

CITY OF **LACANADA FLINTRIDGE**

**PLANNING COMMISSION
MEETING NOTICE AND AGENDA 14-20**

6:00 P.M.

**Tuesday, December 9, 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:** September 9, 2014
- B. **Minutes:** September 23, 2014
- C. **Minutes:** October 14, 2014
- D. **Minutes:** October 28, 2014
- E. [Resolution 14-70](#); denying Hillside Development Permit 13-17/Categorical Exemption, Fonseca/Firozeh at 534 Starlight Crest Drive:
- F. [Lot Line Adjustment 14-02](#); Triland Development LLC; 4600 Ocean View Boulevard and adjacent unaddressed parcels (APNs 5870-010-038 & 5870-010-039)
- G. [Lot Line Adjustment 14-03](#); Seung Choon Lim; 733 & 743 Craig Avenue

VII. CONTINUED PUBLIC HEARINGS

- A. **Conditional Use Permit 494/Categorical Exemption; Um/Lim; 1004 Foothill Boulevard:** [Continued from October 28, 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 54 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) **NOTE: The applicant has requested a continuance to the January 13, 2015 Planning Commission meeting.**

- B. [Second Floor Review 14-27/Categorical Exemption; Toker/Alvarez/Um; 4812 Gould Avenue;](#) [Continued from November 13, 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)
- C. [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;](#) [Continued from November 13, 2014] 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)

VIII. PUBLIC HEARINGS

- A. [Second Floor Review 14-29/Setback Modification 14-14 /Categorical Exemption; Flores; 5153 Jarvis Avenue;](#) Request to allow a 2,807 sq. ft. 1st and 2nd floor addition to an existing residence. The extent of demolition/remodeling qualifies the project as a new 2-story residence. A Setback Modification would allow retention of a substandard south side yard setback. Staff is recommending approval of a Categorical Exemption for this project. (Assistant Planner Harris)

IX. OTHER BUSINESS:

- A. **Building & Safety Verification:** Discussion regarding in-field validation of building setbacks, heights, drainage, conditions of approval, etc. by building inspectors.
- B. [Story poles;](#) Discussion regarding standards, performance and responsibility.
- C. [Construction Parking;](#) Discussion regarding current and potential requirements, and prosecution of the code.

X. REPORT OF DIRECTOR'S REVIEWS

- A. Director's Miscellaneous Review 14-41 (SB); Herrman; 4706 Crown Avenue: Allowed a building addition to encroach into the required 9'-4" side-yard setback to be located 5'-0" from the north property line. The addition will not encroach further into the side setback than the existing structure. The addition will maintain the proper rear-yard setback. The building area will increase from 1,587 sq. ft. to 2,267 sq. ft., which is below the maximum permitted floor area of 2,553 sq. ft.

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.