

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

*Certified Mail / Return Receipt*

**Date of Approval:** July 31, 2015  
**Planner:** Jess Barragan

**Case No.:** HDP 15-18 (Dir.)  
**Site Location:** 5619 Stardust Road

**TO:** Mark Farquhar  
5619 Stardust Road  
La Cañada Flintridge, CA 91011

**RE.: Hillside Development Permit 15-18 (Dir.)  
5619 Stardust Road**

Per the review criteria set forth in Section 11.35 – Hillside Development of the Zoning Code, staff has reviewed your request for a Hillside Development Permit to allow 40 sq. ft. addition to an existing single-story residence on a hillside lot. Maximum permitted floor area for the subject property is 5,962 sq. ft. The proposed 40 sq. ft. addition will increase the total floor area to 2,712 sq. ft. The proposed addition meets all setback, and zoning requirements, and maintains the existing characteristics and design elements of the residence.

***Hillside Development Permit:***

- 1. The project is found not to be in conflict with or potentially detrimental to the public health, safety or welfare or other community standards, and conforms to the city's general plan and all other ordinances and regulations of the city.**

*The proposed addition will be located in the front of the residence, and will not exceed beyond the existing eve. The addition will not cause any view blockage, and would be compatible with the surrounding area. The project will conform to zoning code standards and will not result in a change of use or intensification of development beyond those allowed in the General Plan and zoning codes; therefore, the project will not be detrimental to the public health, safety, welfare, or other community standards. Staff supports the finding.*

Based on the above findings, your request **HAS BEEN APPROVED**, subject to thirteen (13) conditions of approval listed in Exhibit "A", attached to this notice.

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Robert J. Stanley  
Director of Community Development

Cc:

<b>APN: 5817-020-004</b> <b>MARK R FARQUHAR</b> <b>5619 STARDUST RD</b> <b>LA CANADA FLINTRIDGE CA 91011</b>	APN: 5817-020-003 ROBERT G & YVONNE DICKIE 5615 STARDUST RD LA CANADA FLINTRIDGE CA 91011	APN: 5817-032-007 ALFRED G & LUDY SHAHEEN 5610 STARDUST RD LA CANADA FLINTRIDGE CA 91011
APN: 5817-020-005 ARMEN & AYLIN MINASIAN 5625 STARDUST RD LA CANADA FLINTRIDGE CA 91011	APN: 5817-020-020 ELSIE MCADAMS 5231 STARDUST RD LA CANADA FLINTRIDGE CA 91011	APN: 5817-020-014 THEODORE & DENISE JOHNSON 5314 CROWN AVE LA CANADA FLINTRIDGE CA 91011
CC: Tom Shortess (Applicant) 1685 N. Hill Ave Pasadena, CA 91104	<i>Applicant:</i> <i>Tom Shortess</i> <i>1685 N. Hill Ave.</i> <i>Pasadena, CA 91104</i>	

**PROPERTY OWNERS' ACKNOWLEDGEMENT OF CONDITIONS**

As property owner, I, Mr. Mark Farquhar, hereby acknowledge that I have received and understand the thirteen (13) conditions of approval, listed in Exhibit "A", attached.

\_\_\_\_\_  
Signature of Property Owner(s)

\_\_\_\_\_  
Date

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

**APPEAL PROCEDURES**

Any interested person may appeal this action to the Planning Commission within fifteen (15) days of the mailing date of this notice.

An appeal shall contain the following information:

- 1. The Project Case No.,
- 2. The nature of the appeal (e.g., objection to approval/denial, or any of the conditions).
- 3. A brief statement of reasons for the appeal.
- 4. A filing fee equal to one-half the original application 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**  
**HILLSIDE DEVELOPMENT PERMIT 15-18 (Dir.)**  
**5619 Stardust Road**

1. Compliance with and execution of all conditions listed herein shall be necessary prior to obtaining final building inspection clearance and/or prior to obtaining any occupancy clearance. 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, labeled HDP 15-18 (Dir.) and date stamped June 17, 2015.
3. Prior to obtaining a building permit or when applicable initiation of use, the applicant and property owner shall file with the Secretary of the Planning Commission written acknowledgment of the conditions stated herein on forms provided by the Planning Department.
4. All structures, site work 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 site plan labeled HDP 15-18 (Dir.), except as otherwise stated in these conditions.
5. **This approval will expire unless "start of construction" is commenced within 12 months after approval is granted and diligently pursued thereafter.** The Director of Community Development may extend the original expiration date by as much as 12 months upon receipt of a written request from the applicant prior to expiration of the original approval if the approved project and applicable zoning standards are unchanged. Start of construction is defined as:
  - a. All zoning and related approvals are effective; and
  - b. All required building and grading permits for the project have been issued; and
  - c. The "foundation inspection" and "concrete slab or under-floor inspection" have been made and received approval from the Division of Building and Safety; i.e., all trenches must be excavated, forms erected, and all materials for the foundation delivered on the job and all in-slab or under-floor building service equipment, conduit, piping accessories and other ancillary equipment items must be in place. Nothing in this definition shall be construed to alter the applicable legal standards for determining when vested property rights to complete the project have arisen.
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 Modification. The City shall promptly notify the applicant of any such claim, action, or proceeding and shall cooperate fully in the defense.
10. An approval granted by the Director of Community Development Department does not constitute a building permit or authorization to begin any construction. An appropriate permit issued by the Division of Building and Safety must be obtained prior to construction, enlargement, relocation, conversion, or demolition of any building or structure within the City.
11. All construction/contractor parking shall be on-site only. At the time of approval, if it is deemed by the Director of Community Development Department that sufficient on-site parking may not be available, then on-street parking in front of the site will be permitted if it can be demonstrated that such parking will not interfere with the immediate neighbors, and will not interfere with the public's use of the surrounding streets. If this cannot be found, then any additional construction vehicle or equipment parking must occur off-site at a location approved by the Director of Community Development. Approval of the off-site location shall be based on the submittal of a Parking Management Plan by the applicant that demonstrates that the site shall not interfere with the neighbors in the area or hinder the public's use of the surrounding streets. Contractors and construction workers will be required to carpool to the construction site. No construction, no deliveries and no movement of construction materials shall occur on Sundays or City recognized holidays.
12. No more than 30% of the existing roof area shall be removed. If roof removal exceeds the 30% limit the project will be considered as "new construction" rendering this HDP 15-18 approval null and void and shall require compliance with all applicable zoning codes or a Planning Commission Modification Review.
13. Prior to building permit issuance, dimensions of the additions shall be shown on the site plan. The addition shall not exceed 40 sq. ft. and go beyond the existing eve as shown on the Front Perspective of the approved plans.

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