



NOTICE AND AGENDA 11-10

**PLANNING COMMISSION
Tuesday, June 14, 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, Gunter
- III. PLEDGE OF ALLEGIANCE:** Commissioner Gunter
- 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**
- VII. CONTINUED PUBLIC HEARINGS**
 - A. Hillside Development Permit 11-02/Second Floor Review 11-06; Caire; 2028 Lombardy Drive:** A request to allow the addition of a total of 1,614 sf (add 307 sf on first floor and a new 1,307 sf second floor) to an existing 2,335 sf single-story residence (1,899 sf house and 436 sf garage) for a new total house size of 3,949 sf. Since the addition of a second floor would require demolition of the existing roof, a Modification is also requested to retain the existing non-conforming 6'-1" west, 5'-0" east and 6'-5" north side yard setbacks. This project was previously considered by the Planning Commission on April 26, 2011. Staff is recommending that the Planning Commission approve a Categorical Exemption for this project. (Planner Clarke)
- VIII. PUBLIC HEARINGS**
 - A. Conditional Use Permit 467; Anthony's Fine Food and Wine/Tolkin; 714 Foothill Boulevard:** A request to allow the on-sale and off-sale of beer and wine within a café and gourmet market. The project is located in the Mixed Use 1 zone within the Downtown Village Specific Plan area. Staff is recommending that the Planning Commission approve a Categorical Exemption for this project. (Assistant Planner Parinas)
 - B. Modification 10-15 (Amendment); Edwards/Bushman; 2045 Lyans Drive:** A request to amend an approved Modification to allow a garage addition to

encroach 2 feet into the required 36-foot front setback and 1 foot into the required east side yard setback. The project was previously reviewed and approved by the Planning Commission on July 27, 2010. Staff is recommending that the Planning Commission approve a Categorical Exemption for this project. (Planner Gjolme)

- C. Second Floor Review 11-08; Akopian/Shahbazian; 5111 Castle Road:** A request to allow construction of a new 5,594 sq. ft. two-story house on a 19,330 sf site. Staff is recommending that the Planning Commission approve a Categorical Exemption for this project. (Planner Clarke)

IX. OTHER BUSINESS

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.