

CITY OF **LA CAÑADA FLINTRIDGE**

**PLANNING COMMISSION**

**REGULAR MEETING NOTICE AND AGENDA 14-12**

**6:00 P.M.**

**Tuesday, July 8, 2014**

**CITY HALL COUNCIL CHAMBERS**

**1327 Foothill Boulevard**

**I. CALL TO ORDER**

**II. ROLL:** Chairman Walker, Vice Chairman Jain, Commissioners Gunter, McConnell and Smith

**III. PLEDGE OF ALLEGIANCE**

**IV. 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**

A. **Minutes:** May 13, 2014

**VII. CONTINUED PUBLIC HEARINGS**

A. **Conditional Use Permit 382 Amendment and Tree Removal 13-05; La Cañada Presbyterian Church; 626 Foothill Boulevard:** [Continued from May 27, 2014] Request to construct an additional parking lot for the church. The subject lot was previously re-designated from Very Low Density Residential to Downtown Village Specific Plan on the City's General Plan Land Use Element Map. A Zone Change amending the zoning on the property to be consistent with adjacent Institutional zoning in the Downtown Village Specific Plan has been recommended for approval by the Planning Commission but is not yet approved. The parking lot approval is a request to extend/expand an existing parking lot for the La Cañada Presbyterian Church, and therefore expand (amend) the existing Conditional Use Permit. Tree removals will be considered as part of the parking lot design. An Addendum to the 2013 General Plan Update Programmatic Environmental Impact Report (PEIR) was prepared in support of the proposed zone change that evaluated potential environmental impacts associated with the proposed follow-on zone changes. No additional Initial Study, Environmental Impact Report or Negative Declaration is required. (Senior Planner Buss)

## VIII. PUBLIC HEARINGS

- A. **Conditional Use Permit 415/Variance 07-06/Second Floor Review 07-38/Setback Modification 07-34/Categorical Exemption; Cohen/Greenberg; 245 Berkshire Avenue:** Request to legalize the expansion of a residence into non-habitable space, a solid-roofed patio, trellis, improvements to the guest-house, placement of a storage shed, gazebo, placement of a retaining wall within a blue-line stream, grading, and an over-height fences within the side yard and along the front property line. A Conditional Use Permit is required because total roofed area would exceed 10,000 sq. ft. A Variance is required because the main house, gazebo and guest house exceed the 32'-0" and 15'-0" maximum heights allowed, respectively. A Second Floor Review is required because some of the improvements expand into the attic and include the placement of new dormer windows. A Setback Modification is required because the storage shed is placed immediately adjacent to the southwest property line, a portion of a wall is over-height within the side-yard setback and the front-yard wall exceeds allowable height limits and material composition for street-fronting fences and walls. Staff is recommending approval of a Categorical Exemption for this project. (Assistant Planner Harris)
- B. **Hillside Development Permit 13-14/Second Floor Review 13-04/Categorical Exemption; Johnson/Boynerian; 458 Noren Street:** Request to amend an approved Hillside Development Permit and Second Floor Review to allow additional floor area and building height. Specifically, 580 sq. ft. of floor area would be added primarily to the rear of the residence while the overall height of the home would be increased to 26 feet. The existing building pad, originally to be lowered 2 feet through site grading, would be retained at its current elevation. Staff is recommending approval of a Categorical Exemption for this project. (Planner Gjolme)
- C. **Hillside Development Permit 14-05/Setback Modification 14-04/Categorical Exemption; Temiank/Dabbah/Studio William Hefner; 3870 Chevy Chase Drive:** Request to construct a deck, an infinity edge swimming pool, a series of walkways, and retaining walls (maximum height 11'-6") on a hillside lot. A Setback Modification is required because the deck encroaches 15 feet into the required 20-foot north side setback. Staff is recommending approval of a Categorical Exemption for this project. (Assistant Planner Parinas)
- D. **Zone Change 13-01/Negative Declaration; City of La Cañada Flintridge:** Consideration of adoption of an amendment to the City's Zoning Ordinance pertaining to Section 11.37.040; Sign Regulations Standards and Guidelines. More specifically, the amendment would allow electronic message centers in excess of 4 sq. ft. on certain properties zoned Public/Semi-public and Institutional with private school uses. This is an amendment to the City's Zoning Ordinance, which requires a future City Council public hearing and City Council approval (to be noticed later). The Planning Commission will make a

recommendation to the City Council at this hearing. Staff is recommending approval of a Negative Declaration for this project. (Planner Gjolme)

**IX. OTHER BUSINESS:**

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

- A. Director's Miscellaneous Review 14-14 (SB); Smith; 4711 Hillard Avenue: Approved enclosure of a 60 sq. ft. entry way of an existing single-story residence. The addition/enclosure requires approval of Director's Miscellaneous Review since it will encroach into the required front-yard setback. However, the proposed addition will remain under the existing roofed area and will not encroach further into the front-yard setback than the existing structure. The total floor area will increase from 2,976 sq. ft. (2,503 sq. ft. habitable and 473 sq. ft. garage) to 3,036 sq. ft., which is below the maximum permitted floor area of 3,605 sq. ft. for this lot. The proposed addition maintains the existing characteristics and design elements of the residence.

**XI. COMMENTS FROM THE COMMISSIONERS**

**XII. COMMENTS FROM THE DIRECTOR**

**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



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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 the decision is the date the associated resolution is adopted by the Planning Commission.