

CITY OF **LACANADA FLINTRIDGE**

**PLANNING COMMISSION  
MEETING NOTICE AND AGENDA 15-14**

**6:00 P.M.**

**Tuesday, July 28, 2015  
City Hall Council Chambers  
1327 Foothill Boulevard**

**I. CALL TO ORDER**

**II. ROLL:** Chair McConnell, Vice Chair Smith, Commissioners Gunter, Jain and Hazen

**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. [Hillside Development Permit 14-40/Second-floor Review 14-38/Setback Modification 14-23/Dir. Misc. Review 14-48 \(flat roof\)](#); 4072 Chevy Chase Drive; Chraghchian; Approval of final Landscape Plan.

**VII. CONTINUED PUBLIC HEARINGS**

**VIII. PUBLIC HEARINGS**

A. [Variance 15-06/Second Floor Review 15-13/Categorical Exemption; Kim; 1614 Leycross Drive](#): Request to allow a rearward extension of the existing house's main (upper) level that qualifies as a second-floor addition. The Variance request would allow excess covered (but not enclosed) floor area underneath the addition. Total floor area for the lot would increase to 3,942 sq. ft. which is above the 3,620 sq. ft. maximum allowed for the subject lot. Staff is recommending approval of a Categorical Exemption for this project. (Consulting Planner Cantrell)

B. [Variance 15-07/Categorical Exemption; Zepeda /Studenmund; 5005 Jarvis Avenue](#): Request to allow the construction of a 25'-0" tall flagpole and the display of a 40-square foot flag. A Variance is required because the maximum height for accessory structures is 15'-0" (the proposed flagpole exceeds the maximum height allowed by 10'-0") and the maximum flag size allowed is 20 square feet. Staff is recommending approval of a Categorical Exemption for this project. (Assistant Planner Parinas)

- C. [Second-Floor Review 15-07/Categorical Exemption; Gans/Ward; 4321 Bel Air Drive:](#) Request to allow construction of a new 2,700 square foot two-story house on a 7,500 sq. ft. lot. The project would comply with all floor area, setback and height requirements. Staff is recommending approval of a Categorical Exemption for this project. (Assistant Planner Harris)
  
- D. [Variance 14-01/Categorical Exemption; Ko/Chung; 4711 Rockland Place:](#) Request to allow the construction of a 400-square foot garage. A Variance is required because the proposed garage would increase the total floor area on the lot to 2,241 square feet, which is 393 square-feet in excess of the 1,848 square-foot maximum floor area allowed for the lot. In addition, the proposed garage would encroach 20'-7" into the required 25'-0" rear setback (for through lots), providing a 4'-5" rear setback. A Variance would also be required if the request for the construction of the garage is denied and the property owner is exempted from having a garage on the property. Staff is recommending approval of a Categorical Exemption for this project. (Assistant Planner Parinas)

**IX. OTHER BUSINESS:**

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

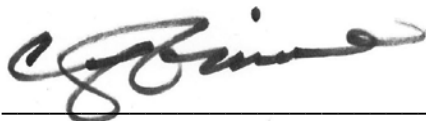
- A. [Director's Miscellaneous Review 15-24 \(SB\); Swanson; 470 Knight Way:](#) Approved a 2'-6" encroachment into the west side yard setback for a 539 sq. ft. 1<sup>st</sup>-floor garage addition. The existing 5-foot side yard setback would be retained.
  
- B. [Director's Miscellaneous Review 15-10 \(Amendment\); Vartanyan; 846 Millmada Drive:](#) Approved a 2'-10" encroachment into the east side yard setback for a 592 sq. ft. 1<sup>st</sup>-floor addition. The existing 5-foot side yard setback would be retained.

**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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Chris Gjolme ~ 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.