

CITY OF **LACANADA FLINTRIDGE**

**PLANNING COMMISSION
SPECIAL MEETING NOTICE AND AGENDA 14-19
6:00 P.M.**

Thursday, November 13, 2014
(NOTE DATE CHANGE DUE TO HOLIDAY)
**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
- B. [Lot Line Adjustment 14-02](#); Triland Development LLC; 4600 Ocean View Boulevard and adjacent unaddressed parcels (APNs 5870-010-038 & 5870-010-039)
- C. [Lot Line Adjustment 14-03](#); Seung Choon Lim; 733 & 743 Craig Avenue

VII. CONTINUED PUBLIC HEARINGS

- A. [Second Floor Review 14-27/Categorical Exemption; Toker/Alvarez/Um; 4812 Gould Avenue](#): [Continued from October 14, 2014] 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)

VIII. PUBLIC HEARINGS

- A. [Hillside Development Permit 14-19/Second Floor Review 14-19/Setback Modification 14-09/Variance 14-04/Categorical Exemption; Nefas; 5489 Ocean View Boulevard](#): Request to allow a 1,395 sq. ft. first floor expansion of an existing house, a new 430 sq. ft. second floor, and encroachments into the side and front setbacks. The Variance would allow an encroachment into the south side angle plane. Staff is recommending approval of a Categorical Exemption for this project. (Assistant Planner Harris)

- B. [Hillside Development Permit 14-37/Categorical Exemption; Katz; 3887 Chevy Chase Drive](#): Request to allow a 53 sq. ft. addition to an existing residence, enclosure of a 538 sf existing gazebo and retaining walls with a maximum height of 6' 8" as measured from adjacent grade. The project is identical to a project approved on January 10, 2012 (HDP 11-31); the current review is necessitated by the expiration of the prior approval. Staff is recommending approval of a Categorical Exemption for this project. (Consultant Planner Cantrell)

- C. [Hillside Development Permit 13-17/Categorical Exemption; Fonseca/Firozeh; 534 Starlight Crest Drive](#): Request to allow the construction of a 520 sq. ft. solid-roofed patio cover over an existing deck. All setbacks would be satisfied. The addition would result in total floor area above the adjusted standard for the lot as modified by the Slope Factor Guideline (SFG) and, therefore, qualifies for a higher level of review. Staff is recommending approval of a Categorical Exemption for this project. (Assistant Planner Harris)

- D. [Second Floor Review 14-28/Categorical Exemption; Troedsson/Mata; 4321 Beulah Drive](#): Request to allow construction of a new 2-story residence and attached garage comprising 3,117 sq. ft. The existing single-story residence and detached garage would be demolished in conjunction with project approval. Staff is recommending approval of a Categorical Exemption for this project. (Planner Gjolme)

- E. **Hillside Development Permit (Admin) 14-21/Second-Floor Review 14-25/Variance 14-02/Director's Miscellaneous Review 14-31 (SB)/Categorical Exemption; Trammel/Tripathi; 1910 Glenhaven Drive**: Request to allow a 135 sq. ft. first floor addition, a 279 sq. ft. second floor addition and a new 3'-0" to 6'-0" high retaining wall that would create an additional off-street parking space. The Director's Miscellaneous Review is required because the new entry would encroach 2'-0" into the 25'-0" front-yard setback requirement but would be behind the existing garage. The Variance is required because the added floor area would yield a total floor area that exceeds the allowable floor area limit for the lot. Staff is recommending approval of a Categorical Exemption for this project. (Assistant Planner Harris) **[APPLICANT HAS REQUESTED CONTINUANCE TO DECEMBER 9, 2014]**

- F. [Setback Modification 14-16/Categorical Exemption; O'Brien; 176 Lamour Drive](#): Request to construct a 6-foot tall wall and driveway gate within the required rear yard setback of the subject lot, which is along Foothill Blvd. The property fronts Lamour Drive and is considered a 'through-lot'. A Setback Modification is required since fences and walls within the rear setback of through-lots are limited to a maximum height of 3'-6". Staff is recommending approval of a Categorical Exemption for this project. (Planner Gjolme)

IX. OTHER BUSINESS:

X. REPORT OF DIRECTOR'S REVIEWS

- A. **Director’s Miscellaneous Review 14-26 (SB); Kim; 1015 Flintridge Avenue:** Approved conversion of an existing foyer into a living room area with a new “roofed” main entrance. A 110 sq. ft. ground level balcony is included at the rear of the structure. The new living room, along with the balcony adds an additional 290 sq. ft. of floor area to the overall residence. This 8,854 sq. ft. lot allows for a maximum buildable floor area of 3,187 sq. ft., and with the new 290 sq. ft. addition, the total floor area will be 3,184 sq. ft. (compliant).

- B. **Director’s Miscellaneous Review 14-30 (SB); Esnaashari; 1911 Tondolea Lane:** Allowed the construction of a new 950 sq. ft. single-story addition and a 451 sq. ft. garage to an existing single-story residence. It will encroach into the required 25-foot minimum front-yard setback. The existing non-conforming structure is located 20-feet from the front property line and the proposed addition will not encroach any further into the front-yard setback than the existing structure. The new garage will be 21'-6" from the front property line. The addition will extend along the east section of the residence maintaining the required minimum side-yard setback of 6'-6" and located at 7'-4" from the east property line. With the new 1,401 sq. ft. total addition the floor area will increase from 1,874 sq. ft. to 3,275 sq. ft. which is at its maximum allowed buildable floor area of 3,276 sq. ft. for this lot.

- C. **Hillside Development Permit 14-25 (Dir.); Wu and Cheng; 4085 Hampstead Road:** Allowed legalization and completion of the construction of six separate crib-type retaining walls, stairs and a deck within the rear yard of a hillside property at the address above. Per the revised plans received on August 28, 2014, the crib-walls are comprised of interlocked “Fulton Terracotta” blocks and terraced to provide room for landscaping. The renovation of the deck and stairs, along with the crib-walls are located within the northwest corner of the property. The deck maintains the 15'-0" minimum rear-yard and 10'-6" side-yard setbacks and are no taller than 15'-0" in total height. All crib-walls will remain under the 8'-0" maximum permitted height under this review.

- D. **Hillside Development Permit 14-34 (Dir.)/Director’s Miscellaneous Review 14-38 (SB.); Poole; 1819 Fairmount Avenue:** Allowed construction of a new spa on a hillside lot and pool/spa mechanical equipment to encroach into the required west side-yard setback. The new spa will be located 12-feet from the west property line and will be outside of the required 10'-0" minimum side-yard setback for this lot. The proposed pool/spa equipment will be located 5'-0" from the west side-yard property line at the rear of the residence. The existing 6-foot tall wood fence provides some buffer between the pool equipment and the neighbors to the west. As an added measure additional landscaping shall be installed west of the pool equipment, extending 30-feet south along the fence to screen any potential noise.

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.