



NOTICE AND AGENDA 11-09

**PLANNING COMMISSION
Tuesday, May 24, 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:** April 12, 2011
- VII. CONTINUED PUBLIC HEARINGS**
 - A. Zone Change 10-05; City:** A request to consider an amendment to the City's Zoning Ordinance pertaining to setbacks and development standards for fireplaces and chimneys. More specifically, the amendment would require fireplaces/chimneys to maintain a minimum 10'-0" setback and would require a Variance for proposed structures with side yard setbacks less than 5'-0." This is an amendment to the City's Zoning Ordinance, which requires a future City Council public hearing and City Council approval. Staff is recommending that the Planning Commission approve a Negative Declaration for this project. (Assistant Planner Parinas)
 - B. Second Floor Review 09-22/Hillside Development Permit 09-33; Vargas/Peters; 2048 Lyans Drive:** A request to allow construction of a new two-story 3,870 sq. ft. house on a 18,768 sq. ft. hillside parcel. Staff is recommending that the Planning Commission approve a Categorical Exemption for this project. (Planner Clarke)
- VIII. PUBLIC HEARINGS**
 - A. Hillside Development Permit 11-15/Second Floor Review 11-09/Setback Modification 11-06; Edwards/Sclafani; 5222 Escalante Drive:** A request to allow construction of a 4,660 sq. ft. 2-story residence on a 17,930 sq. ft. lot with an

average slope of 15.8%. A Setback Modification is also requested to allow an attached two-car garage to encroach 6 feet into the required front setback, as measured to an existing access easement. Importantly, a compliant 25-foot setback would be provided to the roadway's edge of pavement. Staff is recommending that the Planning Commission approve a Categorical Exemption for this project. (Planner Gjolme)

IX. OTHER BUSINESS

- A. Landscape Plan Review for 3850 Windermere Place; Merritt:** Review of final landscape plans for Hillside Development Permit 06-55.
- B. Draft 2011-12 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

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.