



**CITY OF LA CAÑADA FLINTRIDGE PLANNING DEPARTMENT
NOTICE OF ADMINISTRATIVE APPROVAL AND
ACKNOWLEDGEMENT OF CONDITIONS**

Date of Approval: April 1, 2024 **Case No.:** USE-2024-0132 (Major)

Planner: Harriet Harris **Site Locations:** 4200 Chevy Chase Drive
5287 La Canada Boulevard
1741 Earlmont Avenue
4740 Hillard Avenue
513 Knight Way (Reception)
4420 Encinas Drive (Marketplace)

Certified Mail / Return Receipt

TO: Sharon Grey
LCHS 7/8 PTA – **4463 Oak Grove Drive**
4825 Daleridge Road
La Cañada Flintridge, CA 91011

**RE: Major Temporary Use Permit USE-2023-0132 (Major) – La Cañada High School
7/8 PTA Annual Home Tour**

Staff reviewed your request for a Temporary Use Permit (USE-2024-0132) to allow a Home Tour event organized by La Cañada High School 7/8 PTA, at: 4200 Chevy Chase Drive; 5287 La Canada Boulevard; 1741 Earlmont Avenue; 4740 Hillard Avenue; 513 Knight Way, and 4420 Encinas Drive, per Ordinance No. 408 and Chapter 11.46 of the Zoning Code. The event will take place on Friday, April 26, 2024 and the homes will be open for viewing from 9:00 a.m. to 6:00 p.m. The Home Tour will showcase the six properties listed above. Parking will be on the street and will be minimally impacted at these locations. Participants will be arriving and leaving from the event locations at any time during the event period which will also minimize traffic. A cocktail reception will be at 513 Knight Way, with amplified music, from 6:00 p.m. to 8:00 p.m. A marketplace will be held at 4420 Encinas Drive (Lantermann House). Based on this review, staff has determined the following:

Temporary Use Permit:

- A. The proposed site is adequate in size and shape to accommodate the temporary use.

The Home Tour Event will be held at the six properties listed above to showcase their architecture, features, and design. Participants will arrive and leave at any time between 9:00 a.m. and 6:00 p.m. with no specified assembly hours. The evening reception will take place at 513 Knight Way from 6:00 p.m. to 8:00 p.m. This will minimize crowding and impact on traffic. Staff supports the finding.

- B. Adequate parking to accommodate vehicular traffic to be generated by such use will be available either on-site or at alternate locations acceptable to the Community Development Director.

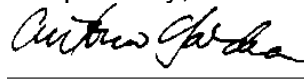
Parking will be minimally impacted. Neighbors within the impacted area will be notified of the event. Staff supports the finding.

- C. The proposed use will not unreasonably jeopardize the public peace, safety or general welfare, or be injurious or detrimental to properties adjacent to, or in the vicinity of, the proposed location of the activity.

The temporary event is limited to one day and as conditioned, would have limited impacts to the surrounding uses. There will be amplified music at 513 Knight Way; however, it will not unreasonably jeopardize the public peace and will end at 8:00 p.m.

Based on the above finding, your request has been **APPROVED**, subject to sixteen (16) conditions of approval listed in Exhibit "A", attached to this notice.

Respectfully,

 for

Susan Koleda, AICP
Director of Community Development

cc:

Yasser and Laura Badr
4200 Chevy Chase Drive
La Cañada Flintridge, CA 91011

Truc and Frank Moore
5287 La Cañada Boulevard
La Cañada Flintridge, CA 91011

Robert and Jin Hymers
4740 Hillard Avenue
La Cañada Flintridge, CA 91011

Neal Shah
513 Knight Way
La Cañada Flintridge, CA 91011

Jason and Laura ODell
1741 Earlmont Avenue
La Cañada Flintridge, CA 91011

Full mailing radius on file

ACKNOWLEDGEMENT OF CONDITIONS

As La Cañada High School 7/8 PTA Representative, I, Sharon Grey, hereby acknowledge that I have received and understand the sixteen (16) conditions of approval, listed in Exhibit "A", attached.

Signature

Date

Please sign and return one (1) copy of this form to the Planning Division prior to permit issuance, per Condition 3 of approval.

APPEAL PROCEDURES

Any interested person may appeal this action to the Planning Commission within seven (7) days of the date of project approval.

