



NOTICE AND AGENDA 11-13

**PLANNING COMMISSION
Tuesday, July 26, 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:** Vice Chair Cahill
- 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**
- VII. 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 down slope to the rear. Staff is recommending that the Planning Commission re-approve the previously approved Negative Declaration. (Senior Planner Buss)
 - B. Second Floor Review 11-08; Akopian/Shahbazian; 5111 Castle Road:** A request to allow construction of a new 5,594 sq. ft. house on a 19,330 sq. ft. site. A Second Floor Review is required because the proposed house has two stories. This project was continued from the June 14, 2011 Planning Commission meeting. Staff is recommending that the Planning Commission approve a Categorical Exemption for this project. (Planner Clarke)
- VIII. PUBLIC HEARINGS**
 - A. Zone Change 11-03/Minor Conditional Use Permit 468; Executive Escrow/UDI Development and Investment Company; 707 Foothill Boulevard (Suite #5):** A request to consider an amendment to Table 6.1 of

Chapter 6 of the Downtown Village Specific Plan (the use list) to reclassify escrow companies similar to real estate offices, thereby allowing escrow offices on the ground floor in the Mixed Use 1 Zone with the approval of a Conditional Use Permit. The applicant has included a request for a Minor Conditional Use Permit to allow the escrow office should the use list be amended. Staff is recommending that the Planning Commission approve a Negative Declaration for this project. (Senior Planner Buss)

- B. Second Floor Review 11-12/Modification 11-13; Radabaugh; 906 Green Lane:** A request to permit a new 1,527 sf second floor and a 267 sq. ft. first floor addition. A Modification (Setback) is requested to allow an encroachment into the west side yard setback for an existing accessory structure. Staff is recommending that the Planning Commission approve a Categorical Exemption for this project. (Planner Clarke)
- C. Hillside Development Permit 11-23/Second-floor Review 11-13/Setback Modification 11-08; Noravian/Aroyan/Rachdouni; 1450 Sugar Loaf Drive:** A request to allow first-floor expansion of an existing single-story residence and construction of a new 1,028 sq. ft. 2nd floor. Since expansion at the 2nd-floor level would require removal of approximately 32% of the existing roof, a Setback Modification is also requested to allow retention of deficient 1st-floor setbacks to the north, south and rear and to allow a garage addition that would encroach into the north side yard setback. Staff is recommending that the Planning Commission approve a Categorical Exemption for this project. (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) [Continued from July 12, 2011 meeting]
- B. Director's Miscellaneous Review 11-12; Gianolio/Plamann; 5020 Indianola Way:** A request to allow the construction of a 147-square foot addition. The addition would encroach 3'-8" into the required 9'-2" north side setback. The proposed north side setback is 5'-6". On June 16, 2011 the Director of Community Development approved the project. An appeal of the Director's decision was filed on June 27, 2011. (Assistant Planner Parinas)
- C. Final Review - Landscape Plans for Merritt Property (HDP 06-55/SFR 07-10) on Windermere Place.**

X. REPORT OF DIRECTOR'S REVIEWS:

Fence Review 11-08 (3855 Keswick Road - Aprvd); Second Floor Review 11-16 (840 Green Lane - Aprvd); Director's Miscellaneous 11-14 (4942 Hillard Avenue - Aprvd)

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.