size by 308 sq. ft. for a total new deck area of 611 sq. ft. This deck overlooks the adjacent property to the east. Both decks conform to the required rear and side-yard setbacks. Project was approved.
- D. **HDP 13-18 (Dir.); Palmer; 756 Greenridge Drive:** Request for a Hillside Development Permit to allow a 500 sq. ft. covered patio with a roof-top deck and a new trellis to an existing two-story residence on a hillside lot, per the review criteria set forth in Section 11.35 – Hillside Development of the Zoning Code. The proposed addition will be located at the rear of property and will extend 23'-6" from the existing building footprint. Proposed deck on top of new covered patio will connect to existing second-story balcony and will have a total height of 14'-0" from finish grade to top of railings. This project would bring the total building area to 6,731 sq. ft., which is under the maximum allowed area of 9,300 sq. ft. per Slope Factor Guideline for the lot. The new addition meets the required side and rear-yard setbacks, as well as, height and design regulations. A new chimney located on the northwest side of the addition will be 22'-0" in height, maintaining consistency with the existing chimneys. The proposed trellis located behind the residence would extend 15'-0" towards the backyard and would not result in additional building area. The proposed project maintains the existing characteristics and design elements of the residence. Project was approved.
- E. **DM 12-40 (SB)(Amendment); Dietrich; 4854 Hampton Road:** Amending approval of a 124 sq. ft. addition to the first floor of an existing two-story home per Section 11.45.010.B1 of the City's Zoning Code. The applicant proposes to enclose the previously

approved 124 sq. ft. porch between the garage and the existing house. The 34'-6" proposed setback represents a 3'-10" encroachment into the 38'-4" front-yard setback requirement. The new area would not encroach any closer than allowed in the previous DM approval. In all, the floor area would increase to 3,568 sq. ft. which is under the 3,991 maximum allowed for the lot. The Conditions of Approval for the original approval still apply. Project was approved.

- F. **HDP 13-06 (Dir.)/DM 13-07 (SB); Tung; 5571 Stardust Road:** Request for a Hillside Development Permit and Director's Miscellaneous Review for a 267 sq. ft. single-story addition that encroaches into the 9'-8" south side required setback on a hillside lot per the review criteria set forth in Section 11.35 - Hillside Development and Section 11.45 - Modifications and Special Reviews of the Municipal Code. The addition will be located on the south side of the existing residence and would have an 8'-2" side-yard setback at its closest point. At its closest point this would be a 1'-6" encroachment into the south side-yard setback requirement. Also as part of the project, two new bay windows with compliant setbacks are proposed along the rear façade in the existing bedrooms. The new total floor area would be 2,684 sq. ft. which is well below the 3,987 sq. ft. allowable Slope Factor Guideline adjusted floor area for the subject lot. Existing landscaping along the south side and sloping rear help screen the project from adjoining neighbors. The project would fit well with the existing neighborhood and would have no additional privacy or view impacts. Project was approved.

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



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.