

CITY OF **LA CAÑADA FLINTRIDGE**

**PLANNING COMMISSION  
REGULAR MEETING NOTICE AND AGENDA 14-17**

**6:00 P.M.**

**Tuesday, October 14, 2014  
City Hall Council Chambers  
1327 Foothill Boulevard**

**I. CALL TO ORDER**

**II. ROLL:** Chairman Walker, Vice Chairman Jain, Commissioners Gunter, McConnell and Smith

**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:** July 8, 2014
- B. **Minutes:** July 22, 2014

**VII. CONTINUED PUBLIC HEARINGS**

**VIII. PUBLIC HEARINGS**

- A. **Second Floor Review 14-34/Setback Modification 14-18/Categorical Exemption; Riverside Investors Inc.; 5300 Alta Canyada Road:** Request to allow construction of a new two-story house comprising a total of 5,233 sq. ft. area, including a 2,170 sq. ft. second floor which would have a west sideyard setback of 17 feet, encroaching into the required 20-foot setback. The majority of both stories existed prior to addition work which necessitated reconstruction of the first floor, at which time the floorplates were raised. Zoning regulations regard that level of remodeling to constitute a new structure. Because the second floor has a higher profile than existed before, it is subject to Second Floor Review and a Setback Modification. The new house would conform to the 32-foot height limit for the site. Staff is recommending adoption of a Categorical Exemption for this project. (Consulting Planner Cantrell)
- B. **Hillside Development Permit 14-20/Second Floor Review 14-20/Setback Modification 14-10/Categorical Exemption; Reynolds; 5263 Palm Drive:** Request to allow a 536 sq. ft. second floor addition to an existing single-story residence. A Setback Modification is also requested since expansion of the home's roof profile would partially occur within the required

side yard setbacks, while porch and dormer additions would encroach into the required front yard setback, albeit no closer than the existing residence. Staff is recommending adoption of a Categorical Exemption for this project. (Planner Gjolme)

- C. **Second Floor Review 14-26, Modification 14-13, Director's Miscellaneous 14-27/Categorical Exemption; Briggs/Dundee; 5225 Harter Lane:** Request to allow the construction of a 552 square-foot second floor addition, a 321 square foot first floor addition to an existing two-story house and a change in the existing residence's architectural style. A Setback Modification is required because the proposed second floor addition encroaches 9'-0" into the required 20'-0" second floor north side setback. A Director's Miscellaneous Review is required because the change in the existing residence's architectural style would change the roof design, which would increase the height of the house to 33'-6", 1'-6" greater than the 32'-0" maximum height allowed. A Director's Miscellaneous Review is also required to allow the first floor addition to encroach 2'-11" into the required 10'-11" first floor north side setback. The first floor addition would not encroach into the north side setback further than the existing first floor building line. Staff is recommending approval of a Categorical Exemption for this project. (Assistant Planner Parinas)
- D. **Second Floor Review 14-27/Categorical Exemption; Toker/Alvarez/Um; 4812 Gould Avenue:** Request to allow construction of a new two-story residence at 4812 Gould Avenue. Staff is recommending approval of a Categorical Exemption for this project. (Planning Intern Yesayan)
- E. **Zone Change 14-03; City-Wide:** Section 11.14.040.B.2 of Chapter 11.14.040 of the City's Zoning Code limits the sales of alcoholic beverages by facilities with an "off-sale" license issued by the Department of Alcoholic Beverage Control ("ABC") in the Community Planned Development ("CPD") zone to the hours between six a.m. and twelve a.m. of each day. This section further provides that facilities with an "off-sale" license issued by ABC and legally operating in the CPD zone prior to January 1, 2014 shall be regarded as a legal nonconforming use which may be continued until December 31, 2014. Staff requests an extension of the expiration date on the non-conforming use status period from December 31, 2014 to December 31, 2015. This activity is not subject to CEQA for specified reasons. (Senior Planner Buss)

## IX. OTHER BUSINESS:

- A. **[APPEAL] Hillside Development Permit 14-28; Lee; 3745 Normandy Drive:** Appellants (Mr. and Mrs. Steven Brown, 3757 Normandy Drive) are appealing the Director's approval for construction of new retaining walls along the west side property line. (Consultant Planner Cantrell)
- B. **Building & Safety Verification:** Discussion regarding in-field validation of building setbacks, heights, drainage, conditions of approval, etc. by building inspectors. (no attachments)

- C. **Story poles**: Discussion regarding standards, performance and responsibility.
- D. **Construction Parking**: Discussion regarding current and potential requirements, and prosecution of the code.

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

**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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Fred Buss ~ Senior 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.