

# CITY OF LA CAÑADA FLINTRIDGE

## NOTICE AND AGENDA 19-04

### REGULAR MEETING OF THE CITY OF LA CAÑADA FLINTRIDGE PLANNING COMMISSION

**February 14, 2019 - 6:00 p.m.**  
**City Hall Council Chambers**  
**1327 Foothill Boulevard, La Cañada Flintridge, CA 91011**

**COMMENTS FROM THE PUBLIC:** The public is encouraged to address the Planning Commission on any matter posted on the agenda or on any other matter within its jurisdiction. If you wish to address the Planning Commission, you may do so during the *COMMENTS FROM THE PUBLIC* period noted on the agenda. Each person is allowed three (3) minutes speaking time.

Pursuant to provisions of the Brown Act, no action may be taken on a matter unless it is listed on the agenda, or unless certain emergency or special circumstances exist. The Planning Commission may direct staff to investigate and/or schedule certain matters for consideration at a future Planning Commission meeting.

**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 no later than Friday prior to the Tuesday meeting. (28 CFR 34.102.104 ADA TITLE II)

**AGENDA MATERIALS:** Copies of staff reports and supporting documentation pertaining to each item on this agenda are available for public viewing and inspection at City Hall, Planning Department, during regular business hours and on the City's website [www.lcf.ca.gov](http://www.lcf.ca.gov). For further information regarding agenda items, please contact the office of the Director of Community Development at (818) 790-8881.

***PLEASE TURN OFF CELL PHONES AND PAGERS WHILE MEETING IN PROGRESS.***

**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. SELECTION OF NEW CHAIRMAN AND VICE-CHAIRMAN OF THE PLANNING COMMISSION.**

**VI. REORDERING OF THE AGENDA**

**VII. CONSENT CALENDAR**

A. **Minutes** – [7/24/2018 Meeting](#).

**VIII. PUBLIC HEARINGS**

A. **Second-Floor Review 18-21; Stoddard/Obringer; 647 De Nova Street:** A request to allow a new 3,314 square-foot two-story residence with a detached 441 square-foot two-car garage.

**Recommendation:** Adopt a resolution of the Planning Commission of the City of La Cañada Flintridge approving Second-floor Review 18-21 for a new two-story residence with an a detached

two-car garage at 647 De Nova Street and finding the project exempt pursuant to Section 15303 of the CEQA Guidelines.

**B. Zone Change (PLAN-2018-0001)/Lot Line Adjustment (LAND-2018-0002); Aboujardah/Matossian/McConnell/Kim; 1210 Journeys End Drive/1224 Journeys End Drive: A request for a Zone Change and Lot Line Adjustment to change the Zoning designation of 1210 and 1224 Journey's End Drive from R-1-20,000 to R-1-15,000 to achieve consistency with the existing General Plan Land Use Designation of Low Density Residential (up to 4 dwelling units per acre) and adjust the sizes of two adjacent lots to be consistent with the minimum lot size in the R-1-15,000 zone.**

**Recommendation:** Adopt a resolution of the Planning Commission of the City of La Cañada Flintridge approving Lot Line Adjustment (LAND-2018-0002) at 1224 Journey's End Drive, recommending the City Council approve Zone Change (PLAN-2018-0001) and finding the project exempt pursuant to Section 15061 and 15305 of the CEQA Guidelines.

**C. Appeal of Tree Removal Permit (DEV-2018-002); Frank (Owner); Fabinsky/Johnson (Appellants); 650 Georgian Road:** Consideration of two appeals of the Director of Community Development's November 2, 2018 approval of a Tree Removal Permit (DEV-2018-0002) at 650 Georgian Road, authorizing the removal of one City protected Oak tree.

**Recommendation:** Adopt a resolution of the Planning Commission of the City of La Cañada Flintridge denying two appeals and upholding the Director of Community Development's approval of Tree Removal Permit (DEV-2018-0002) at 650 Georgian Drive and finding the project exempt pursuant to Section 15304 of the CEQA Guidelines.

**D. Second-floor Review 17-16 (Amendment)/Setback Modification 17-09 (Amendment); Johnson/Ovanespour; 4636 Crown Avenue:** A request to allow retention of approximately 100 square feet of cellar floor area in conjunction with construction of a two-story residence and deletion of a condition of approval that precluded use of the cellar area in question.

