



NOTICE AND REVISED AGENDA 11-11

**PLANNING COMMISSION
Tuesday, June 28, 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:** Chair Cahill
- IV. ELECTION 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:** February 23, 2011
 - B. Minutes:** June 14, 2011
- VIII. CONTINUED PUBLIC HEARINGS**
 - A. Hillside Development Permit 06-44/Setback Modification 06-54/Second-floor Review 08-11; Avedian; 1936 Hilldale Drive:** A request to consider approval for a Hillside Development Permit to allow construction of a new 3,200 sq. ft. house upon a hillside lot. A Setback Modification is required 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 required since the home would achieve a 2-story profile along the downslope to the rear. Staff is recommending that the Planning Commission re-approve the previously approved Negative Declaration. (Senior Planner Buss)
- IX. PUBLIC HEARINGS**
- X. OTHER BUSINESS**
 - A. Study Session:** Real Estate Office density in the Downtown Village Specific Plan area. (Planner Gjolme)

- B. Study Session:** Amendment to Chapter 4.26 of the Municipal Code regarding the **Preservation, Protection and Removal of Trees:** Potential revisions include the relocation of the ordinance from the Municipal Code to the Zoning Code and various text changes including, but not limited to revising and adding definitions, conformance to industry standards for measuring trees, enforcement and penalties for violating the Tree Ordinance, and possible revision of the protected tree species and size list. (Assistant Planner Lang)

XI. REPORT OF DIRECTOR'S REVIEWS:

HDP 11-21 [1016 El Vago Street]; Dir Misc 11-09 [4836 Crown Avenue]; Dir Misc 11-12 [5020 Indianola Way]; SFR 11-11/Dir Misc 11-13 [1915 Tondolea Lane]; Dir Misc 11-07 [4736 Gould Avenue]; HDP 11-01 [5067 Fallhaven Lane]; Dir Misc 11-10 [4607 Hillard Avenue].

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



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.