

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that on Thursday, May 23, 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: Hillside Development Permit (HILL-2024-0001) / Second-Floor Review (DEV-2024-0005) / Director's Height Modification (DIR-2024-0010)
LOCATION: 711 Inverness Drive, La Cañada Flintridge, CA 91011
APPLICANT: Troedsson Design and Planning
DESCRIPTION: A request for a Hillside Development Permit (HILL-2024-0001) and Second-Floor Review (DEV-2024-0005) to allow construction of a 2,486 square foot two-story addition to an existing two-story residence on a hillside parcel with an average slope of approximately 19 percent. A Director's Height Modification (DIR-2024-0010) is also requested since the addition would achieve an overall height of approximately 32'-3", above the 28-foot hillside limit, but consistent with the height of the existing residence. Staff has determined that the proposed project is Categorical Exempt from the California Environmental Quality Act (CEQA) under Section 15301 (Existing Facilities) of the CEQA Guidelines. (Case Planner: Chris Gjolme)
2. CASE NUMBER: Hillside Development Permit (HILL-2023-0022), Second Floor Review (DEV-2023-0059), Director's Review for Front Yard Fence (DIR-2023-0018), and Director's Review for Flat Roof Review (DIR-2024-0006)
LOCATION: 3740 Hampstead Road
APPLICANT: Pacific Crest Consultants (Cindy Reyes) / Dale Wilson Architects
DESCRIPTION: A request for a Hillside Development Permit (HILL-2023-0022), Second-Floor Review (DEV-2023-0059), to allow construction of a new 6,866 square foot, two-story residence on a hillside parcel with an average slope of approximately 20 percent. The project involves construction of a pool, basement, new eight foot, six inch (8'-6") tall retaining walls, and a new septic system. Director's Review for Flat Roof Review (DIR-2024-0006) and Front Yard Fence (DIR-2023-0018) are also requested because the new house would have a flat roof and the fence located within the front yard setback would be six-feet (6'-0") tall. Staff has determined that the proposed project is Categorical Exempt from the California Environmental Quality Act (CEQA) under Section 15303 (New Construction of Small Structures) of the CEQA Guidelines. (Case Planner: Antonio Gardea)

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# 10802-073