

## Notice and Agenda

### Regular Meeting of the La Cañada Flintridge Planning Commission

Thursday, May 14, 2026 at 6:00 PM

City Hall  
One Civic Center Drive  
La Cañada Flintridge, CA 91011



Henry Oh, Chair  
Samir Mehrotra, Vice-Chair  
Nerses Aposhian, Planning Commissioner  
Argam DerHartunian, Planning Commissioner  
Ernest Koeppen, Planning Commissioner

**How to View the Meeting Remotely**

Regular Planning Commission meetings are streamed live for public viewing. However, please note that not all Special Planning Commission meetings are available for live streaming.

City Website Live Streaming at <https://lcf.ca.gov/city-clerk/agenda-minutes/>.

**Comments from the Public**

The public is encouraged to address the Planning Commission on any matter posted on the agenda or on any other matter within its jurisdiction. If you wish to address the Planning Commission, you may do so during the **Comments from the Public** period noted on the agenda. Each person is allowed 3-minutes speaking time.

Pursuant to provisions of the Brown Act, no action may be taken on a matter unless it is listed on the agenda, or unless certain emergency or special circumstances exist. The Planning Commission may direct staff to investigate and/or schedule certain matters for consideration at a future Planning Commission meeting.

**Agenda Materials**

Copies of staff reports and supporting documentation pertaining to agenda items are available for public viewing and inspection at City Hall, 2nd Floor Lobby Area, during regular business hours, and on the City's website <https://lcf.ca.gov>. For further information regarding agenda items, please contact the Planning Division at (818) 790-8881.

**SB 343** – Any writings relating to an agenda item distributed to a majority of the Planning Commission less than 72 hours prior to the meeting will be available for public review in the Planning Division during normal business hours and/or posted on the City's website.

**Levine Act** - To promote transparency and fairness in government decision-making, the Levine Act imposes contribution prohibitions and disclosure requirements. Specifically, any elected or appointed City officer is prohibited from making or attempting to influence a decision in a proceeding involving a license, permit, or other entitlement for use if the officer received a contribution of more than \$500 within the preceding 12 months from a party or their agent. (Gov. Code § 84308(c)(1).) Additionally, parties to proceedings involving a license, permit, or other entitlement for use pending before any elected or appointed City officer must disclose any campaign contributions exceeding \$500 that they made within the preceding 12 months. (Gov. Code § 84308(e)(1).) For more information please visit: <https://lcf.ca.gov/city-clerk/levine-act/>.

**Reasonable Accommodations**

In compliance with the Americans with Disabilities Act and Government Code Section 54953(g), the City Council has adopted a "reasonable accommodations" policy to expedite accommodation requests. The policy can also be found on the City's website. Please contact the City Clerk's Office, (818) 790-8880 to make an accommodation request, or to obtain an electronic or printed copy of the policy.

**6:00 PM Planning Commission Regular Meeting**

**Preliminary Business**

**Call to Order**

**Next Resolution Number: 26-20**

**Roll Call**

- Commissioner Aposhian
- Commissioner DerHartunian
- Commissioner Koeppen
- Vice-Chair Mehrotra
- Chair Oh

**Pledge of Allegiance**

**Comments from the Public**

Limited to 3 minutes per speaker for items on the Consent Calendar, items not on the Agenda, or any issue within the subject matter jurisdiction of the Planning Commission. Public comment is limited to a maximum of 20 minutes. Speakers not able to speak due to the 20-minute time limit will be provided with the opportunity to speak at the end of the meeting. If the matter on which you wish to speak is an Agenda item (other than a Consent Calendar item), you will be provided the opportunity to address the Planning Commission when the matter is considered.

**Reordering of and Additions to the Agenda**

**Consent Calendar**

Items on the Consent Calendar will be enacted by one motion and roll call vote without individual discussion. If discussion is desired, the item will be removed and considered separately.

NO ITEMS

**Public Hearings**

- 1) **Second-Floor Review (DEV-2025-0095)** - A request to demolish an existing one-story residence and allow a new 3,658 square-foot two-story residence, including a new attached garage at 4372 Bel Aire Drive  
  
**Recommendation:** Adopt Planning Commission Resolution 26-xx finding the project exempt from the California Environmental Quality Act and approving Second-Floor Review (DEV-2025-0095) to allow a new 3,658 square-foot, two-story residence at 4372 Bel Aire Drive.
  
- 2) **Zone Change (PLAN-2025-0005)** - A request to repeal and replace Chapter 11.33 (Accessory Dwelling Units) of the La Cañada Flintridge Municipal Code to implement new state law.  
  
**Recommendation:** Adoption of Planning Commission Resolution 26-xx finding the project Statutorily Exempt from the California Environmental Quality Act and approving Zone Change (PLAN-2025-0005) to repeal and replace Chapter 11.33 (Accessory Dwelling Units) of the La Cañada Flintridge Municipal Code to implement new state law.

**Other Business**

**Concluding Business**

- Commissioners' Comments

- Staff Comments

### **Adjournment**

#### **Motion to Adjourn**

I certify under penalty of perjury that the agenda was posted on the City Hall bulletin board at One Civic Center Drive at least **72 hours** prior to the meeting, in accordance with Government Code Section 54954.2.

Susan Koleda, AICP  
Director of Community Development

## Planning Commission Agenda Report

<b>Meeting Date:</b>	May 14, 2026
<b>Subject:</b>	<b>Second-Floor Review (DEV-2025-0095)</b> - A request to demolish an existing one-story residence and allow a new 3,658 square-foot two-story residence, including a new attached garage at 4372 Bel Aire Drive
<b>Presenter:</b>	Kurtis Fabela, Assistant Planner
<b>Proposed Action:</b>	Adopt Planning Commission Resolution No. 26-XX finding the project exempt from the California Environmental Quality Act and approving Second Floor Review (DEV-2025-0095) to allow a new 3,658 square-foot, two-story residence and attached garage at 4372 Bel Aire Drive
<b>Environmental Impact:</b>	The proposed project is Categorically Exempt from the California Environmental Quality Act (CEQA), pursuant to Section 15301 (Existing Facilities) and 15303 (New Construction or Conversion of Small Structures) of the CEQA Guidelines

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### Background:

The request is for Second Floor Review (DEV-2025-0095) to allow a new 3,658 square-foot two-story residence, including a new attached garage, at 4372 Bel Aire Drive. The project includes the demolition of an existing one-story residence to accommodate the new two-story house.

### Discussion/Analysis:

#### *Context:*

The site is located on the east side of Bel Aire Drive, north of Descanso Drive and south of Foothill Boulevard. The lot is located within the R-1-10,000 zone (Single Family Residential Zone – 10,000 Square Foot Minimum Lot Size). The nearby area is characterized by rectangular lots, and the neighborhood contains a mix of one and two-story homes. In addition, Bel Aire Drive and its associated properties increase in elevation as the street extends to the north, which is characteristic of most neighborhoods in the city located to the south of Foothill Boulevard.

The subject property contains an existing one-story residence and attached garage of a traditional style with a clay tile, hip roof. The 10,280 square-foot narrow lot has a rectangular shape, which is common for the lots in the nearby area. The lot is flat with a building pad that contains the existing house and garage, approximately three feet higher than the pad elevation of the neighbor to the south (4368 Bel Aire Drive), and five feet lower than the neighbor's elevation to the north (4376 Bel Aire Drive). Mature trees and vegetation surround the eastern half of the property, with some vegetation located along the fence lines to the north and south of the property on each side of the existing house. A few, relatively smaller, city-owned trees are located in front of the subject property.

*Project Description:*

The project involves the demolition of the existing one-story house and the construction of a new 3,658 square-foot, two-story residence which includes an attached garage and cantilevered second floor areas. The construction of a new two-story residence requires consideration and review by the Planning Commission per Zoning Code Section 11.11.050(A)(3)(b) – R-1 Single Family Residential Zone.

Development Standards

*Floor Area*

The lot has an area of 10,280 square feet; therefore, the maximum allowed floor area is 3,664 square feet. The total proposed floor area is 3,658 square feet, which includes the first floor, cantilevered second floor areas, second floor, and attached garage. The total proposed floor area does not exceed the maximum allowed 3,664 square-foot limit for the lot; therefore, the project complies with the floor area requirement.

