

CITY OF **LACANADA FLINTRIDGE**

**PLANNING COMMISSION
REGULAR MEETING NOTICE AND AGENDA 14-18**

6:00 P.M.

Tuesday, October 28, 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:** August 5, 2014

VII. CONTINUED PUBLIC HEARINGS

A. [Conditional Use Permit 494/Categorical Exemption; Um/Lim; 1004 Foothill Boulevard](#): [Continued from September 9, 2014] Request to allow continued alcohol sales in conjunction with restaurant remodel and expansion. A new bar area and covered patio comprising approximately 1,600 sq. ft. would be added to the restaurant. The restaurant does not have a current CUP for the sale of alcohol as required in the Mixed-Use 2 zone of the Downtown Village Specific Plan (DVSP). Thus, expansion as proposed necessitates CUP review and approval. Existing onsite parking would be reduced from 57 spaces to 52 spaces in order to accommodate the expansion and parking lot stall and landscape improvements. Staff is recommending approval of a Categorical Exemption for this project. (Planner Gjolme)

VIII. PUBLIC HEARINGS

A. **Minor Conditional Use Permit 505/Categorical Exemption; La Canada Retail LLC; 965 Foothill Boulevard:** Request to allow a new real estate office use within an existing tenant space. The project is located in the Mixed Use 1 zone of the Downtown Village Specific Plan (DVSP). Staff is recommending approval of a Categorical Exemption for this project. (Consultant Planner Cantrell) **[The applicant has withdrawn this request and it will not be heard.]**

- B. [Conditional Use Permit 500; Regal Cinemas, Inc./Zentmyer Properties; 1919 Verdugo Boulevard](#): Request to allow the addition of on-sale of beer and wine in conjunction with a bona fide eating place within an existing movie theater. The project is located in the Mixed Use zone. (Assistant Planner Harris)
- C. [Conditional Use Permit 501; Gelson's Market/ROIC, CA LLC; 635 Foothill Boulevard](#): Request to allow the addition of on-sale of beer and wine in conjunction with a bona fide eating place within an existing grocery store. The CUP request also includes the addition of instructional tastings within the existing grocery store. The project is located in the Mixed Use 1 zone. (Assistant Planner Harris)
- D. [Hillside Development Permit 13-58/Second Floor Review 13-28/Setback Modification 14-07/Director's Misc. Review 14-36 \(flat roof\)/Categorical Exemption; Imasdounian; Vacant parcel \(APN 5822-023-010\) at intersection of Wendover Road and Waldorf Road](#): Request to allow construction of a new 5,508 sq. ft. two-story residence and related site improvements on a 19,649 sq. ft. hillside lot. A Setback Modification is also requested and would allow over-height retaining walls within the required rear yard setback as necessary to lower and expand the building pad and provide driveway access from Karen Sue Lane. Director's Misc. Review (Flat roof) would allow the new home's roof to have a slope of less than 2:12. Staff is recommending approval of a Negative Declaration. (Planner Gjolme)
- E. [Conditional Use Permit 503/Variance 14-03/Setback Modification 14-17/Categorical Exemption; David and Jane Penniall; 857 Valley Crest Street](#): Request to legalize an existing batting cage. A Conditional Use Permit is required because the batting cage has lighting. A Variance is required because the batting cage was not constructed on the lowest elevation of the natural terrain, the width of the batting cage exceeds the 12'-0" maximum width allowed by the Zoning Code and the height of the batting cage exceeds the 12'-0" maximum height allowed by the Zoning Code. In addition, a Variance is also required because the maximum allowed floor area on the lot is exceeded. A Setback Modification is required because the batting cage encroaches 8'-3" into the required 15'-0" rear setback. Staff is recommending approval of a Categorical Exemption for this project. (Assistant Planner Parinas)

IX. OTHER BUSINESS:

- A. [Story poles](#): Discussion regarding standards, performance and responsibility.
- B. [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



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.