**Recommendation:** Adopt a resolution of the Planning Commission of the City of La Cañada Flintridge approving Second-floor Review 17-16 (Amendment)/Setback Modification 17-09(Amendment) for retention of approximately 100 square feet of cellar floor area in conjunction with construction of a two-story residence and deletion of a condition of approval that precluded use of the cellar area in question at 4636 Crown Avenue and finding the project exempt pursuant to Section 15301 and 15305 of the CEQA Guidelines.

**E. Setback Modification 19-01; Li; 375 Santa Inez Way:** A request to legalize a 304-square foot addition that encroaches approximately 11" into the required east side-yard setback.

**Recommendation:** Adopt a resolution of the Planning Commission of the City of La Cañada Flintridge approving Setback Modification 19-01 to legalize a 304 square foot addition that encroaches 11 inches into the required east side setback at 375 Santa Inez Way and finding the project exempt pursuant to Section 15301 and 15305 of the CEQA Guidelines.

**F. General Plan Amendment (PLAN-2018-0004)(Map Amendment) and Zone Change (PLAN-2018-0005)(Map Amendment); City of La Canada Flintridge/Shayfar; 2388 Foothill Boulevard:** A request to amend the General Plan Land Use designation from "Commercial/Office (max of 0.5 FAR)" to "High Density Residential (up to 30 du/ac); and to amend the Zoning Map from "CPD Community Planned Development" to "R-3 (up to 30 units/acre)" on four parcels totaling 33,762 square feet, located south of Foothill Boulevard and west of Briggs Avenue; and a Zoning Text Amendment to remove "Apartments and condominiums (maximum 15 units/acre)" from the list of permitted land uses in the CPD, Table 1, Section 11.14.020.

**Recommendation:** Adopt a resolution of the Planning Commission of the City of La Cañada Flintridge recommending City Council approval of General Plan Amendment (PLAN-2018-0004) (Map Amendment) and Zone Change (PLAN-2018-0005) (Map Amendment) for four parcels totaling 33,762 square feet and Zone Change (Plan-2018-0005) (Zoning Text Amendment) to remove "Apartments and

condominiums (maximum 15 units/acre)" from the list of permitted land uses in the CPD, Table 1, Section 11.14.020 and finding the project exempt pursuant to Section 15061 of the CEQA Guidelines.

**G. Variance 18-04/Tree Removal Permit 17-08; Herrera/Mercado; 4537 Indianola Way:** A request to allow reductions to parking space length and drive aisle width in conjunction with construction of a new 4,750-square foot office-services building. Specifically, required parking space length would be reduced from 20 feet to 18 feet and the required two-way drive aisle from 24 feet to 18 feet. A Tree Removal Permit is also requested to remove an oak tree, Chinese elm and olive tree to accommodate the new building and related site improvements.

**Recommendation:** Adopt a resolution of the Planning Commission of the City of La Cañada Flintridge approving Variance 18-04 and Tree Removal Permit 17-08 for reductions to parking space length and drive aisle width and removal of three trees in conjunction with construction of a new 4,750 square foot office-services building at 4537 Indianola Way and finding the project exempt pursuant to Section 15303 of the CEQA Guidelines.

## IX. REPORT OF DIRECTOR'S REVIEWS

**A. Director's Hillside Review (HILL-2018-0007); Carter; 3932 Starland Drive.:** Approval of a request to allow to enclose 26-square foot of roofed-area along the south side of the existing residence.

**B. Director's Second-floor Review (DEV-2018-0018); Bezzola/Cole; 1101 Olive Lane:** Approval of a request to allow a 324 square-foot second-floor addition to an existing two-story residence.

**C. Second-floor Review (DEV-2019-0026)/Setback Modification (DIR-2019-0016); Kyeong; 4528 Leata Lane:** Approval of a request to allow partial enclosure of an existing roofed balcony with retention of a deficient west side setback.

**D. Hillside Development Permit 18-35; Zargarian; 616 Chatham Place:** Approval of a request to allow the enclosure and habitable use of existing roofed area on the first-floor level of a one-story residence on a hillside lot.

**E. Director's Review Roof Equipment (DIR-2018-0009); Bableyan; 4611 Alta Canyon Road:** Approval of a request to allow installation of a roof-mounted mechanical equipment (*air conditioning condenser*) atop the existing residence.

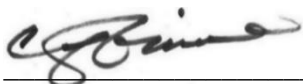
## X. OTHER BUSINESS

## 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

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 Public 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.