*Setbacks*

As the project involves the creation of a new two-story house, the project must comply with the required, front, rear, and first and second floor side yard setbacks. The project, a new two-story residence, provides compliant front, side and rear setbacks as indicated in Table 1.

*Height*

The height of the existing residence is 16'-0" and will be increased by 9'-3" for a total proposed height of 25'-3". Overall, the project complies with the 32'-0" height requirement for the lot.

Table 1 - Development Standards

	Standard	Existing	Proposed
<b>Floor Area</b>			
First Floor	-	1,478 SF	1,723 SF
Second Floor	-	-	1,454 SF
Attached Garage	-	453 SF	481 SF
Total Floor Area:	3,664 SF	3,065 SF	3,658 SF
<b>Setbacks</b>			
Front (West)	35'-8"	33'-3"	36'-0"
Side (North)			

1st Floor	5'-0"	5'-0"	5'-0"
2nd Floor	10'-0"	-	10'-8"
Side (South)			
1st Floor	5'-0"	4'-7"	5'-0"
2nd Floor	10'-0"	-	11'-0"
Rear (East)	15'-0"	104'-1"	109'-1"
<b>Height</b>	32'-0"	16'-0"	25'-3"

**Second Floor Review:**

Second-Floor Review is necessary to ensure that two-story homes and new second floors are appropriately sited and designed in harmony with the general character of a residential neighborhood. Pursuant to Zoning Code Section 11.11.050(A)(3) – Second Floor Review, any project resulting in additional floor area at the second level is subject to the findings, which are contained within the attached draft resolution.

The new 3,658 square-foot, two-story residence is compliant with the applicable development standards, including the required angle plane, setbacks, height and maximum allowed floor area. The two-story design also incorporates elements of modulation through articulated wall planes, roof lines, and a recessed second floor. The smaller and subordinate second floor creates a balanced two-story profile that adds human scale to the design, reducing visible mass and bulk. To add visual interest, cantilevered second floor areas are included at the front and rear of the new house. The north and south sides of the house also utilize projections and recesses to break up the second-floor wall planes. The design uses hip roofs along the sides of the new house in lieu of larger gables, which assists in mitigating visible massing and bulk from the neighboring properties, especially when the lots in the proximate neighborhood are considered to be narrow (80 feet or less of average lot width) and maintain setback requirements that are generally less than other areas within the City. The hip roof design avoids the taller, vertical walls that characterize gable roofs and would cast less shade on the adjacent properties. The west and east façades are included below, respectively:



Though the lot is narrow and the proposed house will include a new two-story profile compared with the existing house, the neighboring and adjacent properties to the north and south contain two-story houses of differing scales and designs which provide various options and opportunities for a new design on the subject lot that protects public views and privacy. With limited screening of the second floor located on the site between the neighboring houses, the proposed design incorporates window placement and sizing options that reduce the potential for privacy impacts. On the north side of the subject lot, the second story contains four windows. Two of the windows are bathroom windows, one window is located in the laundry room, and only one window is reserved on the east side of the northern façade for a bedroom. The bedroom window is located opposite from two windows along the northern neighbor's southern façade. These windows do not appear to be located in a bedroom, as there are two prominent windows located in the center and southwest segments of the neighboring house.

On the south side of the subject lot, the southern neighbor has a small segment of second floor with only one sliding window that would face the subject house. Two, double casement bedroom windows and one fixed staircase window are located on this side. The master bedroom window is not located opposite the southern neighbor's second floor or within direct view of habitable or sensitive areas. The bedroom window on the southeastern face is oriented toward the southern neighbor's sole second floor window, however, due to the three-foot elevation and grade change, the windows would not be directly facing each other. The north and south façades are included below, respectively:



The new two-story house is appropriate for the property given the existing context of the neighborhood. The nearby area is characterized by similar, rectangular lots, and the neighborhood contains a mix of one and two-story homes of varying architectural styles. In addition, Bel Aire Drive and its associated properties increase in elevation as the street extends to the north. These grade changes on residential streets are characteristic of most neighborhoods in the city located to the south of Foothill Boulevard on streets such as Chevy Chase Drive, Beulah Drive, and Commonwealth Avenue among others. Though changes in grade can occur between properties, two-story residences are common within the City in comparable neighborhoods, including the neighborhood on Bel Aire Drive. With an appropriate design, such as the intentional placement and design of windows and adequate wall modulation or roof articulation next to neighboring residences, second floor projects can frequently avoid significant impacts to visibility or privacy.

The project fits within the context of the immediate area's development pattern, as the neighborhood along Bel Aire Drive contains a diverse mix of one- and two-story homes of varying architectural styles. In addition, the proposed two-story profile of the residence limits bulk and massing through modulation and design, in addition to adequate setback distances, and is consistent with the Residential Design Guidelines. The attached resolution incorporates these findings.

**Recommendation:**

Staff recommends that the Planning Commission find the project categorically exempt from the California Environmental Quality Act and adopt Resolution No. 26-XX approving Second Floor Review (DEV-2025-0095) at 4372 Bel Aire Drive.

**Attachments:**

1. Planning Commission Resolution No. 26-XX (DEV-2025-0095)
2. Project Plans



# ATTACHMENT 1

**RESOLUTION NO. 26-XX**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LA CAÑADA FLINTRIDGE FINDING THE PROJECT EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT AND APPROVING SECOND-FLOOR REVIEW (DEV-2025-0095) TO ALLOW A NEW 3,658 SQUARE-FOOT, TWO-STORY RESIDENCE AT 4372 BEL AIRE DRIVE**

**WHEREAS**, an application for Second-Floor Review (DEV-2025-0095) was filed by Nareg Khodadadi of NRK Design on behalf of Vache Hovsepyan (hereinafter the “Applicant”) with the City of La Cañada Flintridge to allow a new 3,658 square-foot two-story residence, including a new attached garage, at 4372 Bel Aire Drive (AIN: 5814-010-010) (hereinafter referred to as the “Application”), said request incorporated herein by reference; and

**WHEREAS**, the subject site has a General Plan Land Use designation of Low Density Residential (max of four dwelling units per acre) and is located within the R-1-10,000 zone designation; and

**WHEREAS**, the subject site is a 10,280 square-foot parcel that contains an existing one-story residence and attached garage that will be demolished to accommodate the proposed project; and

**WHEREAS**, on May 14, 2026, a duly noticed public hearing on the Application was held before the City of La Cañada Flintridge Planning Commission; and

**WHEREAS**, the Planning Commission reviewed the facts contained in the staff report dated May 14, 2026, regarding the Application and heard and considered the testimony of the Applicant and the public; including any written correspondence received, with all testimony received being made a part of the public record; and

**WHEREAS**, it has been determined that the project is Categorically Exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15301 (Existing Facilities) and 15303 (New Construction or Conversion of Small Structures) and there are no exceptions to the exemptions that apply; and

**WHEREAS**, all legal prerequisites to the adoption of this Resolution have occurred.

**NOW THEREFORE**, the Planning Commission of the City of La Cañada Flintridge does resolve as follows:

**SECTION 1.** The above recitals are true and correct, and incorporated herein by reference.

**SECTION 2.** CALIFORNIA ENVIRONMENTAL QUALITY ACT. Based upon the

foregoing facts and based upon substantial evidence, the Planning Commission hereby finds as follows:

A. The project is not subject to the California Environmental Quality Act (“CEQA”) pursuant to CEQA Guidelines Sections 15301 (Existing Facilities) and 15303 (New Construction or Conversion of Small Structures). Class 1 consists of minor alteration of existing structures or topographical features, involving negligible or no expansion of existing or former use, including the demolition of an existing residence. Class 3 consists of construction and location of limited numbers of new, small facilities or structures including but not limited to new, single-family residences. None of the exceptions identified within Section 15300.2 are applicable to the project. The site 1) is not in a sensitive environment or where it would impact an environmental resource (i.e., oak woodlands, waterway, etc.); 2) would not have a cumulative impact; 3) does not result in a significant effect due to ‘unusual circumstances’; 4) is not located along Angeles Crest Highway, a scenic resource; 5) is not a hazardous waste site; and 6) is not on the City’s Official Register of Historic Properties.

