

CITY OF **LACANADA FLINTRIDGE**

**MEETING NOTICE AND AGENDA 12-12  
PLANNING COMMISSION**

**Tuesday, June 12, 2012**

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

- I. CALL TO ORDER:** 6:00 p.m.
- II. SWEARING IN OF TERRY WALKER AS NEW COMMISSIONER**
- III. ROLL:** Chairman Curtis, Vice Chair Cahill, Commissioners Der Sarkissian, Jain, Gunter
- IV. PLEDGE OF ALLEGIANCE**
- 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:**
  - A. Approval of Minutes:** March 10, 2012; April 10, 2012; April 24, 2012; November 29, 2011
- VIII. CONTINUED PUBLIC HEARINGS**
  - A. Second-floor Review 12-01/Setback Modification 12-01; Johnson/Awad; 1132 Sheraton Drive:** [Continued from April 10, 2012] Request to allow creation of a new 524 square feet second floor in conjunction with significant remodeling/reconfiguration of the existing roof. A Setback Modification would allow a new 2-car garage to encroach 4 feet into the required 17-foot street side yard setback along Cornishon Avenue. Staff is recommending that the Planning Commission approve a Categorical Exemption for this project. (Planner Gjolme)
- IX. PUBLIC HEARINGS:**
  - A. Zone Change 11-04; City of LCF; City-wide:** Request to consider an amendment to the City's Zoning Ordinance pertaining to recreational vehicle storage. More specifically, the amendment would define "front façade" and would permit recreational vehicle storage within the R-1 zone through a

director's review process with findings. Staff is recommending that the Planning Commission approve a Negative Declaration for this project. (Assistant Planner Parinas)

- B. Conditional Use Permit 453 (Amendment); Trammell/Tsujihara; 4277 Chula Senda Lane:** Request for an amendment to an approved Conditional Use Permit to allow relocation of a lighted sports court from its current location along the north side property line behind the garage to the south side of the lot, adjacent to the south façade of the new residence currently under construction. Staff is recommending that the Planning Commission approve a Categorical Exemption for this project. (Planner Gjolme)
  
- C. Hillside Development Permit 10-56/Second Floor Review 10-40/Modification 11-07/Floor Area Review 10-03/Conditional Use Permit 479; Swann/Johnson; 4172 Cambridge Road:** Request to allow 1<sup>st</sup> and 2<sup>nd</sup>-floor expansion of an existing two-story residence and expansion of an existing basement. A Conditional Use Permit would allow expansion/reconfiguration of an existing swimming pool within the front yard setback along Berkshire Avenue. A Setback Modification would allow over-height retaining walls associated with pool construction and over-height driveway pilasters to encroach into the front setback. Floor Area Review is required since total project area would exceed 4,500 sq. ft. on a lot with an average width of less than 80 feet. The site has a qualified average width of 72 feet. Staff is recommending that the Planning Commission approve a Categorical Exemption for this project. (Planner Gjolme)
  
- D. Modification 12-06; Choi/Stoddard; 907 Valley Crest Street:** Request to allow a proposed entry, porch and trellis which will encroach into the front yard setback of an existing one-story which will be expanded by a proposed 2,905 sf first floor addition with a 483 sf attached garage. Staff is recommending that the Planning Commission approve a Categorical Exemption for this project. (Planner Clarke)

**X. OTHER BUSINESS**

- A. Tree Removal 11-40; 991 St. Katherine Drive; Morillo:** Request to remediate the removal of three Chinese Elm trees. Staff is recommending that the Planning Commission approve a Categorical Exemption for this project. (Assistant Planner Parinas)
  
- B. Discussion item - Electronic reader boards:** Potential amendment to Sign Ordinance to allow reader boards in excess of four (4) square feet on Public/Semi-public and Institutionally-zoned properties.

**XI. REPORT OF DIRECTOR'S REVIEWS:** [Director's Setback Modifications; Director's Height Modifications and Director's Second Floor Reviews]:

- A. Director's Miscellaneous 12-13 (SB); Hurlbutt; 4252 Chula Senda Lane:**  
Approval of a request to legalize a breezeway enclosure that functions as an office. This area totals 230 sq. ft. Also as part of the project, but not part of this review, the applicant is proposing to add a compliant 230 sq. ft. under an existing patio at the rear of the residence. No new floor area would technically be added. The total floor area on the lot would be 6,144 sq. ft. which is well under the 8,384 sq. ft. maximum allowed for the lot. The required street side-yard setback is 20'-0" and the existing setback is 11'-6" at the garage. The enclosure of the breezeway would yield a 17'-0" setback which is below the 20'-0" requirement but more than the 11'-6" of the existing nonconforming structure. The other additions would have compliant setbacks.

**XII. COMMENTS FROM THE COMMISSIONERS**

**XIII. COMMENTS FROM THE DIRECTOR**

**XIV. 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



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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.