



NOTICE AND AGENDA 10-16

**PLANNING COMMISSION
Tuesday, September 28, 2010**

**CITY HALL COUNCIL CHAMBERS
1327 Foothill Boulevard
6:00 p.m.**

- I. CALL TO ORDER:** 6:00 p.m.
- II. ROLL:** Chair Cahill, Vice Chair Curtis, Commissioners Davitt, Der Sarkissian, Jain
- III. PLEDGE OF ALLEGIANCE** – Commissioner Curtis
- VI. 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: April 27, 2010**
 - B. Minutes: June 8, 2010**
- VII. CONTINUED PUBLIC HEARINGS**
 - A. Second Floor Review 10-10 & Hillside Development Permit 10-08; Marr/Sun/Lee; 4337 Vista Place:** A request to allow construction of a new two-story 3,659 sq. ft. house on a 10,261 sq. ft. hillside parcel. Staff is recommending that the Planning Commission approve a Categorical Exemption for this project. (Planner Clarke)
- VIII. PUBLIC HEARINGS**
 - A. Conditional Use Permit 424/Modification 07-53/Hillside Development Permit 10-42; Agakanian; 700 Forest Green Drive:** A request for lighting for a sports court, Modification and Hillside Development Permit requests for overheight fences and a sports court located in the side and rear setbacks for the sports court. Staff is recommending that the Planning Commission approve a Categorical Exemption for this project. (Planner Clarke)
 - B. Conditional Use Permit 451/Setback Modification 10-07/Hillside Development Permit 10-13 (Dir.)/Fence Review 10-02; Socoloske; 423 Meadow Grove Street:** A request for a Hillside Development Permit and Setback Modification to allow a new 342 sq. ft pavilion to encroach into the required front and south side yard setbacks. A Conditional Use Permit would allow a new spa to be added to an existing front yard pool. Fence Review is requested since a front yard wall/fence up to 6 feet in height is proposed. A front pool wall and pedestrian, driveway and trash enclosure gates of solid composition located within the required front setback are a second component of the requested Setback Modification. Staff is recommending that the Planning Commission approve a Categorical Exemption for this project. (Planner Gjolme)
 - C. Hillside Development Permit 10-30/Second Floor Review 10-22/Conditional Use Permit 453/Tree Removal 10-23; Tsujihara/Trammell; 4277 Chula Senda Lane:** A request to allow construction of a new 10,072 sq. ft. residence and related site work including reconfiguration of an existing driveway, construction of a rear yard swimming pool and deck, lighted sport court and guest house. A Conditional Use Permit is also requested to allow sports court lighting and total project area

to exceed 10,000 sq. ft. Lastly, a Tree Removal Permit is requested to remove a 12" oak tree along the north side of the lot to accommodate construction of a new 4-car garage. Staff is recommending that the Planning Commission approve a Categorical Exemption for this project. (Planner Gjolme)

IX. OTHER BUSINESS

X. COMMENTS FROM THE COMMISSIONERS

XI. COMMENTS FROM THE DIRECTOR

XII. 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.