B. The Planning Commission hereby directs a Notice of Exemption be filed for the project.

C. The custodian of records for the Notice of Exemption and all other materials which constitute the record of proceedings upon which the Planning Commission’s decision is based, is the Director of Community Development of the City of La Cañada Flintridge. Those documents are available for public review in the Planning Division of the City of La Cañada Flintridge located at One Civic Center Drive, La Cañada Flintridge, California, 91011, telephone (818) 790-8881.

**SECTION 3.** *Findings for Second-Floor Review.* The Planning Commission hereby finds as follows:

A. *The two-story design includes adequate setbacks, screening and modulation.* The new 3,658 square-foot two-story residence is compliant with the applicable development standards, including the required angle plane, setbacks, height and maximum allowed floor area. The two-story design also incorporates elements of modulation through articulated wall planes, roof lines, and a recessed second floor. The smaller and subordinate second floor creates a balanced two-story profile that adds human scale to the design, reducing visible mass and bulk. To add visual interest, cantilevered second floor areas are included at the front and rear of the new house. The north and south sides of the house also utilize projections and recesses to break up the second-floor wall planes. The design uses hip roofs along the sides of the new house in lieu of larger gables, which assists in mitigating visible massing and bulk from the neighboring properties, especially when the lots in the proximate neighborhood are considered to be narrow (80 feet or less of average lot width) and maintain setback requirements that are generally less than other areas within the City. The hip roof design avoids the taller, vertical walls characterized by gable roofs and would cast less shade on adjacent properties. With regard to screening, mature trees and vegetation surround the

eastern half of the property, with some vegetation located along the fence lines to the north and south of the property on each side of the existing house. A few, relatively smaller, city-owned trees are located in front of the subject property.

B. *The two-story design preserves the existing scale and character of the surrounding neighborhood.* The new two-story house is appropriate for the property given the existing context of the neighborhood. The nearby area is characterized by rectangular lots, and the neighborhood contains a mix of one and two-story homes of varying architectural styles. In addition, Bel Aire Drive and its associated properties increase in elevation as the street extends to the north. These grade changes on residential streets are characteristic of most neighborhoods in the city located to the south of Foothill Boulevard on streets such as Chevy Chase Drive, Beulah Drive, and Commonwealth Avenue among others. Though changes in grade can occur between properties, two-story residences are common within the City in comparable neighborhoods, including the neighborhood on Bel Aire Drive. With an appropriate design, such as the intentional placement and design of windows and adequate wall modulation or roof articulation next to neighboring residences, second floor projects can frequently avoid significant impacts to visibility or privacy.

C. *The two-story design protects public views, aesthetics, privacy and property values of the neighbors.* On the north side of the subject lot, the second contains four windows. Two of the windows are bathroom windows, one window is located in the laundry room, and only one window is reserved on the east side of the northern façade for a bedroom. The bedroom window is located opposite from two windows along the northern neighbor's house. These windows do not appear to be located in a bedroom, as there are two prominent double casement windows located in the center and southwest segments of the neighboring house. The southern neighbor has a small segment of second floor with only one sliding window that is located opposite of the proposed second floor on the subject lot. Two double casement bedroom windows and one fixed staircase window are located on this side. The master bedroom window is not located opposite the southern neighbor's second floor or within direct view of habitable or sensitive areas. The bedroom window on the southeastern face is oriented toward the southern neighbor's sole, second floor window. However, due to the three-foot elevation and grade change, the windows would not be directly facing each other.

D. *The two-story design is consistent with the Residential Design Guidelines as adopted by resolution of the City Council.* The residence is reflective of the architectural pattern of the surrounding neighborhood. The project's size and visual scale are not excessive for the site, evidenced by provision of compliant floor area, setbacks, height, and the pattern of development in the nearby area. The project fits within the context of the immediate area's development pattern, as the neighborhood contains a mix of one- and two-story homes of varying architectural styles. Currently, the adjacent properties to the north and south of the subject lot contain two-story homes. In addition, the modulation and design of the proposed second floor mitigates privacy concerns, and limits the appearance of bulk and mass. The project is consistent with the primary directives of the

City's Residential Design Guidelines, the foremost consideration of which is neighborhood and streetscape compatibility.

**SECTION 4.** Based on the above findings, the Planning Commission of the City of La Cañada Flintridge hereby approves Second-Floor Review (DEV-2025-0095) to allow a new 3,658 square-foot two-story residence at 4372 Bel Aire Drive (AIN: 5814-010-010) subject to the conditions of approval listed in Exhibit "A", attached to this resolution.

**PASSED, APPROVED AND ADOPTED** this 14<sup>th</sup> day of May, 2026.

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Henry Oh  
Chair of the Planning Commission

ATTEST:

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Susan Koleda, AICP  
Secretary to the Planning Commission

**EXHIBIT "A"**  
**CONDITIONS OF APPROVAL**  
**SECOND-FLOOR REVIEW (DEV-2025-0095)**  
4372 Bel Aire Drive (AIN: 5814-010-010)

Standard Conditions:

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 Second Floor Review (DEV-2025-0095).
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 Division.
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 project plans labeled Second Floor Review (DEV-2025-0095) except as otherwise stated in these conditions.
5. This approval will expire unless "start of construction" is commenced within 24 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 underfloor 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 underfloor 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 project. 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 Planning Commission 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.

Planning Conditions:

11. All construction/contractor parking shall be on-site only. If it is deemed by the Director of Community Development 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. Any subsequent substantive change to these approved plans by the Fire Department or any other agency having subsequent approval authority shall cause these plans to be returned to the Planning Commission for additional review and approval prior to permit issuance.

- 13. Prior to submitting for any building permit, the plans shall be revised to include cross sections of Bel Aire Drive, identifying the dedicated width, the narrowest pavement width along the street, and any retaining walls, utility poles or other potential obstructions within the right of way.

Public Works Conditions:

- 14. Provide drainage plan and method of discharging onsite runoff to the public right of way.
- 15. Project shall comply with City’s Low Impact Development Standards.
- 16. Record covenant with the Los Angeles County Registrar/Recorder’s office for the maintenance of the Best Management Practices (BMPs) per the City’s Low Impact Development (LID) prior to the issuance of any permits.
- 17. This project disturbs less than one acre of land; the project is subject to the following minimum construction requirements:

Sediments from areas disturbed by construction shall be retained on site. Using structural drainage controls to the maximum extent practicable, and stockpiles of soil shall be properly contained to minimize sediment transport from the site to streets, drainage facilities, or adjacent properties via runoff, vehicle tracking, or wind.

Construction-related materials, wastes, spills, or residues shall be retained on site to minimize transport from the site to streets, drainage facilities, or adjoining properties by wind or runoff.

Runoff from equipment and vehicle washing shall be contained at construction sites unless treated to remove sediments and pollutants.

- 18. Prior to any construction (including, but not limited to, drive approaches, sidewalks, curb and gutter, etc.), trenching or grading within public or private street right-of-way, the Applicant shall submit a street improvement plan consistent with the approved Site Plan and Conditions of approval and obtain encroachment permit(s) from the Public Works Department.
- 19. Replace curb and gutter fronting the property.
- 20. Construct new driveway per City’s standard.
- 21. No above ground structures are to be constructed within the public ROW.

**CONSTRUCTION & DEMOLITION (C&D) DEBRIS**

22. Project shall comply with the City's Construction and Demolition (C&D) Ordinance No. 494, per Chapter 9.14 of the City Municipal Code to satisfy the City's Debris Management requirement.
23. Prior to Demolition and/or Building Permit issuance, the Applicant shall submit a Performance Security, calculated as the lesser of three percent (3%) of the total project valuation or \$10,000. The Performance Security is refunded upon Applicant's submittal and approval of a Building Debris Management Report indicating that at least 65% of the total debris generated by the project was reused or recycled.
24. Prior to Final Building Inspection, Applicant shall submit a Building Debris Management Report and obtain Public Works approval. The Building & Safety Department will not complete Final Building Inspection until the Public Works Department makes a determination regarding refund or forfeiture of the Performance Security.
25. Applicant must use a City authorized and permitted waste hauler for all debris, including soil import/export, resulting from construction and demolition activities on the project. A list of authorized waste haulers will be provided to the Applicant.
26. Self-hauling of C&D debris must be authorized by the Department of Public Works prior to Building & Safety issuance of Demolition or Building permit(s). Applicant must submit a Debris Management Plan and a Haul Route Plan, execute a self-haul agreement, as well as fund a Haul Route Manager for monitoring of all self-hauling activities. Self-hauling approval must be acquired from the Public Works Department prior to issuance of any permit(s).

