

April 18, 2019

**NOTICE OF PUBLIC HEARING  
NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION**

Case Type / Number:      Second-Floor Review 17-03  
                                  Conditional Use Permit 527  
                                  Director's Modification (Height) 18-35  
                                  Tree Removal Permit 18-07

Applicant:                   Jay Johnson A.I.A. & Associates Inc.

Property Owner:           Ezra Callahan

Site Address:               861 Flintridge Avenue, La Cañada Flintridge, CA 91011  
                                  AIN No.: 5821-007-001

**NOTICE IS HEREBY GIVEN** that on Thursday, May 9, 2019, the Planning Commission of the City of La Cañada Flintridge will hold a public hearing to consider a request for a Second-Floor Review, Conditional Use Permit, Director's Modification (Height) and a Tree Removal Application to allow the construction of a new two-story residence with a basement, an attached four-car garage and a guest/pool house. A Tree Removal application is requested for the removal of five protected Oak trees to facilitate site development.

The hearing will be conducted in the Council Chamber on the lower level of City Hall, One Civic Center Drive, La Cañada Flintridge, CA 91011. The Planning Commission convenes at 6:00 p.m. The order of items on the agenda will be determined the week prior to the hearing.

In accordance with the California Environmental Quality Act (CEQA), a Draft Mitigated Negative Declaration has been prepared, determining that no significant environmental effects will result from the project. Comments on the Draft Mitigated Negative Declaration will be received from April 18, 2019 through May 9, 2019, including comments at the public hearing. Copies of the Draft Mitigated Negative Declaration and all other application materials are available at the Planning Department for review during regular business hours.

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.

If you challenge the Second-Floor Review, Conditional Use Permit, Director's Modification (Height) or Tree Removal 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. The Planning Commission requests that, when possible, correspondence be submitted by the Thursday preceding the scheduled hearing date.

Susan Koleda, AICP  
Director of Community Development