

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that on Thursday October 24, 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: Conditional Use Permit (USE-2024-0294)
LOCATION: 4200 Chevy Chase Drive, La Cañada Flintridge, CA 91011
APPLICANT: De Angelis Designs, Inc.
DESCRIPTION: a request for a Conditional Use Permit (USE-2024-0294) to allow a 1,512 square-foot first-floor addition to the existing residence and a new 910 square-foot detached garage. Total floor and roofed area inclusive of all existing structures on site and the proposed additions would be above the 10,000 square-foot CUP review threshold. Staff has determined that the proposed project is Categorically Exempt from the California Environmental Quality Act (CEQA) under Section 15301 (Existing Facilities) of the CEQA Guidelines. (Case Planner: Chris Gjolme)
2. CASE NUMBER: Setback Modification (EXCP-2024-0008)
LOCATION: 4604 Crown Avenue, La Cañada Flintridge, CA 91011
APPLICANT/PROPERTY OWNER: Anders Troedsson/Ari Der Ohanessian
DESCRIPTION: A request for a Setback Modification (EXCP-2024-0008) for a new 400 square foot (approximate) detached garage that encroaches into the front- and (south) side-yard setbacks located at 4604 Crown Avenue. A 631 square-foot, single-story addition is also proposed as part of this project. Staff has determined that the proposed project is Categorically Exempt from the California Environmental Quality Act (CEQA) under Section 15301 (Existing Facilities) and Section 15303 (New Construction or Conversion of Small Structures) of the CEQA Guidelines. (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# 10864-018