



NOTICE AND AGENDA 10-12

**PLANNING COMMISSION
Tuesday, June 22, 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 Jain
- IV. SELECTION OF CHAIR AND VICE CHAIR**
- 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.** Minutes – March 23, 2010
 - B.** Minutes – June 8, 2010
 - C.** Minutes – December 22, 2009
- VIII. CONTINUED 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)
- IX. PUBLIC HEARINGS**
 - A. Second-Floor Review 10-11; Bagramian; 4827 Castle Road:** A request to allow construction of a code-compliant new 4,730 sq. ft. 2-story on a 15,045 sq. ft. lot. Staff is recommending that the Planning Commission approve a Categorical Exemption for this project. (Planner Clarke)
 - B. Conditional Use Permit 450; Kaesler; 1111B Foothill Boulevard:** A request to allow a plumbing office with a showroom for retail in a 1,414-square foot tenant space within an

existing building. No new square footage will be added to the existing building. Staff is recommending that the Planning Commission approve a Categorical Exemption for this project. (Assistant Planner Parinas)

- C. Hillside Development Permit 10-07/Second-floor Review 10-09/Setback Modification 10-09; Gustafson; 334 St. Katherine Drive:** A request to allow construction of a new two-story 6,200 sq. ft. residence and related site work, inclusive of an extended driveway and partially subterranean garage. A Setback Modification would allow a light well with retaining walls in excess of 5'-6" to encroach into the required south side yard setback. Staff is recommending that the Planning Commission approve a Negative Declaration (ND) for this project. The comment period for the ND is May 27, 2010 through June 15, 2010. (Planner Gjolme)
- D. Conditional Use Permit 447/Second Floor Review 09-27; Barcus/Alejo; 4234 Chevy Chase Drive:** A request to allow the construction of a 1,982 square-foot first floor addition and 1,453 square-foot second floor addition to an existing two story residence. A Conditional Use Permit is required because the proposal would increase the total floor area on the property to exceed 10,000 square feet. Staff is recommending that the Planning Commission approve a Categorical Exemption for this project. (Assistant Planner Parinas)

X. OTHER BUSINESS

XI. COMMENTS FROM THE COMMISSIONERS

XII. COMMENTS FROM THE DIRECTOR

- A. Report of Director's Approvals since the last meeting:
- 1. Tree Removal 10-21; Bravender; 3668 Figueroa Street:** Approved removal of one dead 13" oak.
- 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.