

CITY OF **LA CAÑADA FLINTRIDGE**

**PLANNING COMMISSION
SPECIAL STUDY SESSION NOTICE
5:00 P.M.**

**PLANNING COMMISSION
REGULAR MEETING NOTICE AND AGENDA 12-16
6:00 P.M.**

Tuesday, September 11, 2012

**CITY HALL COUNCIL CHAMBERS
1327 Foothill Boulevard**

- I. 5:00 P.M. SPECIAL STUDY SESSION:** Recreational Vehicle Parking Regulations
- II. 6:00 P.M. REGULAR MEETING CALL TO ORDER**
- III. ROLL:** Chairman Der Sarkissian, Vice Chairman Jain, Commissioners Curtis, Gunter and Walker
- IV. PLEDGE OF ALLEGIANCE**
- V. 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.
- VI. REORDERING OF THE AGENDA**
- VII. CONSENT CALENDAR:**
 - A. Minutes:** May 8, 2012; June 12, 2012; June 26, 2012; July 10, 2012; and July 24, 2012.
- VIII. CONTINUED PUBLIC HEARINGS**
 - A. Hillside Development Permit 10-57/Second Floor Review 10-41/Modification 11-12; Chang/Johnson; 3800 Domal Lane:** A request to allow construction of a new approximately 2,700 square foot (down from 3,000 sf) two-story house (including garage area) on a 13,700 square foot hillside lot (41% average slope) on the east side of Domal Lane, a cul-de-sac. The first floor is at street level and the second floor is underneath the first floor. There is also a request to allow the front of the house to encroach five feet into the twenty-foot front setback (Modification) as opposed to the previous rear setback encroachment. Staff is recommending that the Planning Commission approve a Mitigated Negative Declaration for this project. (Senior Planner Buss)
- XI. PUBLIC HEARINGS:**
 - A. Hillside Development Permit 12-24 / Variance 12-01 / Second Floor Review 12-08 (Dir) / Director's Miscellaneous Review 12-17 (SB); Eissa; 787 Greenridge Drive:** Request to legalize retaining walls (15'-0" maximum height) in the rear yard, additions at the first (447 sq. ft.) and second-floor (148 sq. ft.) level, a new sport court, back-yard restroom, remodeled pool and various other site improvements, including 42" walls in the front yard. A Variance is also required because the additional

floor area exceeds the allowable floor area for the lot, the sport court encroaches into the side-setback requirement and is placed on fill, and the second floor addition encroaches into the required angle plane. The maximum allowed floor area for the subject parcel is 4,665 sq. ft. and the total floor area proposed would be 6,222 S.F. (inclusive of existing volume space, covered porch areas and the restroom by the pool). A Director's Second-Floor Review is required because some of the additional area is at the second-floor level. A Director's Miscellaneous Review (Setback) is required since the additional first-floor area encroaches 6" into the west side-yard setback requirement and the additional second-floor area encroaches 8'-6" into the east side-yard second-floor setback requirement but in no case is closer than the existing house. Additionally, the replaced pool equipment encroaches into the west side-yard setback requirement. Staff is recommending that the Planning Commission approve a Categorical Exemption for this project. (Assistant Planner Lang)

- B. Mills Act Contract 12-01; Schwartz; 4166 Woodleigh Lane:** Request qualification from the Planning Commission for entry into a Mills Act Contract with the City of La Cañada Flintridge. A Mills Act Contract recognizes the historic nature of the residential structure located at this address and qualifies the property for reductions in property taxes. The Planning Commission reviews and makes a recommendation to the City Council. The City Council approves or denies the contract request. (Planner Clarke)
- C. Second Floor Review 12-11 and Modification (Setback) 12-08; Pao; 4373 Fairlawn Drive:** Request to allow the addition of a total of 2,135 sf (add 650 sf on first floor and a new 1,450 sf second floor) to an existing 1,905 sf single-story residence (1,450 sf house and 455 sf garage) for a new total house size of 4,040 sf. A Second Floor Review is required because the proposal includes the addition of a new second floor. In addition a Modification is also requested for non-conforming side yard setbacks. Staff is recommending that the Planning Commission approve a Categorical Exemption for this project. (Planner Clarke)
- D. Variance 08-05 (Amendment #2); IDS Real Estate Group; La Canada Flintridge Town Center, northeast corner of Foothill Boulevard and Angeles Crest Highway, Building "C":** Request to amend an approved Variance to consider deletion of a condition of approval that prohibits the installation of future wall signs along the west side of Building "C". Said condition was imposed in conjunction with approval of the Town Center's new monument signs. The amendment would allow for the installation of one wall sign on the west side of the tower at the southwest corner of Building "C". The prohibition of other future signs would remain in effect. Staff is recommending that the Planning Commission approve a Categorical Exemption for this project. (Planner Gjolme)

X. OTHER BUSINESS: None

XI. REPORT OF DIRECTOR'S REVIEWS: [Director's Setback Modifications; Director's Height Modifications and Director's Second Floor Reviews]:

- A. Director's Miscellaneous 12-27 (Setback); Seghal; 368 Noren Street:** Request to allow the construction of 478 square-foot combined first floor additions and 71 square-foot covered porch. The east and west side additions to the house would encroach 2'-8" into the required 7'-8" side yard setback and maintain the 5'-0" side yard setback of the existing home. The 71 square-foot porch enclosure is well beyond the required 25' foot front yard setback. The project was approved.
- B. Director's Miscellaneous 12-24 (Setback); Beebee and Kalaghan; 4228 Chula Senda Lane:** Request to allow an encroaching barn to be converted into habitable

space. The barn would be converted to office space for the use of the homeowner. In all, the converted barn is 488 sq. ft., of which 28 sq. ft. encroaches into the required 11'-5" side-yard setback. The encroaching area is existing and merely being converted from non-habitable area to habitable area. The existing side-yard setback is 5'-4" which would remain unchanged. The project was approved.

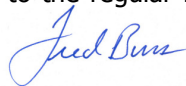
- C. Director's Miscellaneous 12-14 (Setback); Wang and Qian; 1433 Olive Lane:** Request to create two new bedrooms along the southwest side of the flag lot. The required front-yard setback for the flag lot is 25'-0" and the proposed addition would have a 5'-0" setback. This would be a 20'-0" encroachment. The required side-yard setback is 13'-3" and the addition would have a 5'-0" setback on the west side. This would be an 8'-3" encroachment. The addition would not encroach any closer than the existing house in the front and on the west side. Also as part of the project, the applicant is proposing to enclose a 287 sq. ft. existing porch on the north side of the residence that would have compliant setbacks. In all, the floor area would increase to 4,354 sq. ft. which is under the 4,500 maximum allowed for the lot. The project was approved.
- D. Director's Miscellaneous 12-26 (Setback); Crabtree; 545 Georgian Road:** Request to extend the garage forward of the existing garage by 4'-0". The required front-yard setback is 58'-8" and the new forward projection of the garage would be setback 51'-5" from the front property line. This would be a 7'-3" encroachment. Additionally, the required side-yard setback is 8'-0" and the garage addition would have a 5'-3" setback on the west side. This would be a 2'-9" encroachment. The garage addition would not encroach any closer than the existing house in the front and on the west side. Also as part of the project, the applicant is proposing additions to the rear of the property that would have compliant setbacks. In all, the floor area would increase to 3,832 sq. ft. which is under the 5,346 maximum allowed for the lot. The project was approved.

XII. COMMENTS FROM THE COMMISSIONERS

XIII. COMMENTS FROM THE DIRECTOR

XIV. 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.