

CITY OF **LA CAÑADA FLINTRIDGE**

PLANNING COMMISSION

REGULAR MEETING NOTICE AND AGENDA 14-13

6:00 P.M.

Tuesday, July 22, 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:** March 25, 2014

B. **Resolution:** [Conditional Use Permit 415/Variance 07-06/Second Floor Review 07-38/Setback Modification 07-34; Greenberg; 245 Berkshire Avenue](#)

VII. CONTINUED PUBLIC HEARINGS

A. **[Hillside Development Permit 14-09/Second Floor Review 14-02/Categorical Exemption; Johnson/Tashjian; 4944 Revlon Drive:](#)** Request to allow construction of new 2,900-square foot two-story house on a hillside lot. The project complies with all floor area, setback, size, and height requirements. Staff is recommending approval of a Categorical Exemption for this project. (Assistant Planner Parinas)

B. **[Second Floor Review 14-06/Director's Misc. Review 14-07/Categorical Exemption; Johnson/Henriod; 4917 Indianola Way:](#)** Request to allow a new 3,870 sq. ft. two-story residence to be constructed on an 11,214 sq. ft. lot. A four-part Director's Misc. Review (flat roof, chimney, pool equipment and sport court) is also required since the design would employ a flat roof comprising more than 25% of the overall roof structure (approx. 29%) and minor chimney/pool equipment encroachments are proposed. A compliant unlit sport court is proposed in the back yard. Staff is recommending approval of a Categorical Exemption for this project. (Planner Gjolme)

VIII. PUBLIC HEARINGS

- A. Second Floor Review 14-24/Categorical Exemption; Arthur Isdaelian/Gregor Paronian; 4537 El Camino Corto: Request to allow construction of a code-compliant 3,348 sq. ft. 2-story residence on a 9,300 sq. ft. lot. Staff is recommending approval of a Categorical Exemption for this project. (Consulting Planner Cantrell)
- B. Second Floor Review 14-21/Setback Modification 14-11/Categorical Exemption; Franco Noravian/John Koulos; 4344 La Granada Way: Request to allow a 1,100 sq. ft. 2-story addition to the rear of an existing single-story residence. The upper level of the addition would provide a 7'-1" setback, below the 12'-10" second-floor requirement for the lot, but greater than the 3-foot setback currently provided. The Setback Modification would also allow minor garage expansion into the required front yard setback. The project is identical to a request approved on April 9, 2013. That project has expired and re-approval is sought at this time. Staff is recommending approval of a Categorical Exemption for this project. (Planner Gjolme)
- C. Second Floor Review 14-12/Floor Area Review 14-01/Categorical Exemption; Samwon Design/Paul Rhee and Sue Park; 5000 Hook Tree Drive: Request to allow a 1,187 sq. ft. one-story addition to an existing one-story house. Some of the addition would have wall height over 12'-0" and would qualify as new second floor. The project also requires Floor Area Review because the lot qualifies as a narrow lot and the applicant is proposing to exceed the 4,500 sq. ft. limitation for narrow lots. However, total floor area would be 5,190 sq. ft. which is under the 6,119 sq. ft. maximum allowed for the lot size. Staff is recommending approval of a Categorical Exemption for this project. (Assistant Planner Harris)
- D. Second Floor Review 14-13/Categorical Exemption; Serdar Architecture/Christopher & Vanetta Barton; 2271 San Gorgonio Road: to allow a new 1,192 sq. ft. second floor addition to an existing one-story residence. The applicant is also proposing to add 849 sq. ft. to the existing first floor. Total floor area would be 5,097 sq. ft. which is under the 5,849 sq. ft. maximum allowed for the lot size. Staff is recommending approval of a Categorical Exemption for this project. (Assistant Planner Harris)
- E. Second Floor Review 14-16/Categorical Exemption; De Angelis Designs/Susan Rossi; 4400 Commonwealth Avenue: Request to allow construction of a code-compliant 4,182 sq. ft. 2-story residence on a 12,531 sq. ft. lot. Staff is recommending approval of a Categorical Exemption for this project. (Planner Gjolme)
- F. Minor Conditional Use Permit 497/Categorical Exemption; Markosian/Thomas Driscoll Family Trust; 2209 Foothill Boulevard: Request to allow a real estate office use within an existing tenant space. The project is located in the Community Planned Development (CPD) zone. Staff is

recommending approval of a Categorical Exemption for this project. (Assistant Planner Parinas)

IX. OTHER BUSINESS:

- A. **Substantial Conformance Determination:** Hillside Development Permit 13-47/Second Floor Review 13-23/Setback Modification 13-14; 4170 Cambridge Road; Sargsyan/Nazaryan

X. REPORT OF DIRECTOR'S REVIEWS

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

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.