

May 11, 2023

NOTICE OF PUBLIC HEARING

Case Type / Number: Second-Floor Review (DEV-2021-0098)
Setback Modification (EXCP-2021-0014)

Applicant: Craig Stoddard, C.A. Stoddard and Associates

Property Owner: Buzand Gemjian and Elina Grigorian

Project Address: 4842 Commonwealth Avenue (AIN: 5816-023-036)

NOTICE IS HEREBY GIVEN that on **Thursday, May 25, 2023, at 6:00 p.m.**, or as soon thereafter as possible, the Planning Commission of the City of La Cañada Flintridge will conduct a public hearing to consider a Second-Floor Review (DEV-2021-0098) and Setback Modification (EXCP-2021-0014) for first and second floor additions to an existing two-story house. More than 30 percent of the existing roof will be removed, qualifying it as a new house. The applicant is proposing to retain both the 24'-8" front-yard setback at the first floor which encroaches into the 37'-6" requirement and 5'-7" as the first-floor south side-yard setback which encroaches into the 6'-6" requirement.

The hearing will be conducted in the Council Chambers on the first floor of City Hall, One Civic Center Drive, La Cañada Flintridge, CA 91011. The order of items on the agenda will be determined the week prior to the hearing. All interested persons will be given the opportunity to speak at the public hearing.

The project has been determined to be exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15301 (Existing Facilities) of the CEQA Guidelines.

If you challenge the Second-Floor Review (DEV-2021-0098), Setback Modification (EXCP-2021-0014) and/or the environmental determination in court, you may be limited to raising only those issues raised at the public hearing described in this notice, or in correspondence delivered to the Planning Commission at, or prior to, the public hearing. When possible, correspondence should be submitted by the Tuesday preceding the scheduled hearing date. (Case Planner: Harriet Harris)

Susan Koleda, AICP
Director of Community Development

Ad# 10743-096