# # # # #

State of California )  
County of Los Angeles ) ss.  
City of La Cañada Flintridge )

I, Susan Koleda, Secretary to the Planning Commission of the City of La Cañada Flintridge, California, do hereby certify that the foregoing Resolution No. 26-XX was duly adopted by the Planning Commission of the City of La Cañada Flintridge at a Regular Meeting held on the 14<sup>th</sup> day of May, 2026, by the following vote:

AYES: COMMISSIONER:  
NOES: COMMISSIONER:  
ABSENT: COMMISSIONER:  
ABSTAIN: COMMISSIONER:

Dated: May 15, 2026

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Susan Koleda, AICP  
Secretary to the Planning Commission



# ATTACHMENT 2

# NEW 2-STORY SINGLE FAMILY HOUSEPYAN RESIDENCE

4372 BEL AIRE DR., LA CANADA FLINTRIDGE, CA 91011

Ready for approval authority.  
This is not a final approval.

REVISIONS:  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
213 n. orange st. ste e  
glendale, ca 91203  
818.823.7286 o.  
888.748.6123 f.  
www.designnrk.com  
info@designnrk.com

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residential +  
commercial  
design

COVER SHEET  
HOUSEPYAN RESIDENCE  
4372 BEL AIRE DR. LA CANADA FLINTRIDGE, CA 91011

DATE: 02/2026  
DRAWN BY: NRK  
JOB NO: 24023  
SHEET NO.

A0.1  
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## SCOPE OF WORK

NEW 3,340 SQ.FT. 2-STORY SINGLE FAMILY RESIDENCE WITH 3 BEDROOM, 3 BATHROOM, 1 OFFICE, 1 KITCHEN AND ATTACHED 504 SQ.FT. 2-CAR GARAGE.

### NOTES

A. SEPARATE PERMIT IS REQUIRED FOR THE FOLLOWING:

1. RETAINING WALL OR BLOCK FENCE WALL
2. GRADING WORK
3. SWIMMING POOL
4. A SEPARATE STRUCTURE
5. SHORING
6. DEMOLITION

## PROJECT FLOOR PLAN AREA & DATA

LOT AREA PER SURVEY	10,280 SQ.FT.
PROPOSED 1ST FLOOR	1,547 SQ.FT.
PROPOSED 2ND FLOOR	
1,520 SF- 66 SF STAIR OPEN SPACE	1,454 SQ.FT.
FRONT CANTILEVERED AREA	83 SQ.FT.
REAR CANTILEVERED AREA	93 SQ.FT.
NEW 2-CAR GARAGE	481 SQ.FT.
TOTAL AREA	<b>3,658 SQ.FT.</b>
MAX. ALLOWED FLOOR AREA: <u>3,664 SQ.FT.</u>	
WHERE 3,658 SQ.FT. < 3,664 SQ.FT. ALLOWED	

LANDSCAPE RATIO  
MIN. 40% - 4,112 SQ.FT. (52%) OR 5,413 SQ.FT.

LEGAL DESCRIPTION	TRACT NO 2869 LOT 60
ZONING	R-1-10000
APN	5814-010-010
OCCUPANCY	R-3
CONSTRUCTION TYPE	V-B
YEAR BUILT	1947/1948
NUMBER OF STORIES	2
VHFHSZ	YES
FIRE SPRINKLERS	YES
CA CLIMATE ZONE	9
BUILDING HEIGHT	26'-10"

APPLICABLE CODES  
PROJECT SHALL COMPLY W/ THE 2022 CRC AND 2023 LA COUNTY CODE

\*PROTECTED OAK, SYCAMORE, BAY TREES OR CITY STREET TREES ON THE PROPERTY AND WITHIN 20' OF THE PROPERTY ARE INACCESSIBLE TO THE PROPOSED CONSTRUCTION ACTIVITY AND WILL EXPERIENCE NO IMPACT. NO PROTECTIVE FENCING IS REQUIRED\*

## SHEET INDEX

ARCHITECTURAL SHEETS:	
A0.1	COVER SHEET
A1.1	PROPOSED SITE PLAN
A2.1	PROPOSED FIRST FLOOR PLAN DOOR & WINDOW SCHEDULE
A2.2	PROPOSED SECOND FLOOR PLAN & ROOF PLAN
A3.1	PROPOSED NORTH & SOUTH ELEVATIONS
A3.2	PROPOSED WEST & EAST ELEVATIONS
A4.1	PROPOSED SECTIONS THRU AA & BB
A4.2	ARCHITECTURAL DETAILS
A5.1	STORY POLE PLAN & ELEVATIONS HEIGHTS
A5.2	STORY POLE ELEVATIONS HEIGHTS

TITLE 24 SHEETS:

ENGINEERING SHEETS:

## PROJECT INFORMATION

PROJECT LOCATION		OWNER	
4372 BEL AIRE DR. LA CANADA FLT., CA 91011		HOUSEPYAN RESIDENCE 4372 BEL AIRE DR. LA CANADA FLT., CA 91011	
ENERGY CALCULATIONS		SK DESIGN	
SEVAG KURDIAN 2333 MIRRA VISTA AVE. APT #26 MONTROSE, CA 91020 MOBILE: 818.512.9231 SKDESIGNSEVAG@GMAIL.COM			
PROJECT DESIGNER		DESIGNNRK	
213 N. ORANGE ST. UNIT E GLENDALE, CA 91203 OFFICE: 818.823.7286 FAX: 888.424.8123 INFO@DESIGNNRK.COM			



## BEST MANAGEMENT PRACTICES



### ATTACHMENT A BEST MANAGEMENT PRACTICES FOR CONSTRUCTION ACTIVITIES\*

Storm Water Pollution Control Requirements for Construction Activities  
Minimum Water Quality Protection Requirements for All Development Construction  
Project Certification Statement

The following is intended as minimum notes or as an attachment for building and grading plans and represent the minimum standards of good housekeeping that must be implemented on all construction sites regardless of size. (Adapted as all permitted)

- Erosion sediments and other pollutants must be retained on site and may not be transported from the site via treadflood, sneaks, area drains, natural drainage courses or vials.
- Storage of earth and other construction related materials must be protected from being transported from the site by the forces of wind or water.
- Erosion, silt, sediment and other toxic materials must be stored in accordance with their rating and use and be contained in the site and surface waters. All approved storage containers are to be provided from the weather. Spills must be cleaned up immediately and disposed of in a proper manner. Spills may not be washed into the drainage system.
- Non-stormwater runoff from equipment and vehicle washing and any other activity shall be contained at the project site.
- Excavations or waste concrete may not be washed into the public way or any other drainage system. Provisions shall be made to retain concrete wastes on site until they can be disposed of as solid waste.
- Train and construction related solid wastes must be deposited into a covered receptacle to prevent contamination of sediment and disposed by event.
- Sediments and other materials may not be tracked from the site by vehicle traffic. The construction entrance roadway must be treated so as to inhibit sediments from being deposited into the public way. Accidental depositions must be swept up immediately and may not be washed down by rain or other means.
- Any slopes with disturbed soils or denuded vegetation must be stabilized so as to inhibit erosion by wind and water.
- Other:

As the project owner or authorized agent of the owner, I have read and understand the requirements listed above, necessary to control storm water pollution from sediments, erosion, and construction materials, and I certify that I will comply with these requirements.

