

CITY OF LA CAÑADA FLINTRIDGE

NOTICE AND AGENDA 18-14

REGULAR MEETING OF THE CITY OF LA CAÑADA FLINTRIDGE PLANNING COMMISSION

July 24, 2018 - 6:00 p.m.
City Hall Council Chamber
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. 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. REORDERING OF THE AGENDA

VI. CONSENT CALENDAR

VII. CONTINUED PUBLIC HEARINGS

A. [Hillside Development Permit 17-25/Second Floor Review 17-17/Setback Modification 17-05; Vincent Tsoi-SLSD/Vision Real Estate Development Inc.; vacant lot located on north side of La Forest Drive \(AIN 5864-002-019\):](#) A request for a Hillside Development Permit and Second-floor Review to allow construction of a new 6,999-square foot two-story residence, detached cabana, retaining walls and related site work on a hillside lot. A Setback Modification would allow encroachments into the required front and east side yard setbacks.

Recommendation: Adopt a resolution of the Planning Commission of the City of La Cañada Flintridge approving Hillside Development Permit 17-25, Second-Floor Review 17-17 and Setback Modification 17-05 to construct a new two-story residence, detached cabana, retaining walls and related site improvements on a vacant lot located on the north side of La Forest Drive (AIN: 5864-002-019), and adopting a Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program pursuant to the California Environmental Quality Act.

B. [Hillside Development Permit 18-03/Second-Floor Review 18-03/Setback Modification 18-01; Nazaryan Design Associates/Chatoyan; 370 Berkshire Avenue](#): A request for a Hillside Development Permit, Second-floor Review and Setback Modification to allow for a "new" 4,812 square foot two-story residence, demolition of an existing carport and replacement with a compliant two-car garage, on a hillside lot. The Setback Modification also includes a request for an encroachment along the front and side yards of the residence where an encroachment currently exists, a new encroachment along the northwest side of the residence at the second-floor, south side yard setback encroachment of a new two-car garage and northwest side yard setback encroachment of an existing pool house.

Recommendation: Adopt a resolution of the Planning Commission of the City of La Cañada Flintridge approving Hillside Development Permit 18-03, Second-Floor Review 18-03 and Setback Modification 18-01 for a new 4,812 square foot two-story residence with front yard and northwest side yard setback encroachments, for south side yard setback encroachment of a new two-car garage and northwest side yard setback encroachment of an existing pool house at 370 Berkshire Avenue and adopting a Notice of Exemption pursuant the California Environmental Quality Act.

VIII. PUBLIC HEARINGS

A. [Conditional Use Permit 538/Second-Floor Review 17-34/Setback Modification 17-15/ Variance 18-03/Director's Miscellaneous Review 17-54 \(Height\); Johnson/Kim/Rhee; 632 Berkshire Avenue](#): A request for Second-floor Review and a Conditional Use Permit to allow first and second-floor additions totaling 3,788 square feet and a 780-sqaure foot detached cabana resulting in total floor and roofed area over 10,000 square feet. A Setback Modification is requested to retain west side-yard setback encroachments by the first-floor of the existing residence and for new encroachments into the west side setback by the first-floor additions to the residence and cabana. A Variance is requested to preserve the existing 39'-6" height of the residence and a Director's Miscellaneous Review (Height) would allow 4'-9" of additional height above the 32-foot maximum for the site for the area associate with the expansion.

Recommendation: Adopt a resolution of the Planning Commission of the City of La Cañada Flintridge approving Conditional Use Permit 538 for development exceeding 10,000 square feet of floor area, approving Second-Floor Review 17-34 to allow 3,788 square foot of first and second-floor additions, approving Variance 18-03 for preservation of the existing height of the residence, approving Director's Miscellaneous Review 17-54 for height modification for the new addition and approving Setback Modification 17-15 for an encroachment into the required first-floor side-yard setback for the original structure and denying Setback Modification 17-15 for an encroachment of the first-floor west side-yard setback for the new addition and cabana at 632 Berkshire Avenue and adopting a Notice of Exemption pursuant the California Environmental Quality Act.

B. [Hillside Development Permit 18-28; De Angelis Designs, Inc./Tobias; 458 Noren Street](#): a request for a Hillside Development Permit to allow demolition of an existing single-story residence and construction of a new single-story residence, attached garage and covered patio comprising approximately 5,500 square feet. A swimming pool, deck and retaining walls are also proposed. A reduced front setback of 20 feet, allowed for one-story construction through the hillside review process, is requested as part of the project.

Recommendation: Adopt a resolution of the Planning Commission of the City of La Cañada Flintridge approving Hillside Development Permit 18-28 for construction of a new single-story residence, swimming pool, deck, retaining walls and related site improvements at 458 Noren Street and adopting a Notice of Exemption pursuant to Section 15301 (Existing Facilities) and 5303 (New Construction or Conversion of Small Structures) of the California Environmental Quality Act Guidelines.

C. Zone Change 18-02; City of La Cañada Flintridge; Citywide: a request to Amend Chapter 11.11 and Chapter 11.40 of the La Cañada Flintridge Zoning Code to permit tree houses meeting specified development standards within the R-1 zone and expanding the definition of “damage” or “damaging” a protected tree.

Recommendation: Adopt a resolution of the Planning Commission of the City of La Canada Recommending that the City Council adopt the Ordinance Entitled “AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF LA CAÑADA FLINTRIDGE AMENDING SECTION 11.11.020 (ACCESSORY USES) OF CHAPTER 11.11 (R-1 SINGLE FAMILY RESIDENTIAL ZONE) OF TITLE 11 (ZONING) OF THE LA CAÑADA FLINTRIDGE MUNICIPAL CODE PERMITTING TREE HOUSES BY RIGHT WHERE SPECIFIED DEVELOPMENT STANDARDS ARE MET AND AMENDING CHAPTER 11.40 (PRESERVATION AND PROTECTION OF DESIGNATED TREES ON PRIVATE PROPERTY) OF TITLE 11 (ZONING) OF THE LA CAÑADA FLINTRIDGE MUNICIPAL CODE AMENDING THE DEFINITION OF “DAMAGE” OR “DAMAGING” and finding an exemption from the California Environmental Quality Act.

IX. REPORT OF DIRECTOR’S REVIEWS

A. Director’s Miscellaneous Review 18-29 (Setback); Habashi; 1403 Verdugo Blvd.: Approval of a request to allow exterior remodeling and additions to an existing single-story residence totaling 786 square feet. The additions would encroach into the required front and west side setbacks but would maintain the current setbacks provided by the existing residence and would not encroach further at any point.

B. Director’s Miscellaneous Review 17-48 (Setback); Jung; 721 Craig Avenue: Approval of a request to allow a 78-square foot single-story addition to an existing residence that would encroach into the required west side setback, but would maintain the current setback provided by the existing residence and would not encroach further at any point.

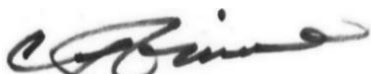
X. OTHER BUSINESS

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.