

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that on Thursday, February 22, 2024, at 6:00 p.m., or as soon thereafter as possible, the Planning Commission of the City of La Cañada Flintridge will hold a public hearing in the Council Chambers on the first floor of City Hall, One Civic Center Drive, La Cañada Flintridge, CA 91011, to consider the following item(s):

1. CASE NUMBER: General Plan Amendment (PLAN-2024-0003) and Zone Change (PLAN-2024-0002)

LOCATION: Citywide within the La Cañada Flintridge, CA 91011

APPLICANT: City of La Cañada Flintridge

DESCRIPTION: 1) Revision of General Plan Land Use Element Figure LUE-2 to correct a mapping area associated with the Downtown Village Specific Plan; 2) Revisions to Title 11 (Zoning) of the La Cañada Flintridge, including: Update Chapter 11.01.030 to add new definitions for clarification and for consistency with state law; Amend various chapters to permit large group homes to be similarly permitted as small group homes, as required by state law; Update various chapters to allow permanent Supportive Housing by-right in zones where multifamily and mixed uses are permitted, as required by state law; Update the various chapters to allow Low Barrier Navigation Centers in any zone that allows mixed use and nonresidential uses, as required by state law; Update the Zoning Code to modify parking requirements for emergency shelters in accordance with state law; Delete the existing Section 11.18.060 (Reasonable Accommodation) ordinance in the Zoning Code and replace it with a new ordinance that removes constraints for persons requesting modification to development standards to accommodate their disabilities, as required by state law; Update the Zoning Code to adopt a Low Barrier Navigation Center Ordinance; Amend the Zoning Code to clarify that 100% affordable housing is allowed on religious sites (pursuant to SB 4); Update Chapter 11.19 - Density Bonus Ordinance in compliance with state law; and 3) Revisions to the Downtown Village Specific Plan (DVSP), including: clarify that 100% affordable housing is allowed on religious sites (pursuant to SB 4); Amend the DVSP to permit large group homes to be similarly permitted as small group homes, as required by state law; Update the DVSP to allow permanent Supportive Housing by-right in zones where multifamily and mixed uses are permitted, as required by state law; Update the DVSP to allow Low Barrier Navigation Centers in any zone that allows mixed use and nonresidential uses, as required by state law; Revise the DVSP Figure 6.1 Land Use Districts to correct a mapping error. The project is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15061(b)(3), which provides that CEQA only applies to projects that have the potential for causing a significant effect on the environment (common sense exemption). (Case Planner: Susan Koleda)

2. CASE NUMBER: Second-Floor Review (DEV-2023-0086); Conditional Use Permit (USE-2023-0602); Director's Review-Terracing (DIR-2023-0024); and Tree Removal Permit (DEV-2024-0009)

LOCATION: 850 Flintridge Avenue, La Cañada Flintridge, CA 91011 / AIN: 5657-011-002

APPLICANT: Arthur Zohrabians – Zohrabians Art of Design

DESCRIPTION: Request for Second-Floor Review (DEV-2023-0086) to permit construction of a new two-story residence and attached garage that would comprise a total of 7,942 square feet on a 1.6 acre (70,366 square-foot) parcel at 850 Flintridge Avenue. A Conditional Use Permit (USE-2023-0602) would allow a new swimming pool to be constructed between the front of the house and street. A Director's Review - Terracing (DIR-2023-0003) is requested to allow terraced

retaining walls partially within the required west side setback. A Tree Removal Permit (DEV-2024-0009) is also requested to remove two protected oak trees in order to accommodate the project. 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) of the CEQA Guidelines.(Case Planner: Chris Gjolme)

3. CASE NUMBER: Second-Floor Review (DEV-2021-0077)(AMENDMENT)
LOCATION: 4272 Hampstead Road La Cañada Flintridge, CA 91011 / AIN:5657-006-013
APPLICANT: Craig Stoddard and Associates
DESCRIPTION: Request for an amendment to a previously approved Second-Floor Review (DEV-2021-0077) to allow a change to the approved design/style of the home from Traditional to Spanish Revival and an increase of the overall size of the home from 7,651 square feet to 7,895 square feet, which is still within the 8,076 square-foot limit for the subject lot. The project has previously been determined to be exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15303 (New Construction or Conversion of Small Structures). The project site is not located on any lists enumerated under Section 65962.5 of the Government Code including, but not limited to lists of hazardous waste facilities, land designated as hazardous waste property, and hazardous waste disposal sites.(Case Planner: Chris Gjolme)

4. CASE NUMBER: Setback Modification (EXCP-2023-0008)
LOCATION: 4926 Hampton Road, La Cañada Flintridge, CA 91011 / AIN: 5819-011-012
APPLICANT: Fischer Yu
DESCRIPTION: Request for a Setback Modification (EXCP-2023-0008) to allow expansions and remodeling of an existing non-conforming structure that encroaches into the required front, side and rear-yard setbacks. The project has been determined to be exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15301 (Existing Facilities). The project site is not located on any lists enumerated under Section 65962.5 of the Government Code including, but not limited to lists of hazardous waste facilities, land designated as hazardous waste property, and hazardous waste disposal sites. (Case Planner: Harriet Harris)

Availability of Documents: Additional information pertaining to the project(s) is available for review at the Department of Community Development, One Civic Center Drive, La Cañada Flintridge, CA 91011. Staff reports are available through the city's website at: cityoflcf.org/city-clerk/agenda-minutes/. The agenda and staff report(s) for the public hearing will be available for inspection by members of the public during business hours and/or on the City's website at least 72 hours in advance of the scheduled hearing.

Public Comments: All interested persons will be given the opportunity to speak at the public hearing. The order of items on the agenda will be determined the week prior to the hearing. Any interested party is invited to send written comments to: Department of Community Development, One Civic Center Drive, La Cañada Flintridge, CA 91011. Please include the Case Number(s) and Location in any correspondence. Pursuant to all applicable laws and regulations, including without limitation, California Government Code Section 65009 and/or California Public Resources Code Section 21177, if you challenge in court any of the above decisions, you may be limited to raising only those issues raised at the public hearing(s) described in this notice, or in correspondence delivered to the Community Development Department, at or prior to the public hearing.

Susan Koleda, AICP, Director of Community Development
Ad# 10802-048