

CITY OF LA CAÑADA FLINTRIDGE

**PLANNING COMMISSION
MEETING NOTICE AND AGENDA 17-17
September 26, 2017 - 6:00 p.m.
City Hall Council Chambers
1327 Foothill Boulevard**

I. CALL TO ORDER

II. ROLL: Chairman Gunter, Commissioners Hazen, McConnell, Jain, and Oh.

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 – [4/25/2017](#) & [7/25/2017](#) PC meetings

VII. CONTINUED PUBLIC HEARINGS

A. Tentative Parcel Map 74555/Tree Removal Permit 17-15; Joe Kaplan; 2000 Chimneysmoke Road: request to subdivide 2.23 acres into four single-family residential lots within the R-1-15,000 zone. An application to remove one protected oak tree in conjunction with the development of the subdivision has also been submitted. The project site is located at the eastern terminus of Sunnybank Drive, east of Castle Road. Staff is recommending adoption of a mitigated Negative Declaration for the project. (Deputy Director Koleda).

B. Hillside Development Permit 16-35 / Second Floor Review 16-22 / Setback Modification 17-03; Chou / Ong; 3987 Chevy Chase Drive: request to allow a 684 square-foot second-floor addition atop an existing single story residence on a hillside lot. The second-floor addition will encroach into the required front yard setback, but no closer than the existing residence. Staff is recommending adoption of a Categorical Exemption for the project. (Assistant Planner Yesayan).

C. Second-Floor Review 17-02 / Setback Modification 17-01; Bednar / Chu; 1027 Flanders Road: request to allow a new 1,396 sq. ft. second floor to an existing single-story residence. The applicant is also adding 922 sq. ft. (net) to the first floor. Since more than 30% of the roof would be removed, a Setback Modification is requested to allow retention of the home's existing 2'-9" first-floor east side setback. A new 6'-0" encroachment is proposed into the 25'-0" front-yard setback requirement and a new 6'-0" encroachment is proposed into the 15'-0" east side second-floor setback requirement. Staff is recommending adoption of a Categorical Exemption for the project. (Assistant Planner Harris)

VIII. PUBLIC HEARINGS

A. Conditional Use Permit 525/Tree Removal Permit 17-08; Herrera/Mercado; 4537 Indianola Way: request to construct a 5,000-square foot, two-story, office-services building and parking area with associated landscaping as a principal use on a parcel comprising 11,220 square feet. A Tree Removal Permit is also requested to remove a Chinese elm and olive Tree to accommodate the new building. Staff is recommending adoption of a Categorical Exemption for the project. (Planner Gjolme).

IX. REPORT OF DIRECTOR'S REVIEWS

A. **Hillside Development Permit 17-22 (Dir.); Baugh; 5010 Jarvis Avenue:** allowed 258 sq. ft. 1st-floor addition and 186 sq. ft. deck to an existing residence on a hillside lot.

B. **Director's Misc. Review 17-36 (Pool Equipment); Hovannessian; 4823 Indianola Way:** allowed new pool/spa mechanical equipment to encroach into the required north side and rear setback.

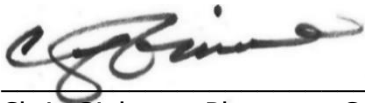
X. OTHER BUSINESS

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 54954.2



Chris Gjolme ~ Planner ~ Community Development Department

AMERICANS WITH DISABILITIES ACT

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.

In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the City Clerk's Office, [\(818\) 790-8880](tel:8187908880) no later than Friday prior to the Tuesday meeting. (28 CFR 34.102.104 ADA TITLE II)