NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that on **Thursday, November 12, 2026 at 6:00 p.m.**, or as soon thereafter as possible, the Planning Commission of the City of La Cañada Flintridge will hold a public hearing in the Council Chambers on the first floor of City Hall, One Civic Center Drive, La Cañada Flintridge, CA 91011.

TO ATTEND THE MEETING VIRTUALLY:

(URL: https://us02web.zoom.us/j/85226734439) Meeting ID: 852 2673 4439
(Telephone Number: 1-669-444-9171)

TO VIEW THE PLANNING COMMISSION MEETING VIA THE CITY WEBSITE, LIVESTREAM:

(URL: https://lcfca.portal.civicclerk.com/)

The purpose of said public hearing is to consider the following:

1. **CASE NUMBERS:** Floor Area Review (DEV-2026-0044)
   Director's Review – Setback Modification (DIR-2026-0018)
   PROJECT ADDRESS: 4345 Oakwood Avenue
   APPLICANT/OWNER: Noravian/Vardanian

DESCRIPTION: A request for Floor Area Review (DEV-2026-0044) and a Director's Review – Setback Modification (DIR-2026-0018) to allow 891 square feet of one-story additions to the front and rear of an existing two-story residence, and allow alterations to an existing detached structure within the required side yard setback at 4345 Oakwood Avenue. Floor Area Review (DEV-2026-0044) is required because the total project floor area would exceed the 4,500 square-foot review threshold on a lot less than 80 feet in width. The subject lot is 75 feet wide. A Director's Review – Setback Modification (DIR-2026-0018) is required to allow an existing detached structure to be converted back into the original, permitted garage, with alterations to the structure located within the required side yard setback. The project is exempt under the Section 15301 (Existing Facilities) Categorical Exemption of the California Environmental Quality Act (CEQA) Guidelines. (Case Planner: Kurtis Fabela).

2. **CASE NUMBER:** Hillside Development Permit (HILL-2025-0030)
   Setback Modification (EXCP-2025-0007)

   PROJECT ADDRESS: 3690 Karen Sue Lane (AIN: 5822-024-005)
   APPLICANT/OWNER: Wilhelm Denkinger Architects Inc. / Hinika

DESCRIPTION: A request for a Hillside Development Permit and Setback Modification to legalize a series of retaining walls ranging in height from two-foot, four inches (2'-4") to twelve feet (12'-0") west of the existing house. Some of the walls are inward-facing and encroach into the west, side-yard setback. Also proposed is a ten-foot, two-inch (10'-2") high trellis that encroaches into the west, side-yard setback. The project has been determined to be exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15303 (New Construction or Conversion Of Small Structures) of the CEQA Guidelines. (Case Planner: Harriet Harris)

3. **CASE NUMBER:** Hillside Development Permit (HILL-2025-0021)
Setback Modification (EXCP-2026-0002)

PROJECT ADDRESS: 5433 Rock Castle Drive (AIN: 5870-029-006)
APPLICANT/OWNER: Ian Marr / Kyung Hee Choung

DESCRIPTION: A request for a 910 square-foot addition to an existing house on a hillside lot having an average slope of 20 percent. The applicant is also proposing to construct a new inward-facing retaining wall on the north side of the lot that ranges in height from four feet, six inches (4'-6") to seven feet, four inches (7'-4"). A portion of this inward-facing retaining wall in the northwest corner of the lot would be six feet, six inches (6'-6") in height and would encroach into the rear-yard setback and requires a Setback Modification. The applicant is also proposing to remove more than 30 percent of the existing roof, thereby qualifying the house as new, which requires that the encroaching front and south side portions of the existing house also be addressed through a Setback Modification. The project has been determined to be exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15303 (New Construction or Conversion Of Small Structures) of the CEQA Guidelines. (Case Planner: Harriet Harris)

The data required by Government Code section 66016 et seq., as applicable, is available for viewing at the City Clerk's Office, One Civic Center Drive, during regular business hours. The meeting agenda and staff report will be available for review at least 72 hours prior to the hearing and may be downloaded from the City's website at https://lcf.ca.gov/, or viewed at the City Clerk's Office, One Civic Center Drive, during regular business hours. City Hall is open Monday through Thursday, 7:00 a.m. to 5:00 p.m., and on Friday, 8:00 a.m. to 5:00 p.m.

October 29, 2026
Susan Koleda, AICP, Director of Community Development
AD# 025