

CITY OF LA CAÑADA FLINTRIDGE

NOTICE AND AGENDA 18-17

REGULAR MEETING OF THE CITY OF LA CAÑADA FLINTRIDGE PLANNING COMMISSION

September 25, 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

A. [Minutes: 4/10/2018 meeting](#)

B. [Appeal of Director's Miscellaneous Review 18-19 \(Setback\); Johnson/GS Cooper Trust; 4901 Gould Avenue:](#) Adoption of a resolution of the Planning Commission of the City of La Cañada Flintridge granting the appeal and overturning the Director of Community Development's denial of Director's Miscellaneous Review 18-19 (Setback) to allow a 425-square-foot single-story

addition to encroach five feet into the required 11'-5" south side yard setback and adopting a Notice of Exemption pursuant to Section 15301 of the California Environmental Quality Act Guidelines. (Director Koleda)

VII. CONTINUED PUBLIC HEARINGS

A. [Conditional Use Permit 538/Second-Floor Review 17-34/Director's Miscellaneous Review 17-54 \(Setback and Height\); 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 3,937 square feet and a 929-square foot detached cabana resulting in total floor and roofed area over 10,000 square feet. A Director's Miscellaneous Review (Setback and Height) is requested to allow new encroachments into the west side setback by the first-floor additions to the residence and to allow excess height for the additions to the primary residence and new detached cabana. (Assistant Planner Yesayan)

Recommendation: Adopt a resolution of the Planning Commission of the City of La Cañada Flintridge approving Second-Floor Review 17-34 and Conditional Use Permit 538 for first and second-floor additions to an existing two-story residence and Director's Miscellaneous Review 17-54 for excess primary and accessory structure height and denying Director's Miscellaneous Review 17-54 for an encroachment into the required west side yard setback at 632 Berkshire Avenue and adopting a Notice of Exemption pursuant to Section 15301 and 15303 of the California Environmental Quality Act Guidelines.

VIII. PUBLIC HEARINGS

A. [Hillside Development Permit 18-06/Second-Floor Review 18-06/Setback Modification 18-02; Stoddard and Associates Inc./Ree; 1232 El Vago Street:](#) A request for a Hillside Development Permit, Second-Floor Review and Setback Modification for a 2,121-square foot addition to an existing single-story residence on a hillside lot. A Setback Modification is requested to allow a second-floor west side-yard setback encroachment of 1'-10". (Assistant Planner Yesayan)

Recommendation: Adopt a resolution of the Planning Commission of the City of La Cañada Flintridge approving Hillside Development Permit 18-06, Second-floor Review 18-06 and Setback Modification 18-02 for additions to an existing residence with an encroachment into the required west side setback at 1232 El Vago Street and adopting a Notice of Exemption pursuant to Section 15301 and 15305 of the California Environmental Quality Act Guidelines.

B. [Hillside Development Permit 17-07/Second Floor Review 17-06/Tree Removal Permit 17-06; Architecture JHK/James-Jackson; 2042 Hilldale Drive \(AIN: 5807-013-091\):](#) A request for Second-floor Review and a Hillside Development Permit to allow the construction of a new, 2,274 square foot two-story residence and related site work on a hillside Lot, including retaining walls. The lot has an average slope of 28 percent. A Tree Removal Permit would allow the removal of four protected Oak trees on the property to accommodate the residence as proposed. (Assistant Planner Harris)

Recommendation: Adopt a resolution of the Planning Commission of the City of La Cañada Flintridge approving Hillside Development Permit 17-07, Second-Floor Review 17-06 and Tree Removal Permit 17-06 to construct a new two-story residence, retaining walls and related site improvements on a vacant hillside lot located at 2042 Hilldale Drive (AIN: 5807-013-091), and adopting a Negative Declaration pursuant to the California Environmental Quality Act.

C. [Hillside Development Permit 17-17/Second Floor Review 17-10/Conditional Use Permit 528/Setback Modification 18-05/Director’s Misc. Review 17-13\(flat roof\)/Tree Removal Permit 18-11; Zohrabians/Hagobian; 285 Berkshire Avenue](#): A request for a Hillside Development Permit and Second-floor Review to allow construction of a new two-story residence and detached guest house comprising approximately 20,540 square feet on a 169,954 square-foot lot (3.9 acres). Related site improvements include retaining walls a rear yard tennis court and indoor/outdoor swimming pool. A Conditional Use Permit is required since total floor and roofed area would exceed 10,000 square feet. A Setback Modification would allow the residence and portions of retaining walls to encroach into the required front setback. Director’s Miscellaneous Review (Flat Roof) is also required since the slope of the roof would be less than 2:12. A Tree Removal Permit would allow removal of two oak trees to accommodate the project. (Planner Gjolme)

Recommendation: Adopt a resolution of the Planning Commission of the City of La Cañada Flintridge approving Hillside Development Permit 17-17, Second-Floor Review 17-10, Conditional Use Permit 528, Setback Modification 18-05, Director’s Miscellaneous Review 17-13 (Flat Roof) and Tree Removal Permit 18-11 to construct a new two-story residence, detached guest house, swimming pool, tennis court, retaining walls and related site improvements at 285 Berkshire Avenue and adopting a Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program pursuant to the California Environmental Quality Act.

D. [Hillside Development Permit 18-07; Su/Xiu; 345 Corona Drive](#): A request for a Hillside Development Permit to allow a new swimming pool, spa, and miscellaneous rear yard improvements, inclusive of retaining walls exceeding six-feet in height, on a hillside lot. (Director Koleda)

Recommendation: Adopt a resolution of the Planning Commission of the City of La Cañada Flintridge approving Hillside Development Permit 18-07 for construction of a new swimming pool, spa, miscellaneous rear yard improvements, inclusive of retaining walls in excess of six-feet in height, on a hillside lot at 345 Corona Drive and adopting a Notice of Exemption pursuant to Section 15303 of the California Environmental Quality Act Guidelines.

IX. REPORT OF DIRECTOR’S REVIEWS

X. OTHER BUSINESS

A. [Consideration of Change in Regular Meeting Dates of the Planning Commission, or in the Alternative, Formally Re-Establish Current Meeting Dates and Times](#) (Assistant City Attorney Guerra).

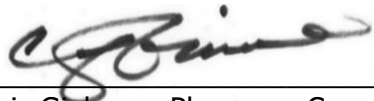
Recommendation: Adopt a Resolution Entitled “A Resolution of the Planning Commission of the City of La Cañada Flintridge Establishing the Regular Meeting Dates and Times of the Planning Commission in Accordance with La Cañada Flintridge Municipal Code Section 2.12.070”

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.