



NOTICE AND REVISED AGENDA 11-12

**PLANNING COMMISSION
Tuesday, July 12, 2011**

**CITY HALL COUNCIL CHAMBERS
1327 Foothill Boulevard
6:00 p.m.**

- I. CALL TO ORDER:** 6:00 p.m.
- II. ROLL:** Chair Curtis, Vice Chair Cahill, Commissioners Der Sarkissian, Jain, Gunter
- III. PLEDGE OF ALLEGIANCE:** Commissioner Der Sarkissian
- 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 10, 2011
- VII. CONTINUED PUBLIC HEARINGS**
 - A. Floor Area Review 06-16/Setback Modification 06-89/Building Depth Review 06-09; Connelly/Clerkin; 4603 Palm Drive:** A request to allow the first-floor expansion of an existing residence and construction of a new second floor. The project would yield a total floor area of 2,937 sq. ft. which is above the 2,700 sq. ft. maximum for the subject lot, but within the 3,000 sq. ft. maximum allowed with Floor Area Review. Building Depth Review is also required because the project would result in second-floor depth of 80'-0", above the 60'-0" review threshold. A Setback Modification would allow the addition to encroach 1'-0" into the required 28'-6" front setback and retention of a 3'-3" side-yard setback on the north side which is below the 5'-0" requirement. *Please note: this project is being reviewed under the Pre-2006 R-1 Development Standards.* Staff is recommending that the Planning Commission approve a Categorical Exemption for this project. (Assistant Planner Lang)
- VIII. PUBLIC HEARINGS**
 - A. Second Floor Review 11-07/Hillside Development Permit 11-13/Modification 11-04; Wynn; 5035 Louise Drive:** A request to allow construction of 1,049 sq. ft. of additions to an existing two-story house on a 28,120 sq. ft. hillside parcel. A Modification (Setback) is also requested to retain the

existing non-conforming 8' first floor north side yard setback and the proposed second floor side yard setback encroachment. Staff is recommending that the Planning Commission approve a Categorical Exemption for this project. (Planner Clarke)

- B. Second Floor Review 11-10/Hillside Development Permit 11-18/Modification (Setback) 11-10/Directors Miscellaneous (Flat Roof Review) 11-15; Kwan and Kang/Oh's Design; 470 Starlight Crest Drive:** A request to allow construction of a total of 1,295 sq. ft. of additions, including a new second story, to an existing one-story house on a 17,180 sq. ft. hillside parcel with existing side setback encroachments of 4'-8" and 1'-0" on the south side and a 2'-6" front yard encroachment and for a roof which is more than 30% flat. Staff is recommending that the Planning Commission approve a Categorical Exemption for this project. (Planner Clarke)
- C. Zone Change 11 – 02; City of La Canada Flintridge:** Amendment to Section 11.47.020; Design Review Applicability; intent to expand scope of purview by modifying Section 11.47.020.A.1. The amendment pertains to Design Review applicability for non-residential projects. More specifically, the amendment would add a requirement for Design Commission review and approval for projects involving changes or partial changes to existing building colors or installation/use of outdoor furniture visible from public right-of-ways. 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 that the Planning Commission approve a Negative Declaration. (Planner Gjolme)

IX. OTHER BUSINESS

- A. Appeal of Tree Removal 11-21; 4376 Beulah Drive; Dominquez:** An appeal of the Director's denial of a twenty-three inch diameter Chinese Elm. (Assistant Planner Lang)
- 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)

X. REPORT OF DIRECTOR'S REVIEWS: None

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



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.