An appeal shall contain the following information:

1. The Project Case No.,
2. The nature of the appeal (e.g., objection to approval, to denial, or to one or more of the conditions).
3. A brief statement of reasons for the appeal.
4. A filing fee equal to one-half the original application fee plus the applicable Public Noticing Fee.

File applications for appeal to:

CITY OF LA CAÑADA FLINTRIDGE
1327 FOOTHILL BLVD.
LA CAÑADA FLINTRIDGE, CA 91011
(818) 790-8880

Any court challenge of the matter will be limited to filing within 90 days of a final City decision, per the adoption of Section 1094.6 of the Code of Civil Procedure, as adopted by the City Council.

EXHIBIT "A"
CONDITIONS OF APPROVAL
TEMPORARY USE PERMIT USE-2024-0132 (MAJOR)
LCHS PTA - 4463 OAK GROVE DRIVE

4200 Chevy Chase Drive / 5287 La Canada Boulevard / 1741 Earlmont Avenue / 4740
Hillard Avenue / 513 Knight Way / 4420 Encinas Drive

1. Compliance with and execution of all conditions listed herein shall be required. Deviation from this requirement shall be only by written consent of the Director of Community Development.
2. This approval is granted for the land or land use as described in the application and any attachments thereto, and as shown on the site plan submitted on March 1, 2024.
3. Prior to initiation of use or event, the applicant and property owner shall file with the Community Development Department written acknowledgment of the conditions stated herein on forms provided by the Planning Department.
4. The home tour event, demonstrations and other features including but not limited to, buildings, roadways, parking areas, landscaping and other facilities shall be located and maintained as shown on the application for Temporary Use Permit USE-2024-0132 (March 1, 2024), except as otherwise stated in these conditions.
5. The approval is temporary and only for Friday, April 26, 2023 from 9:00 a.m. to 6:00 p.m. The evening reception will run from 6:00 p.m. to 8:00 p.m.
6. All applicable requirements of any law, ordinance, or regulation of the City of La Cañada Flintridge shall be complied with.
7. This approval is subject to the applicant paying all fees, deposits and assessments to the City of La Cañada Flintridge, as established by policy, ordinance or resolution of the City Council prior to occupancy or initiation of use. This includes payment for contracted staff services as invoiced to the city.
8. In the event the City determines that it is necessary to take legal action to enforce any of the provisions of these conditions, and such legal action is taken, the applicant agrees to pay any and all costs of such legal action, including reasonable attorney's fees, incurred by the City, even if the matter is not prosecuted to a final judgment or is amicably resolved, unless the City should otherwise agree with the applicant to waive said fees or any part thereof. The foregoing shall not apply if the permittee prevails in the enforcement proceeding.
9. The applicant shall defend, indemnify, and hold harmless the City and its officers, agents, and employees from any claim, action or proceeding against the City or its

officers, agents, or employees to attack, set aside, void, or annul approval of this Temporary Use Permit. The City shall promptly notify the applicant of any such claim, action, or proceeding and shall cooperate fully in the defense.

10. This approval may be revoked at any time if it is deemed by the Director of Community Development that the event creates a public nuisance or if it expands beyond what is described in the application submitted on March 1, 2024.
11. The applicant shall have a copy of the approved temporary use permit available at all locations during the entire duration of the event.
12. Food services are allowed subject to all rules and regulations of the Los Angeles County Health Department.
13. Activities shall not substantially block, restrict or impair the public's view of another business or activity; the public's view of the signage for another business or activity; the view or visibility of the operator of any motor vehicle; the movement of any pedestrian or motor vehicle; or the points of ingress or egress to a site.
14. Nuisance factors such as, but not limited to, glare or direct illumination onto adjacent properties, noise, vibrations, smoke, dust, dirt, odors, gasses and heat shall be prevented to the maximum extent possible.
15. Amplification of the music shall be permitted at 513 Knight Way for the evening cocktail reception but will cease after 8:00 p.m.
16. The LA County Fire and Sherriff's Departments shall be notified of the event date, time and location prior to event commencement.
 - LA County Sherriff's Department: (818) 248-3464
 - Fire Department West: (818) 249-1562
 - Fire Department East: (818) 790-1468

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