



NOTICE AND AGENDA 10-11

**PLANNING COMMISSION
Tuesday, June 8, 2010**

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

- I. CALL TO ORDER:** 6:00 p.m.
- II. ROLL:** Chair Davitt, Commissioners Cahill and Curtis
- III. PLEDGE OF ALLEGIANCE** – Commissioner Curtis
- IV. SEATING AND WELCOME TO NEW PLANNING COMMISSIONERS**
- V. 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.
- VI. REORDERING OF THE AGENDA**
- VII. CONSENT CALENDAR**
- VIII. CONTINUED PUBLIC HEARINGS**
- XI. PUBLIC HEARINGS**
 - A. Conditional Use Permit 451/Setback Modification 10-07/Hillside Development Permit 10-13 (Dir.)/Fence Review 10-02; Socoloske; 423 Meadow Grove Street:** A request to allow a new 342 sq. ft. pavilion to encroach into the required front and south side yard setbacks. A Conditional Use Permit would allow a new spa to be added to an existing front yard pool. Fence Review is requested since a front yard wall/fence up to 6 feet in height is proposed as are new driveway gates, which, considering their solid composition and location within the required front setback, are a second component of the requested Setback Modification. Staff is recommending that the Planning Commission approve a Categorical Exemption for this project. (Planner Gjolme) **[NOTE: the applicant has requested a continuance to June 22, 2010 to explore staff supportable project design.]**
 - B. Modification 10-04; Archer; 2223 Los Amigos Street:** A request to construct a 719-square foot attached garage with west and south side setback encroachments. The garage would encroach 11” into the required 13’-2” south side setback and would encroach 6’-6” into the required 13’-2” west side setback. The proposed garage would replace an existing 411-square foot detached garage that would be demolished as a part of the project. Staff is recommending that the Planning Commission approve a Categorical Exemption for this project. (Assistant Planner Parinas)

- C. **Second-Floor Review 10-08/Tree Removal Permit 10-03; Johnson/Balachian; 4816 Hillard Avenue:** A request to allow construction of a code-compliant new 5,993 sq. ft. 2-story residence with a cabana on a 21,250 sq. ft. lot and removal of a 22 inch protected sycamore tree at the rear of the house. Staff is recommending that the Planning Commission approve a Categorical Exemption for this project. (Planner Clarke)

X. **OTHER BUSINESS**

XI. **COMMENTS FROM THE COMMISSIONERS**

XII. **COMMENTS FROM THE DIRECTOR**

- A. Report of Director's Approvals since the last meeting:

1. **Hillside Development Permit 10-15; Salem; 1856 Foothill Boulevard:** Granted approval to reconstruct a 12' tennis court fence, and the construction of an unroofed deck on top of an existing garage on a hillside lot.
2. **Substantial Conformance and Director's Miscellaneous 10-14; 5209 Diamond Point Road; Lee:** Approved minor increase (361 sf) to PC approved (1/12/10) flat roof

- B. Other Comments

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.