Name: NARESH KHACHADI  
Print Name (Owner or Authorized Agent of the owner)  
Signature: [Signature] Date: \_\_\_\_\_  
(Owner or Authorized Agent of the owner)

\*As shown Best Management Practices are included in the California Storm Water Best Management Practices Handbook, Version 2001, www.waterboards.ca.gov

## NOTE

ROOF GUTTERS SHALL BE PROVIDED WITH A MEANS TO PREVENT THE ACCUMULATION OF LEAVES AND DEBRIS IN THE GUTTER. (RESIDENTIAL CODE R337.5.4 AND BUILDING CODE 705A.4)

## NOTES

- A. SEPARATE PERMIT IS REQUIRED FOR THE FOLLOWING:
1. RETAINING WALL OR BLOCK FENCE WALL
  2. GRADING WORK
  3. SWIMMING POOL
  4. A SEPARATE STRUCTURE
  5. SHORING
  6. DEMOLITION
- B. APPLICATION FOR WHICH NO PERMIT IS ISSUED WITHIN ONE YEAR FOLLOWING THE DATE OF APPLICATION SHALL AUTOMATICALLY EXPIRE.
- C. EVERY PERMIT ISSUED SHALL BECOME INVALID UNLESS WORK AUTHORIZED IS COMMENCED WITHIN 180 DAYS OR IF THE WORK AUTHORIZED IS SUSPENDED OR ABANDONED FOR A PERIOD OF 180 DAYS. A SUCCESSFUL INSPECTION MUST BE OBTAINED WITHIN 180 DAYS. A PERMIT MAY BE EXTENDED IF A WRITTEN REQUEST STATING JUSTIFICATION FOR EXTENSION AND AN EXTENSION FEE IS RECEIVED PRIOR TO EXPIRATION OF THE PERMIT AND GRANTED BY THE BUILDING OFFICIAL.

## GENERAL NOTES

THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS, ELEVATIONS, GRADES, EXISTING STRUCTURES, AND FIELD CONDITIONS AT THE SITE, BEFORE COMMENCING WORK.  
HE SHALL IMMEDIATELY NOTIFY THE DESIGNER AND/OR OWNER.

TYPICAL DETAILS SHALL APPLY IN GENERAL CONSTRUCTION. WHERE NO DETAILS ARE GIVEN, THE CONSTRUCTION SHALL BE AS FOR SIMILAR WORK. OMISSIONS AND/OR CONFLICTS AMONG THE VARIOUS ELEMENTS OF THE DRAWINGS, NOTES, SPECIFICATIONS, EXISTING STRUCTURES, AND/OR FIELD CONDITIONS, SHALL BE BROUGHT TO THE ATTENTION OF THE DESIGNER, BEFORE PROCEEDING WITH THE WORK SO INVOLVED.

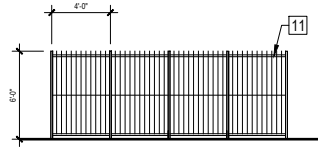
## DRAINAGE NOTES

- a. PROVISIONS SHALL BE MADE FOR CONTRIBUTORY DRAINAGE AT ALL TIMES.
- b. OWNER WILL MAINTAIN DRAINAGE DEVICES AND KEEP FREE OF DEBRIS.
- c. A PROPERTY LINE SURVEY, PREPARED BY A CA LICENSED LAND SURVEYOR OR A CIVIL ENGINEER WITH A LICENSE NUMBER BELOW C33966, MAY BE REQUIRED BY THE BUILDING OFFICIAL BASED UPON SITE CONDITIONS IN ACCORDANCE WITH LACBC SECTION 108.1.
- d. AN EXCAVATION/ENCROACHMENT PERMIT IS REQUIRED FOR CONSTRUCTION AND/OR DISCHARGE OF DRAINAGE WITHIN PUBLIC ROAD R/W. COUNTY OF LOS ANGELES LAND DEVELOPMENT DIVISION, CALTRANS, CITY OF LA CANADA FLINTRIDGE).
- e. NO WORK IS ALLOWED WITHIN THE PROTECTED ZONE OF OAK TREE WITHOUT AN OAK TREE REPORT AND PERMIT.
- f. FINISHED FLOOR SHALL BE 8 INCHES MINIMUM ABOVE FINISHED GRADE.
- g. TOTAL PROPOSED LANDSCAPE AREA 0 SQ. FT.

## FIRE DEPT. NOTES

1. ADDRESS NUMBERS: APPROVED BUILDING ADDRESS NUMBERS, BUILDING NUMBERS OR APPROVED BUILDING IDENTIFICATION SHALL BE PROVIDED AND MAINTAINED SO AS TO BE PLAINLY VISIBLE AND LEGIBLE FROM THE STREET FRONTING THE PROPERTY. THE NUMBERS SHALL CONTRAST WITH THEIR BACKGROUND BE ARABIC NUMERALS OR ALPHABET LETTERS, AND BE A MINIMUM OF 4 INCHES HIGH WITH A MINIMUM STROKE WIDTH OF 0.5 INCH. FIRE CODE 805.1
2. SMOKE DETECTORS: SMOKE ALARMS SHALL BE INSTALLED IN THE FOLLOWING LOCATIONS: 1. IN EACH SLEEPING ROOM. 2. OUTSIDE EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS. 3. ON EACH ADDITIONAL STORY OF THE DWELLING INCLUDING BASEMENTS AND HABITABLE ATTICS AND NOT INCLUDING CRAWL SPACES AND UNINHABITABLE ATTIC IN DWELLINGS OR DWELLING UNITS WITH SPLIT LEVELS AND WITHOUT AN INTERVENING DOOR BETWEEN THE ADJACENT LEVELS. A SMOKE ALARM INSTALLED ON THE UPPER LEVEL SHALL SUFFICE FOR THE ADJACENT LOWER LEVEL PROVIDED THAT THE LOWER LEVEL IS LESS THAN ONE FULL STORY BELOW THE UPPER LEVEL. 4. NOT LESS THAN 3 FEET (914 MM) HORIZONTALLY FROM THE DOOR OR OPENING OF A BATHROOM THAT CONTAINS A BATHTUB OR SHOWER UNLESS THIS WOULD PREVENT PLACEMENT OF A SMOKE ALARM REQUIRED BY THIS SECTION. RESIDENTIAL CODE R314.3.
3. CARBON MONOXIDE DETECTORS: CARBON MONOXIDE ALARM SHALL COMPLY WITH SECTION R315. CARBON MONOXIDE ALARMS IN DWELLING UNITS SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE MANUFACTURER'S PUBLISHED INSTRUCTIONS IN THE FOLLOWING LOCATIONS: 1. OUTSIDE OF EACH SEPARATE DWELLING UNIT SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS. 2. ON EVERY LEVEL OF A DWELLING UNIT INCLUDING BASEMENTS. 3. WHERE A FUEL-BURNING APPLIANCE IS LOCATED WITHIN A BEDROOM OR ITS ATTACHED BATHROOM. A CARBON MONOXIDE ALARM SHALL BE INSTALLED WITHIN THE BEDROOM. WHERE MORE THAN ONE CARBON MONOXIDE ALARM IS REQUIRED TO BE INSTALLED WITHIN AN INDIVIDUAL DWELLING UNIT IN ACCORDANCE WITH SECTION R315.3. THE ALARM DEVICES SHALL BE INTERCONNECTED IN SUCH A MANNER THAT THE ACTIVATION OF ONE ALARM WILL ACTIVATE ALL OF THE ALARMS IN THE INDIVIDUAL DWELLING UNIT. PHYSICAL INTERCONNECTION OF CARBON MONOXIDE ALARMS SHALL NOT BE REQUIRED WHERE LISTED WIRELESS ALARMS ARE INSTALLED AND ALL ALARMS SOUND UPON ACTIVATION OF ONE ALARM. RESIDENTIAL CODE R315.3 & BUILDING CODE 915.
4. VHFHSZ NOTES  
SMOKE ALARMS SHALL BE INSTALLED IN THE FF. LOCATIONS:  
1. IN EACH SLEEPING ROOM.  
2. OUTSIDE EACH SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS.  
3. ON EACH ADDITIONAL STORY OF THE DWELLING, INCLUDING BASEMENTS AND HABITABLE ATTICS BUT NOT INCLUDING CRAWL SPACES AND UNINHABITABLE ATTIC IN DWELLINGS OR UNITS WITH SPLIT LEVELS AND WITHOUT AN INTERVENING DOOR BETWEEN ADJACENT LEVELS. A SMOKE ALARM INSTALLED ON THE UPPER LEVEL SHALL SUFFICE FOR THE ADJACENT LOWER LEVEL. PROVIDED THAT THE LOWER LEVEL IS LESS THAN ONE FULL STORY BELOW THE UPPER LEVEL.  
4. SMOKE ALARMS SHALL BE INSTALLED NOT LESS THAN 3 FEET HORIZONTALLY FROM THE DOOR OPENING OF A BATHROOM THAT CONTAINS A BATHTUB OR SHOWER UNLESS THIS WOULD PREVENT PLACEMENT OF A SMOKE ALARM REQUIRED BY THIS SECTION. WHERE MORE THAN ONE SMOKE ALARM IS REQUIRED TO BE INSTALLED WITHIN AN INDIVIDUAL DWELLING UNIT, THE SMOKE ALARMS SHALL BE INTERCONNECTED IN SUCH A MANNER THAT THE ACTIVATION OF ONE ALARM WILL ACTIVATE ALL OF THE ALARMS IN THE INDIVIDUAL DWELLING UNIT. THE ALARM SHALL BE CLEARLY AUDIBLE IN ALL BEDROOMS OVER BACKGROUND NOISE LEVELS WITH ALL INTERVENING DOORS CLOSED. RESIDENTIAL CODE R314.3 AND R314.4.

