

August 23, 2018

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

Case Type / Number: Hillside Development Permit 17-17
Second Floor Review 17-10
Conditional Use Permit 528
Setback Modification 18-05
Director's Misc. Review 17-13 (flat roof)
Tree Removal Permit 18-11

Applicant: Patrick Zohrabians

Property Owner: Levik Hagobian

Site Address: 285 Berkshire Avenue

NOTICE IS HEREBY GIVEN that on Tuesday, September 25, 2018, the Planning Commission of the City of La Cañada Flintridge will hold a public hearing to consider a request for a Hillside Development Permit and Second-floor Review to allow construction of a new two-story residence and detached guest house comprising approximately 19,850 square feet on a 169,954 square-foot lot (3.9 acres). Related site improvements include a rear yard tennis court and indoor/outdoor swimming pool. A Conditional Use Permit is required since total floor and roofed area would exceed 10,000 square feet. A Setback Modification would allow the residence to encroach into the required front setback. Director's Misc. Review (flat roof) is also required since the slope of the roof would be less than 2:12. A Tree Removal Permit would allow removal of two oak trees to accommodate the residence.

The hearing will be conducted in the Council Chambers on the lower level of City Hall, 1327 Foothill Boulevard. 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.

All interested persons will be given the opportunity to speak at the public hearing. In accordance with the California Environmental Quality Act (CEQA), a Draft Mitigated Negative Declaration has been prepared, declaring that no significant environmental effects will result from the project. Comments on the Draft Mitigated Negative Declaration will be received from August 31, 2018 through September 19, 2018, including comments at the public hearing. Copies of the Draft Mitigated Negative Declaration will be available on August 31, 2018. All other application materials are on file in the City Offices, 1327 Foothill Boulevard, for review during regular business hours. Copies of the Staff Report will be available approximately 7-10 days prior to the hearing.

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 Hillside Development Permit, Second-floor Review, Conditional Use Permit, Setback Modification, Director's Misc. Review or Tree Removal Permit 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 Wednesday preceding the scheduled hearing date.

Susan Koleda
Director of Community Development