

CITY OF **LACANADA FLINTRIDGE**  
PLANNING COMMISSION

**REGULAR MEETING NOTICE AND AGENDA 13-19**

**6:00 P.M.**

**Tuesday, November 12, 2013**

**CITY HALL COUNCIL CHAMBERS  
1327 Foothill Boulevard**

- I. CALL TO ORDER**
- II. ROLL:** Chairman Gunter, Vice Chairman Jain, Commissioners Der Sarkissian, McConnell and Walker
- 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:** March 12, 2013
  - B. **Minutes:** September 10, 2013
  - C. [Lot Line Adjustment 13-02; 2002 Manistee Drive/2007 Derwood Drive](#)
- VII. CONTINUED PUBLIC HEARINGS**
  - A. [Second Floor Review 13-07/Negative Declaration; Chun; 425 Woodfield Road:](#) Request to allow construction of a 7,800 sq. ft. 2-story residence on a 31,183 sq. ft. lot. The project complies with all floor area, setback and height limits for the subject lot. Staff is recommending approval of a Negative Declaration for this project. (Planner Gjolme)
  - B. [Second Floor Review 13-12/Tree Removal 13-12/Categorical Exemption; Commonwealth/Anderson; 4834 Commonwealth Avenue:](#) Request to construct a new two-story house on a vacant 10,122 sq. ft. property. The project complies with all floor area, setback and height requirements. The project also includes the removal of four oak trees. Staff is recommending that the Planning Commission approve a Categorical Exemption for this project. (Planner Clarke)
  - C. [Hillside Development Permit 12-24/Variance 12-01/Second Floor Review 12-08 \(Dir\)/Director's Miscellaneous Review 12-17 \(SB\)/Categorical Exemption; 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 adoption of a Categorical Exemption. (Assistant Planner Harris)

**VIII. PUBLIC HEARINGS:**

- A. [Setback Modification 13-13/Categorical Exemption; Reeve/Bushman; 2045 Lyans Drive](#): Request to allow a 260 sq. ft. solar canopy attached to the guest house to encroach 10'-0" into the required 15'-0" rear-yard setback. The canopy would have a compliant side setback. Staff is recommending approval of a Categorical Exemption for this project. (Assistant Planner Harris)

**IX. OTHER BUSINESS:**

- A. [Mills Act Contract \(MAC\) 13-03; Sweet/Palmer; 619 Meadow Grove Street](#): Request for Mills Act Contract property review. The Planning Commission shall make a determination as to whether the property is a qualified historic property based on the criteria set forth in the Municipal Code. (Planner Clarke)

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

- A. **HDP 13-49; McConnell; 2031 Tondolea Lane**: Approved construction of five separate 36-inch tall retaining walls within the rear northwest corner of the existing two-story residence on a hillside lot.
- B. **DM 13-36; Worster; 4356 Hayman Avenue**: Approved the reduction in size, from 410 sq. ft. to 310 sq. ft. of an existing detached garage that encroaches 2'-6" into the required 7'-6" side-yard setback.

**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 decision is the date the associated resolution is adopted by the Planning Commission.