THE EXISTING IS PROPERTY OF HOUSEPYAN, 1701 BEL AIR DR. THE EXISTING 2ND FLOOR SETBACK FROM THE PROPERTY LINE IS 36'-0". THE EXISTING 1ST FLOOR SETBACK FROM THE PROPERTY LINE IS 36'-6". THE EXISTING OVERALL BLDG LENGTH IS 60'-4". THE EXISTING OVERALL BLDG WIDTH IS 30'-0". THE EXISTING OVERALL BLDG AREA IS 1812 SQ. FT. THE EXISTING OVERALL BLDG PERMITS ARE 1812 SQ. FT. THE EXISTING OVERALL BLDG PERMITS ARE 1812 SQ. FT.



**TYPICAL WROUGHT IRON FENCE**

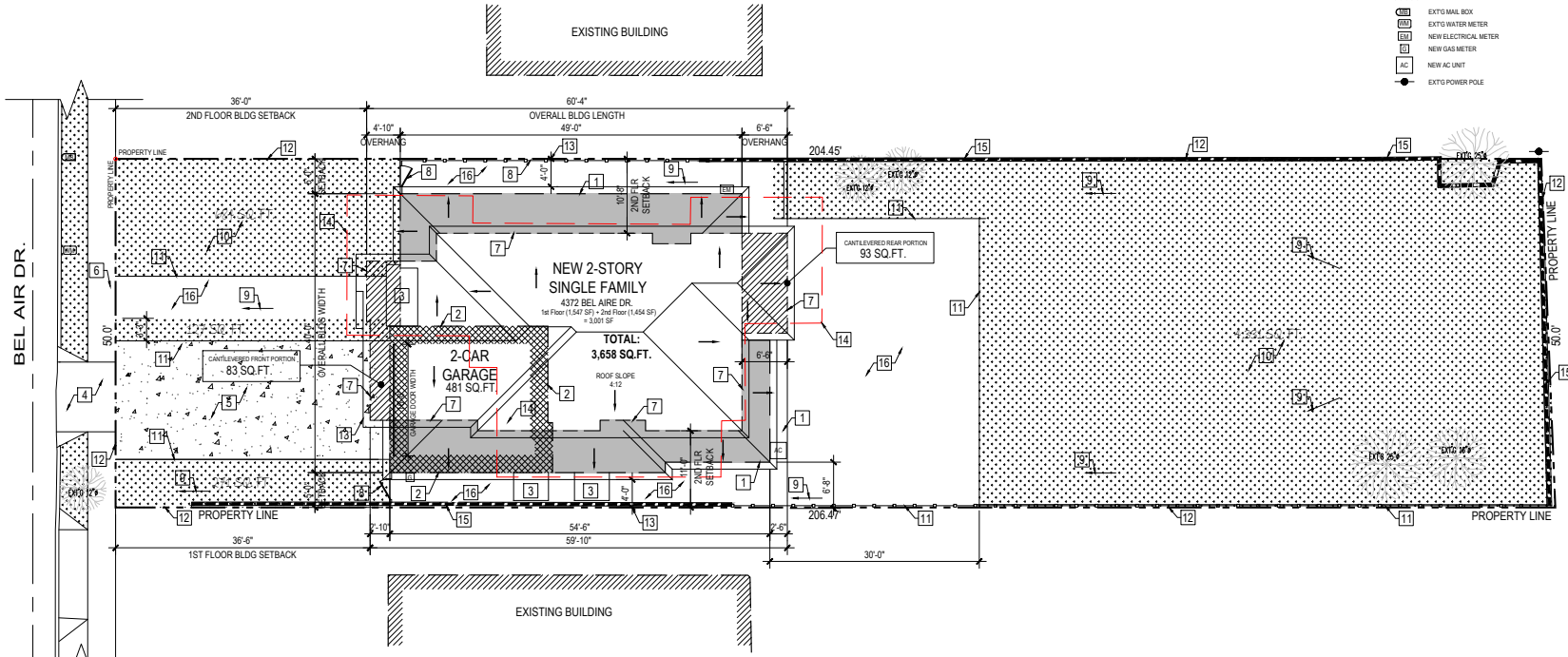
SCALE : 1/4" = 1'-0"

**SITE PLAN KEYED NOTES**

1. 1ST FLOOR BUILDING FOOTPRINT
2. NEW GARAGE BUILDING FOOTPRINT
3. NEW CONCRETE LANDING
4. NEW DRIVEWAY APRON
5. NEW CONCRETE DRIVEWAY
6. EXISTING SIDEWALK
7. 2ND FLOOR BUILDING FOOTPRINT
8. NEW METAL GATE & FENCE
9. DIRECTION OF SHEET FLOW MIN 2%
10. NEW LANDSCAPING
11. EDGE OF CONCRETE PAVING
12. PROPERTY LINE
13. EAVE DISTANCE TO PROPERTY LINE
14. EXISTING STRUCTURE TO BE DEMOLISH UNDER SEPARATE PERMIT
15. EXISTING CONCRETE BLOCK WALL
16. NEW CONCRETE WALKWAY/PAVED AREAS

**WALLS LEGEND**

- NEW SINGLE FAMILY FIRST FLOOR
- NEW SINGLE FAMILY SECOND FLOOR
- NEW GARAGE
- LANDSCAPING
- CANTILEVERED FLOOR AREA BELOW
- EXISTING MAIL BOX
- EXISTING WATER METER
- NEW ELECTRICAL METER
- NEW GAS METER
- NEW A/C UNIT
- EXISTING POWER POLE



**SITE PLAN**

SCALE : 1/8" = 1'-0"

REVISIONS:  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

**designNRK**  
 residential + commercial design

COVER SHEET  
**HOUSEPYAN RESIDENCE**  
 4372 BEL AIR DR. LA CANADA FLINTRIDGE, CA 91011

DATE: 02/20/26  
 DRAWN BY: NRK  
 JOB NO.: 24023

SHEET NO.

**A1.1**

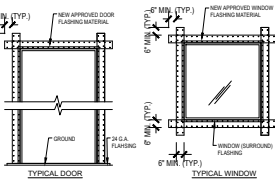
THE CONTINGENT PROPERTY OF ARCHITECTS, ENGINEERS, PLUMBERS, MECHANICAL, ELECTRICAL AND SANITARY ENGINEERS, INC. (A/E/C/M) HAS ASSIGNED TO THE ARCHITECT THE DESIGN AND CONSTRUCTION OF THE HOUSEPLAN. THE ARCHITECT'S DESIGN SHALL BE SUBJECT TO THE APPROVAL OF THE LOCAL BUILDING DEPARTMENT. THE ARCHITECT'S DESIGN SHALL BE SUBJECT TO THE APPROVAL OF THE LOCAL BUILDING DEPARTMENT. THE ARCHITECT'S DESIGN SHALL BE SUBJECT TO THE APPROVAL OF THE LOCAL BUILDING DEPARTMENT.

