

CITY OF **LA CAÑADA FLINTRIDGE**  
PLANNING COMMISSION

**REGULAR MEETING NOTICE AND AGENDA 13-12**

**6:00 P.M.**  
**Tuesday, June 25, 2013**

**CITY HALL COUNCIL CHAMBERS**  
**1327 Foothill Boulevard**

- I. CALL TO ORDER**
- II. ROLL:** Chairman Der Sarkissian, Vice Chairman Jain, Commissioners Gunter, McConnell and Walker
- III. PLEDGE OF ALLEGIANCE**
- IV. SELECTION OF CHAIR, VICE CHAIR AND HEARING OFFICER**
- 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:** May 14, 2013
- VIII. CONTINUED PUBLIC HEARINGS**
  - A. [Hillside Development Permit 13-25/Second Floor Review 13-05/Modification 13-10 \(SB\)/Director's Review 13-21 \(Roof Equipment\)/Categorical Exemption; Hartunian; 2121 Patagonia Drive:](#)  
Request to allow a new 1,224 sq. ft. second floor on a 14,810 sq. ft. hillside lot. The project also includes a new 50 sq. ft. storage room and 150 sq. ft. of cantilevered area on the first floor. A Setback Modification is also requested to allow retention of existing non-conforming front setback. A Setback of 19'-6" is currently provided, below the 20'-0" requirement for single-story elements on hillside lots. The applicant is also proposing to place the air conditioning equipment on the roof which requires a staff level review. Staff is recommending approval of a Categorical Exemption for this project. (Assistant Planner Harris)

**IX. PUBLIC HEARINGS:**

- A. [Hillside Development Permit 13-16/Setback Modification 13-04/Second Floor Review 13-06/Negative Declaration; Avedian; 1936 Hilldale Drive](#): Request to allow construction of a new 3,200 sq. ft. house upon a hillside lot. Additionally, a Setback Modification is requested for a substandard front yard setback and for reduced second-floor side yard setbacks at the rear corners of the house. Second-floor review is also required since the new home would achieve a 2-story profile along the downslope to the rear. Staff is recommending approval of a Negative Declaration for this project. (Senior Planner Buss)
- B. [Conditional Use Permit 488/Hillside Development Permit 13-30 \(Dir.\)/Categorical Exemption; McDonnell; 1336 Sugar Loaf Drive](#): Request to construct a new swimming pool within the required front yard setback. The pool location qualifies as front yard since it is along the lot's shortest frontage (which is typically used as the front property line) and was considered front yard during review and construction of the existing residence. The pool would be over 100 feet from the street and would not be visible considering the significant elevation change between the pad level and Sugar Loaf Drive. Staff is recommending approval of a Categorical Exemption for this project. (Planner Gjolme)
- C. [Floor Area Review 13-01/Categorical Exemption; Albano/Ballesteros Designs; 4342 Oakwood Avenue](#): Request to consider a Floor Area Review to construct a 416-square foot two-car garage, a 768-square foot cabana with a 215-square foot covered patio, and two balconies with a combined area of 15-square feet on a lot with an average lot width less than 80 feet. The existing house with the project would have a total floor area of 5,884 square feet. Staff is recommending approval of a Categorical Exemption for this project. (Assistant Planner Parinas)
- D. [Zone Change 13-04/Negative Declaration; City of La Cañada Flintridge; CPD Zone](#): Request Adoption of an amendment to the City's Zoning Ordinance to add "fortunetellers" and similar to Section 11.14.020.C. (Uses permitted, conditionally permitted and prohibited) in the Community Planned Development (CPD) zone. Staff is recommending approval of a Negative Declaration for this project. (Senior Planner Buss)

**X. OTHER BUSINESS:**

- A. [Substantial Conformance Determination for SFR 10-02/FAR 10-02; Chang; 4344 Beulah Drive](#): The Director approved a request to modify the requirement for additional landscape screening.

**XI. REPORT OF DIRECTOR'S REVIEWS**

- A. **Hillside Development Permit 13-21/Director's Miscellaneous Review 13-14 (SB) at 5571 Stardust Road.** Approval of a 319 sq. ft. single-story

addition that encroaches into the 7'-6" required east side setback on a hillside lot.

- B. **Hillside Development Permit 13-26 at 515 Venado Vista Drive.** Approved the removal and replacement of an existing raised wood deck located at the rear of a one-story house on a hillside parcel.
- C. **Hillside Development Permit 13-31 at 5222 Stardust Road.** Approved construction of a new pool and waterslide within the back yard of an existing single-story residence on a hillside lot.
- D. **Hillside Development Permit 13-29 at 5233 Donna Maria Lane.** Approved a 390 sq. ft. addition to an existing single-story residence on a hillside lot.
- E. **Hillside Development Permit 13-28/Director's Miscellaneous Review 13-20 (SB) at 5329 Linda Vista Drive.** Approved construction of a new 612 sq. ft. pool with spa on a hillside lot.

## **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

Project applications, 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. Staff Reports are available on the Friday before the meeting. 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.