

MEETING NOTICE AND AGENDA 11-22



PLANNING COMMISSION
Tuesday, December 13, 2011

CITY HALL COUNCIL CHAMBERS
1327 Foothill Boulevard
6:00 p.m.

- I. CALL TO ORDER:** 6:00 p.m.
- II. ROLL:** Chairman Curtis, Vice Chair Cahill, Commissioners Der Sarkissian, Jain, Gunter
- III. PLEDGE OF ALLEGIANCE:** Commissioner Gunter
- 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** – May 24, July 26, August 4, 2011 meetings.
- VII. CONTINUED PUBLIC HEARINGS**
 - A. Setback Modification 10-23; 4702 Castle Road & 2153 Lyans Drive; Roberts:** Request to legalize an existing 5'-4" tall outward facing retaining wall with a 5'-0" tall wood fence on top (total height 10'-4") that encroaches 7'-0" into the required 7'-0" north and south side setbacks. The total length of the wall/fence is 70'-0". The applicant is the property owner of 2153 Lyans Drive. The wall/fence is located on an easement at 4702 Castle Road. Staff is recommending that the Planning Commission approve a Categorical Exemption for this project. (Assistant Planner Parinas)
- VIII. PUBLIC HEARINGS:**
 - A. Second-Floor Review 11-26/Modification 11-20; 2011 Hall Canyon Drive; Newton:** Request to allow remodel and expansion of an existing 1,900 sq. ft. single-story residence with several two-story components, including a game room atop an existing two-car garage. A

Setback Modification is also requested to allow said game room to encroach 5 feet into the required 15-foot rear yard setback and to allow retention of a non-conforming 22-foot front setback, below the City's 25-foot minimum. Staff is recommending that the Planning Commission approve a Categorical Exemption for this project. (Planner Gjolme)

IX. OTHER BUSINESS

A. Study Session: Amendment to Chapter 4.26 of the Municipal Code regarding the **Preservation, Protection and Removal of Trees:** Potential revisions include the relocation of the ordinance from the Municipal Code to the Zoning Code and various text changes including, but not limited to revising and adding definitions, conformance to industry standards for measuring trees, enforcement and penalties for violating the Tree Ordinance, and possible revision of the protected tree species and size list. (Assistant Planner Lang)

B. Discussion with the City Attorney regarding the regulation of retail vendors.

X. REPORT OF DIRECTOR'S REVIEWS [Director's Setback Modifications; Director's Height Modifications and Director's Second Floor Reviews] – *HDP 11-38/SFR 11-28 on 3948 Alta Vista Drive*

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 24 hours prior to the special meeting, in accordance with Government Code Section 54945.2



Fred Buss ~ Senior Planner ~ Community Development Department

Staff reports, 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. 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.