WINDOW SCHEDULE													
MARK	NO. OF UNIT	PROPOSED SIZE		MATERIAL	WINDOW OPERATION	FRAME TYPE	GLAZE		WINDOW WIN 18" OF FLOOR OR 48" OF DOOR Y/N	U-FACTOR	SHGC FACTOR	NOTE ALL WINDOWS TO BE RECESSED. SEE A4.2 FOR DETAIL.	
		WIDTH	HEIGHT				DUAL	TEMP					
(A)	1	5'-0"	6'-10"	FIBERGLASS	FIXED	NAL ON	●	●	BLACK	NO	0.29	0.25	OFFICE
(B)	1	6'-0"	4'-8"	FIBERGLASS	DBL CASEMENT	NAL ON	●	●	BLACK	NO	0.29	0.25	OFFICE
(C)	2	3'-0"	4'-8"	FIBERGLASS	DBL CASEMENT	NAL ON	●	●	BLACK	NO	0.29	0.25	LIVING
(D)	1	5'-0"	4'-8"	FIBERGLASS	DBL CASEMENT	NAL ON	●	●	BLACK	NO	0.29	0.25	KITCHEN
(E)	1	3'-0"	4'-6"	FIBERGLASS	SINGLE HUNG	NAL ON	●	●	BLACK	NO	0.29	0.25	GARAGE
(F)	1	8'-0"	6'-0"	FIBERGLASS	FIXED/DRAWING	NAL ON	●	●	BLACK	NO	0.29	0.25	MASTER BEDROOM
(G)	1	6'-0"	5'-6"	FIBERGLASS	FIXED	NAL ON	●	●	BLACK	NO	0.29	0.25	BEDROOMS
(H)	1	2'-0"	4'-0"	FIBERGLASS	SINGLE HUNG	NAL ON	●	●	BLACK	NO	0.29	0.25	MASTER BATHROOM
(I)	1	2'-0"	3'-2"	FIBERGLASS	SINGLE HUNG	NAL ON	●	●	BLACK	NO	0.29	0.25	LAUNDRY
(J)	1	4'-0"	3'-2"	FIBERGLASS	DBL CASEMENT	NAL ON	●	●	BLACK	NO	0.29	0.25	BATHROOM
(K)	6	6'-0"	4'-6"	FIBERGLASS	DBL CASEMENT	NAL ON	●	●	BLACK	NO	0.29	0.25	BEDROOM

DOOR SCHEDULE										
MARK	NO. OF UNIT	DOOR SIZE		GLAZE	FINISH	NOTES				
		WIDTH	HEIGHT							
(L)	1	5'-0"	8'-0"	1 3/4"	●	PAINTED DUTCH DOORMAN ENTRY DOOR				
(M)	14	2'-8"	6'-8"	1 3/4"	●	PAINTED TYP. INTERIOR DOOR				
(N)	1	14'-0"	6'-0"	1 3/8"	●	PAINTED EXTERIOR GLASS FOLDING DOOR				
(O)	3	2'-0"	6'-8"	1 3/8"	●	PAINTED EXTERIOR DOOR				
(P)	1	11'-0"	6'-0"	1 3/8"	●	PAINTED GARAGE DOOR				
(Q)	1	2'-8"	6'-8"	1 3/8"	●	PAINTED POCKET DOOR				
(R)	1	2'-8"	6'-8"	1 3/8"	●	PAINTED STORAGE DOOR				

NOTE:  
- ALL DOORS & WINDOWS SHALL MEET CITY OF GLENDALE'S SECURITY ORDINANCE.  
- THE WFO TEMPORARY LABEL DISPLAYED ON WINDOWS AND SKYLIGHTS (INCL. TUBULAR) MUST REMAIN ON THE UNIT UNTIL FINAL INSPECTION HAS BEEN COMPLETED.

**NEW WINDOW & DOOR FLASHING**



**WINDOW NOTE:**

EXTERIOR GLAZING SHALL BE MULTI-PANE UNITS WITH A MINIMUM OF ONE TEMPERED PANE OR GLASS BLOCK UNITS OR MINIMUM 20-MIN. RATED PER TITLE 24 CALCULATIONS - ALL GLAZING TO HAVE NON-METAL FRAMES PER TITLE 24 - ALL GLAZING WILL HAVE EXTERIOR SHADING DEVICES, VIA BUG SCREENS PER SHGC IN THE CALCULATIONS.

BEDROOM EGRESS WINDOWS HAVE A MINIMUM CLEAR OPENING AREA OF 5.7 sq. ft. A MINIMUM NET HEIGHT OF 20" AND MINIMUM NET WIDTH OF 20", AND A SILL HEIGHT NOT MORE THAN 44" MAXIMUM ABOVE THE FINISH FLOOR.

PROVIDE 32" WIDE DOORS TO ALL EXTERIOR ACCESSIBLE ROOMS. (B304.1)

- a. FIXED AND OPERABLE PANELS OF SWINGING, SLIDING, AND BI-FOLD DOORS
- b. WHERE THE GLAZING IS WITHIN 24" OF EITHER SIDE OF THE DOOR IN THE PLANE OF THE DOOR IN A CLOSED POSITION AND WHERE THE BOTTOM EDGE OF THE GLAZING IS LESS THAN 60" ABOVE THE FLOOR. (CBC R308.4.2 ITEM 1)
- c. WHERE THE GLAZING IS ON A WALL LESS THAN 180 DEGREES FROM THE DOOR IN A CLOSED POSITION AND WITHIN 24" OF THE HINGE SIDE OF AN IN-SWINGING DOOR. (CBC R308.4.2 ITEM 2)
- d. GLAZING IN AN INDIVIDUAL FIXED OR OPERABLE PANEL WITH AN EXPOSED AREA IN THE INDIVIDUAL PANE LARGER THAN 9 SQ. FT., THE BOTTOM EDGE OF THE GLAZING IS 18 IN. ABOVE THE FLOOR, THE TOP EDGE OF THE GLAZING IS MORE THAN 36 IN. ABOVE THE FLOOR AND HAS ONE OR MORE WALKING SURFACES WITHIN 36 IN. OF THE GLAZING. (CBC R308.4.3, CBC 2408.4.3)
- e. GLAZING LESS THAN 60" ABOVE A SHOWER OR TUB FLOOR. (CBC R308.4.5, CBC 2408.5)
- f. GLAZING WHERE THE BOTTOM EDGE IS LESS THAN 36" ABOVE THE STAIRWAYS, LANDINGS, AND RAMPS. (CBC R308.4.6, CBC 2408.4.6)
- g. GLAZING ADJACENT TO THE STAIRWAY BOTTOM LANDING WHERE THE GLAZING IS LESS THAN 36" ABOVE THE LANDING AND WITHIN 60" HORIZONTAL ARC LESS THAN 180 DEGREES FROM THE BOTTOM TREAD NOSING SHALL BE SAFETY GLAZING. (CBC R308.4.7, CBC 2408.4.7)
- h. GLAZING IN GUARDS AND RAILINGS. (CBC R308.4.4, CBC 2408.4.4)
- i. ALL EXTERIOR GLAZING SHALL BE MULTI-PANE WITH A MINIMUM OF ONE TEMPERED PANE. (CBC R337.8.1)

**TITLE 24 ENERGY REQUIREMENTS**

GARAGES, LAUNDRY OR UTILITY ROOMS MUST HAVE FLUORESCENT OR HIGH EFFICACY LIGHTING, AND CONTROLLED BY AN OCCUPANT SENSOR.

BEDROOMS, LIVING ROOMS, FAMILY ROOMS, AND OTHER ROOMS USED FOR LIVING AND SLEEPING MUST HAVE FLUORESCENT OR HIGH EFFICACY LIGHTING, OR AN OCCUPANT SENSOR, OR DIMMERS MAY BE INSTALLED.

EXTERIOR LIGHTING MUST BE FLUORESCENT OR HIGH EFFICACY, OR AN OCCUPANT SENSOR WITH AN INTEGRAL PHOTO CONTROL MAY BE INSTALLED.

A MINIMUM OF 50% OF THE LUMINAIRES IN A KITCHEN MUST BE FLUORESCENT OR HIGH EFFICACY.

