

July 19, 2018

NOTICE OF PUBLIC HEARING

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

Case Numbers: Conditional Use Permit (CUP) 529, Variance (VAR) 17-03, Lot Line Adjustment (LLA) 18-02

Applicant: YMCA of the Foothills (CUP 529, VAR 17-03, LLA 18-02)

Property Owner: YMCA of the Foothills and Wai Ka Tsang (LLA 18-02)

Addresses: 1930 Foothill Boulevard (CUP 529, VAR 17-03, LLA 18-02) and 2023 Rancho Cañada Place (LLA 18-02)
La Cañada Flintridge, CA 91011

NOTICE IS HEREBY GIVEN that on Tuesday, August 28, 2018, the Planning Commission of the City of La Cañada Flintridge will hold a public hearing to consider an application by YMCA of the Foothills for improvements to the existing 65,042 square foot YMCA facility that would be developed in two phases. Phase I of the project consists of adding a 24,500-square foot parking structure to be located on the lower parking area at the front (north) of the property, increasing the number of available parking spaces for the facility from 195 to 268 spaces (which includes an existing 70-space uncovered upper parking area). Phase II of the project consists of demolishing 6,755 square feet of building area and the construction of 11,848-square feet of new building area, and a new 3,000 square feet basement area for storage, an addition of 8,050 square feet of net new building area and a total floor area of 73,135 square feet. Improvements are anticipated to be constructed in two phases over an approximately five to six year period. A Variance for structure height, setbacks and parking stall size has been requested. A Lot Line Adjustment between 1920 Foothill Boulevard and 2023 Ranch Cañada Place is requested to adjustment the legal boundaries by adding 398 square feet to the YMCA parcel, allowing the legal property boundary to be consistent with existing parking area and landscape improvements maintained by the YMCA.

The hearing will be conducted in the Council Chambers on the first floor 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 meeting. All interested persons will be given the opportunity to speak at the public hearing. All application materials are available for review during regular business hours at 1327 Foothill Boulevard.

In accordance with the California Environmental Quality Act (CEQA), a Mitigated Negative Declaration has been prepared on the project, declaring that no significant environmental effects will result from the project after the implementation of mitigation measures. Comments on the Mitigated Negative Declaration will be received from July 24, 2018 through August 13, 2018. Copies of all relevant documents, including the Mitigated Negative Declaration and associated Initial Study, are on file in the City Offices, 1327 Foothill Boulevard, for review during 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 project action and/or environmental determination in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Planning Commission at, or prior to, the public hearing. The Planning Commission requests that, when possible, written correspondence be submitted by the Wednesday preceding the scheduled meeting date.

Susan Koleda, AICP
Director of Community Development