

September 28, 2023

**NOTICE OF PUBLIC HEARING**

**Case Type / Number:** Second-Floor Review (DEV-2023-0017)  
Setback Modification (EXCP-2023-0004)  
Director's Review - Terracing (DIR-2023-0003)  
Director's Review - Sport Court (DIR-2023-0005)

**Applicant:** Edward Adzhemyan – HB-EA, LLC Design Institute

**Property Owner:** Susanna Kirakosyan

**Project Address:** 826 Green Lane / AIN: 5816-008-019

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**NOTICE IS HEREBY GIVEN** that on **Thursday, October 12, 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 request for Second-Floor Review (DEV-2023-0017) to permit construction of a new two-story residence and attached garage that would comprise a total of 6,745 square feet on a 25,000 square-foot parcel at 826 Green Lane. A Setback Modification (EXCP-2023-0004) would allow a portion of the structure to encroach into the required east and west side setbacks. A Director's Review - Terracing (DIR-2023-0003) is also requested to allow terraced retaining walls with a combined height of approximately ten feet in the east and west side setbacks. A Director's Review - Sport Court (DIR-2023-0005) would allow a compliant unlit tennis court in the rear yard of the subject property.

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 15303 (New Construction) of the CEQA Guidelines.

If you challenge the Second-Floor Review (DEV-2023-0017), Setback Modification (EXCP-2023-0004), Director's Review - Terracing (DIR-2023-0003), Director's Review - Sport Court (DIR-2023-0005) 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 the week prior to the scheduled hearing date.

Additional information, including pertinent materials related to this project, will be included within a staff report attached to the Planning Commission's meeting agenda. The meeting agenda and staff report will be posted on the City's website by the Friday prior to the identified meeting date and can be accessed at [cityoflcf.org/city-clerk/agenda-minutes/](http://cityoflcf.org/city-clerk/agenda-minutes/). (Case Planner: Chris Gjolme)

Susan Koleda, AICP  
Director of Community Development  
Ad# 10802-023