



NOTICE AND AGENDA 10-10

**PLANNING COMMISSION
Tuesday, May 25, 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** – Commissioner Hill
- 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**
- VIII. PUBLIC HEARINGS**
 - A. [Setback Modification 09-05/ Hillside Development Permit 09-24 \(Adm.\); Boghossian/ Ismail; 607 Wendover Road:](#)** A request allow an illegally constructed garage to encroach into the required front, side and rear setbacks. The existing structure would be lowered to a maximum height of 15 feet and the front setback would be increased to 30 feet in order to satisfy conditions of the project’s original approval, which was granted in 2005, but has since expired. The Hillside Development Permit would also legalize patio and entry additions comprising approximately 768 sq. ft. to the existing 2-story residence and allow construction of a new inward-facing retaining wall along the south side of the garage. Lastly, the Setback Modification would allow 8-foot entry gates to remain within the required front setback. The current project would simply re-authorize previously granted approvals. Staff is recommending that the Planning Commission approve a Categorical Exemption for this project. (Planner Gjolme)
 - B. [Second Floor Review 08-24/Hillside Development Permit 08-42/Tree Removal 09-38; Rhody/Kwon; 5388 Vista Lejana Lane:](#)** A request allow an

816 sf first-floor addition (including 81 sf of cantilevered area), a new 474 sf second floor, and the removal of a 34" diameter Oak tree. Staff is recommending that the Planning Commission approve a Categorical Exemption for this project. (Assistant Planner Lang)

IX. OTHER BUSINESS

- A. **Hillside Development Permit 08-40/Setback Modification 08-11/Tree Removal Permit 10-11; Hanna; 3958 Hampstead Road:** Substantial conformance determination for proposed retaining wall extension. (Planner Gjolme)
- B. **Tree Ordinance Study Session** (Assistant Planner Lang)

X. COMMENTS FROM THE COMMISSIONERS

XI. COMMENTS FROM THE DIRECTOR

- A. Report of Director's Approvals since the last meeting:
 - 1. **Hillside Development Permit 10-12; Rogan; 315 Knight Way:** Granted 598 sf ground floor addition and inward-facing 3' retaining wall.
- 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.