

CITY OF LA CAÑADA FLINTRIDGE

**PLANNING COMMISSION
MEETING NOTICE AND AGENDA 17-23
December 12, 2017 - 6:00 p.m.
City Hall Council Chambers
1327 Foothill Boulevard**

I. CALL TO ORDER

II. ROLL: Chairman Gunter, Commissioners Hazen, McConnell, Jain, and Oh.

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** – [9/26/2017](#) & [10/10/2017](#) PC Meetings

VII. CONTINUED PUBLIC HEARINGS

VIII. PUBLIC HEARINGS

A. [Hillside Development Permit 17-24/Second-Floor Review 17-15; Lachner/Knox; 2104 Normanton Drive:](#) request to allow a new 586 sq. ft. second-floor addition to a single-story residence on a hillside lot. A 98-sq. ft. un-roofed balcony is also proposed. Staff is recommending adoption of a Categorical Exemption for the project (Consulting Planner Sivapathasundaram).

B. [Second-Floor Review 17-19/Setback Modification 17-06; Ichiki/Hakushi Family Trust; 4849 Castle Road:](#) request to allow a new 512 sq. ft. second floor to an existing single-story residence. A Setback Modification is requested to allow the new second-floor to encroach 2'-9" into the required 20'-0" side-yard setback. The applicant is also adding 662 sq. ft. to the first floor and a 630-sq. ft. covered patio.

Staff is recommending adoption of a Categorical Exemption for the project (Consulting Planner Sivapathasundaram).

C. [Conditional Use Permit 530/Second-Floor Review 17-20; Watson Design Group/Gao; 1600 Fairmount Avenue](#): request to allow first and second-floor additions totaling 2,079 sq. ft. to an existing two-story house. In conjunction with Second-Floor Review, a Conditional Use Permit is required since the total floor area of the residence would exceed 10,000 square feet. Staff is recommending adoption of a Categorical Exemption for the project (Assistant Planner Yesayan).

D. [Second-floor Review 16-20/Setback Modification 17-07; Johnson/Mattunts; 4774 Rosebank Drive](#): request to allow expansion of an existing residence, including construction of a new 2,200-sq. ft. second-floor. A Setback Modification would allow reduction of the front yard setback to the west for both the existing residence and additions. At minimum, the existing garage's 15'-4" front setback, which is below the 35-foot requirement for the lot, would be retained. Staff is recommending adoption of a Categorical Exemption for the project (Consulting Planner Sivapathasundaram).

E. [Tree Removal Permit 17-31 \(appeal\); Park/Rustigian; 4847 Hampton Road](#): request to remove an oak tree with a trunk diameter of approximately 36" at breast height (DBH). The item will be reviewed as an appeal of the project's denial. The City denied the request on November 2, 2017. (Planning Intern Barkhordarian).

IX. REPORT OF DIRECTOR'S REVIEWS

A. **Hillside Development Permit 17-01 / Fence Review 17-02; Sargsyan; 4170 Cambridge Road**: allowed a retaining wall and wrought iron fence along the street/front property line; denied a service road and gate for pool access and a retaining wall and fence along the southeast property line.

B. **Hillside Development Permit 17-41; Freeman; 4716 Hillard Avenue**: allowed 1st-floor expansion of an existing 2-story residence and pool house on a hillside lot, and limited exterior remodeling.

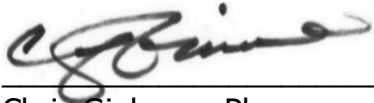
X. OTHER BUSINESS

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 54954.2



Chris Gjolme ~ 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.

AMERICANS WITH DISABILITIES ACT

In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the City Clerk's Office, [\(818\) 790-8880](tel:8187908880) no later than Friday prior to the Tuesday meeting. (28 CFR 34.102.104 ADA TITLE II)