

RESOLUTION NO. 15-

**A RESOLUTION OF THE PLANNING COMMISSION  
OF THE CITY OF LA CAÑADA FLINTRIDGE  
DENYING MINOR CONDITIONAL USE PERMIT 509  
TO PERMIT THE ESTABLISHMENT OF A REALTY OFFICE  
AT 965 FOOTHILL BOULEVARD  
AS REQUESTED BY HARCOURTS USA**

**WHEREAS**, a request by RED Architectural Group, as agent for tenant Harcourts USA, has been received for a Minor Conditional Use Permit to allow the establishment of an office use for a realty; and

**WHEREAS**, the Planning Commission, on January 13, 2015, after publication and posting of notice in the prescribed manner, held a public hearing and approved the Minor Conditional Use Permit for the establishment of a realty office; and

**WHEREAS**, the Planning Commission has reviewed the facts contained in the staff report dated January 13, 2015 regarding the application for a Minor Conditional Use Permit at 965 Foothill Boulevard, and heard and considered the testimony of the applicant and the public; and

**WHEREAS**, upon consideration of the environmental questionnaire, related information and public testimony, the Planning Commission hereby determines that the project would have no potential for adverse effect on wildlife resources, and is therefore exempt from Section 711.4 of the California Fish and Game Code; and

**WHEREAS**, the Commission reviewed the project and determined that no significant environmental impacts would result from the project, which is Categorically Exempt from the California Environmental Quality Act, under Class 2.5(a)(1)(minor interior work) of the City of La Cañada Flintridge Guidelines for the implementation of CEQA;

**NOW, THEREFORE**, the Planning Commission hereby finds and determines as follows:

1. The proposed use would be in substantial conflict with the adopted general plan for the area, because the proposed real estate office use would unduly compromise the character of the Mixed Use 1 zone as described in the Downtown Village Specific Plan, incorporated by reference into the General Plan Land Use Element, as "a walkable, outdoor environment with retail anchors at the west, near Angeles Crest Highway, and at the east, near Oakwood Avenue. The area in between is envisioned to be *infilled with smaller scale retail stores* that will encourage pedestrian circulation . . . ."
5. The proposed project would not preserve the existing character of the surrounding neighborhood because it would interrupt the retail procession along the section of Foothill Boulevard recognized in the General Plan for its potential for pedestrian-oriented retail vibrancy.

**BASED ON THE ABOVE FINDINGS**, the Planning Commission of the City of La Cañada Flintridge hereby denies the Minor Conditional Use Permit for a realty office.

**PASSED, APPROVED AND ADOPTED** this 27th day of January, 2015.

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Chair of the Planning Commission

ATTEST:

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Secretary to the Planning Commission