

CITY OF **LA CAÑADA FLINTRIDGE**  
**PLANNING COMMISSION**

**REGULAR MEETING NOTICE AND AGENDA 13-20**  
**6:00 P.M.**  
**Tuesday, November 26, 2013**

**ALSO**

**STUDY SESSION**  
**5:00 P.M.**  
**Tuesday, November 26, 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. **Minutes:** September 24, 2013
- D. [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:](#) Resolution of Approval (in part) and Denial (in part)

**VII. CONTINUED PUBLIC HEARINGS**

- A. [Second Floor Review 13-07/Tree Removal Permit 13-09; 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 and remove a protected oak tree. 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. [Zone Change 13-01 \(Sign Ordinance Amendment\)/Negative Declaration; City-wide:](#) Request to consider adoption of an amendment to the City's Zoning Ordinance pertaining to Section 11.37.040; Sign Regulations Standards and Guidelines. More specifically, the amendment would allow electronic reader-boards in excess of 4 sq. ft. on certain properties zoned Public/Semi-public and Institutional with private school uses. This is an amendment to the City's Zoning Ordinance, which requires a future City Council public hearing and City Council approval (to be noticed later). The Planning

Commission will make a recommendation to the City Council at this hearing. Staff is recommending that the Planning Commission recommend approval of a Negative Declaration. (Planner Gjolme)

- C. **Hillside Development Permit 13-35/Variance 13-08/Categorical Exemption; Johnson/Hughes/Wang; 5138 Redwillow Lane:** Request to allow the construction of a 1,061-square foot single-story addition on a 16,112-square foot hillside lot. The applicant is requesting a Variance in order to allow bedroom additions to a house with a substandard garage. Staff is recommending that the Planning Commission approve a Categorical Exemption for this project. (Assistant Planner Parinas)

**VIII. PUBLIC HEARINGS:**

- A. **General Plan Amendment 13-01; City of La Cañada Flintridge; Housing Element Update:** Update of the Housing Element for fifth cycle review. A technical update addressing increased Regional Housing Needs Assessment (RHNA) requirements of the State. (Senior Planner Buss and staff)
- B. **Zone Change 13-07; City of La Cañada Flintridge; Downtown Village Specific Plan and Zoning Ordinance Text and Map Update to Implement Housing Element Policies:** Update of the Zoning Ordinance, to include, but limited to, addressing development standards for multi-family residential development, mixed use development, single room occupancies, transitional housing, emergency shelters, reasonable accommodation, supportive housing, senior/workforce housing, and other updates to support these areas of development. Properties within the City will be rezoned (including, but not limited to, R-3 and Mixed Use) to be consistent with the adopted General Plan Land Use Element Map. (Senior Planner Buss and staff)

**IX. OTHER BUSINESS:**

- A. **Mills Act Contract (MAC) 13-01; Wilk-Burch Family Trust; 5357 Alta Canyon Road:** 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)
- B. **Mills Act Contract (MAC) 13-02; Wilk-Burch Family Trust; 5237 Alta Canyon Road:** 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. **DM 13-40 (SB); Yun/Kim; 356 Flintridge Oaks Road:** Approval of a 7.5' encroachment (enclosing an existing open patio) into the front yard to match existing face of house.
- B. **Hillside Development Permit 13-44 (Dir)/Second Floor Review 13-19 (Dir)/Director's Misc. Review 13-32 (SB)/Fence Review 13-09; Tehani; 735 St. Katherine Drive:** Approval of a 125 sq. ft. upper-floor addition under an existing roof (new mudroom and expanded dining room). The project includes a 1,029 sq. ft. lower-floor addition under existing roofed area (including a sitting room, three bedrooms and two baths); and an addition to an existing deck that is on the lower level comprising 250 sq. ft. of under balcony area that qualifies as new floor area. The upper-level mudroom

would have a 10'-0" front setback which constitutes a 15'-0" encroachment into the 25'-0" required front-yard setback. The mudroom is under an existing roof and would match the existing encroachment of the entire house. The applicant is also proposing a 6'-0" wrought iron fence that would be placed within the front-yard setback (allowed).

- C. **Hillside Development Permit 13-51; Castillo; 944 Big Briar Way:** Approval of a 75 sf addition on the first floor.
- D. **Hillside Development Permit 13-50/Fence Review 13-10; Dudukjian; 1459 Sugarloaf Drive:** Approval of a 3' retaining wall, 85' in length and a 2'-10" expansion of the existing driveway (to the retaining wall). The front yard fence will be 6' tall wrought iron with vehicle and pedestrian entry gates. A portion of the fence will be located on a 3' inward-facing retaining wall (allowed).

**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.