

November 2, 2023

**CITY OF LA CANADA FLINTRIDGE - NOTICE OF PUBLIC HEARING**

**Case Type / Number:** Hillside Development Permit (HILL-2022-0049)  
Setback Modification (EXCP-2023-0009)

**Applicant:** Zohrabians Design Group

**Property Owner:** Kaypekian Family Trust

**Project Address:** 181 Normandy Lane (AIN: 5822-013-028)

---

**NOTICE IS HEREBY GIVEN** that on **November 16, 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 a Hillside Development Permit (HILL-2022-0049) to allow a 2,260 square-foot covered loggia addition to an existing single-story residence, a new 300 square-foot detached cabana, swimming pool, expanded patio area and associated retaining walls up to 12 feet in height at 181 Normandy Lane. A Setback Modification (EXCP-2023-0009) is also requested and would allow new inward-facing retaining walls exceeding 5'-6" in height within the required front and west side setbacks.

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) and 15303 (New Construction or Conversion of Small Structures) of the CEQA Guidelines.

If you challenge the Hillside Development Permit (HILL-2022-0049), Setback Modification (EXCP-2023-0009) 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# 10802-031