**CLOTHES DRYER NOTES**

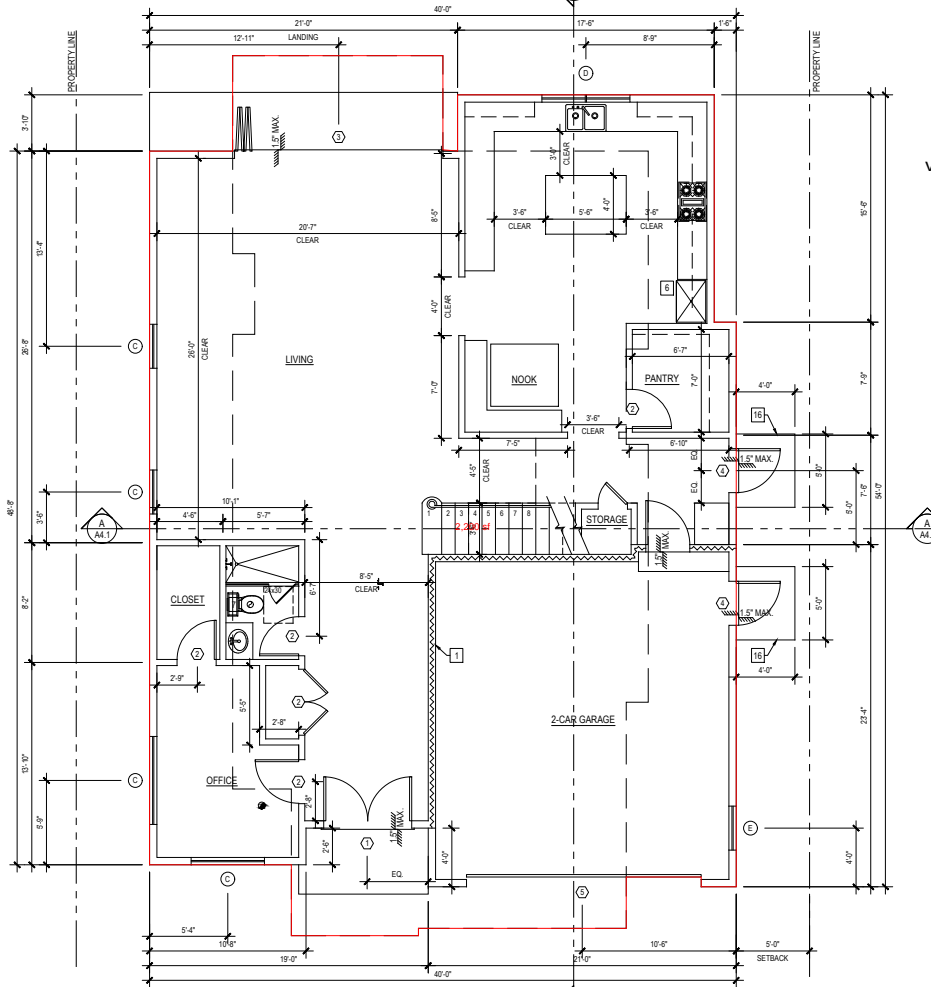
A MINIMUM 4" MOISTURE EXHAUST DUCT MUST BE PROVIDED (CMC 504.4.2)

DRYER EXHAUST CANNOT EXCEED 14 FT. WITH A MAXIMUM OF TWO 90 DEG. ELBOWS (CMC 504.4.2.1)

A FLEXIBLE DUCT CANNOT EXTEND MORE THAN 6 FT. AND CANNOT BE CONCEALED (CMC 504.4.2.2)

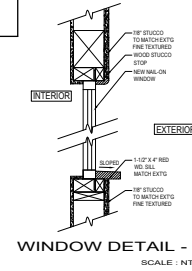
**SHOWER NOTE**

SHOWER FLOORS AND WALLS ABOVE BATHTUBS WITH INSTALLED SHOWER HEAD SHALL BE FINISHED WITH A NON-ABSORBENT SURFACE TO A HEIGHT NOT LESS THAN 6 FT. ABOVE THE FLOOR. (CBC R307.2, CBC 1209.2.3)



**PROPOSED FIRST FLOOR PLAN**

SCALE: 1/4" = 1'-0"



**WINDOW DETAIL - 1**  
SCALE: NTS

**FLOOR PLAN KEYED NOTES:**

- (S.B.O.) SELECTED BY OWNER/CONTRACTOR
- 1-HOUR FIRE-RATED SEPARATION WALL
  - NEW BASE AND UPPER CABINETS
  - NEW ISLAND-STONE TILE COUNTERTOP (S.B.O.)
  - NEW DOUBLE SINK
  - NEW RANGE
  - NEW REFRIGERATOR
  - NEW TOILET (S.B.O.)
  - NEW SINK (S.B.O.)
  - NEW SHOWER (TILE TO CEILING)
  - CATEGORY I (TEMPERED GLASS) SHOWER DOOR & ENCL. FRAMELESS & SLIDER
  - NEW WASHER
  - NEW DRYER
  - FIRST FLOOR LINE
  - SECOND FLOOR LINE ABOVE
  - NEW STAIRCASE
  - NEW CONCRETE STEPS AND LANDING
  - 2"x3" ATTIC ACCESS
  - DRYER VENT TO OUTSIDE
  - 19.
  - 20.
  - 21.
  - 22.
  - 23.
  - 24.

**WALL / SYMBOL LEGEND**

- NEW WALL - 2" X W.D. STUD 16" O.C.
- FIRE-RATED WALL WITH MIN 1/2" GYP BOARD ON THE GARAGE SIDE FOUNDATION TO BOTTOM OF ROOF SHEATHING
- 100 CFM EXHAUST FANHOOD
- EXHAUST FAN CAPABLE OF PROVIDING 5 COMPLETE AIR CHANGES PER HOUR 50 CFM TO OUTSIDE
  - 1 ENERGY STAR COMPLIANT
  - 2 DUCTED TO THE OUTSIDE
  - 3 HUMIDISTAT CONTROLLED CARBON MONOXIDE DETECTOR
- SMOKE DETECTOR
- CEILING HEIGHTS
- WATER CLOSET CLEARANCE
- ATTIC ACCESS (22" x 30" MIN.) 30" MIN. CLEAR HEADROOM

**NEW WATER FIXTURE NOTES**

EFFECTIVE JANUARY 1 2014, AS A CONDITION OF FINAL PERMIT APPROVAL BY BUILDING & SAFETY THE PERMIT APPLICANT SHALL REPLACE ALL NON-COMPLIANT PLUMBING FIXTURES WITH WATER CONSERVING PLUMBING FIXTURE. (GENATE BILL 407)

NON-COMPLIANT PLUMBING FIXTURES ARE DEFINED AS:

- A) ANY TOILET MANUFACTURED TO USE MORE THAN 1.28 GALLONS PER FLUSH
- B) ANY URINAL MANUFACTURED TO USE MORE THAN 1.0 GALLONS PER MIN.
- C) ANY SHOWER HEAD MANUFACTURED TO FLOW MORE THAN 2.0 GALLONS / MIN.
- D) ANY INTERIOR FAUCET MANUFACTURED TO FLOW MORE THAN 1.8 GALLONS / MIN.
- E) ANY LAVATORY FAUCETS ARE TO FLOW MORE THAN 1.5 GALLONS / MIN.

**TITLE 24 ENERGY REQUIREMENTS**

GARAGES, LAUNDRY OR UTILITY ROOMS MUST HAVE FLUORESCENT OR HIGH EFFICACY LIGHTING, AND CONTROLLED BY AN OCCUPANT SENSOR.

BEDROOMS, LIVING ROOMS, FAMILY ROOMS, AND OTHER ROOMS USED FOR LIVING AND SLEEPING MUST HAVE FLUORESCENT OR HIGH EFFICACY LIGHTING, OR AN OCCUPANT SENSOR, OR DIMMERS MAY BE INSTALLED.

EXTERIOR LIGHTING MUST BE FLUORESCENT OR HIGH EFFICACY, OR AN OCCUPANT SENSOR WITH AN INTEGRAL PHOTO CONTROL MAY BE INSTALLED.

A MINIMUM OF 50% OF THE LUMINAIRES IN A KITCHEN MUST BE FLUORESCENT OR HIGH EFFICACY.

**REVISIONS:**

NO.	DESCRIPTION

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PROPOSED FIRST FLOOR PLAN

**HOUSEPYAN RESIDENCE**

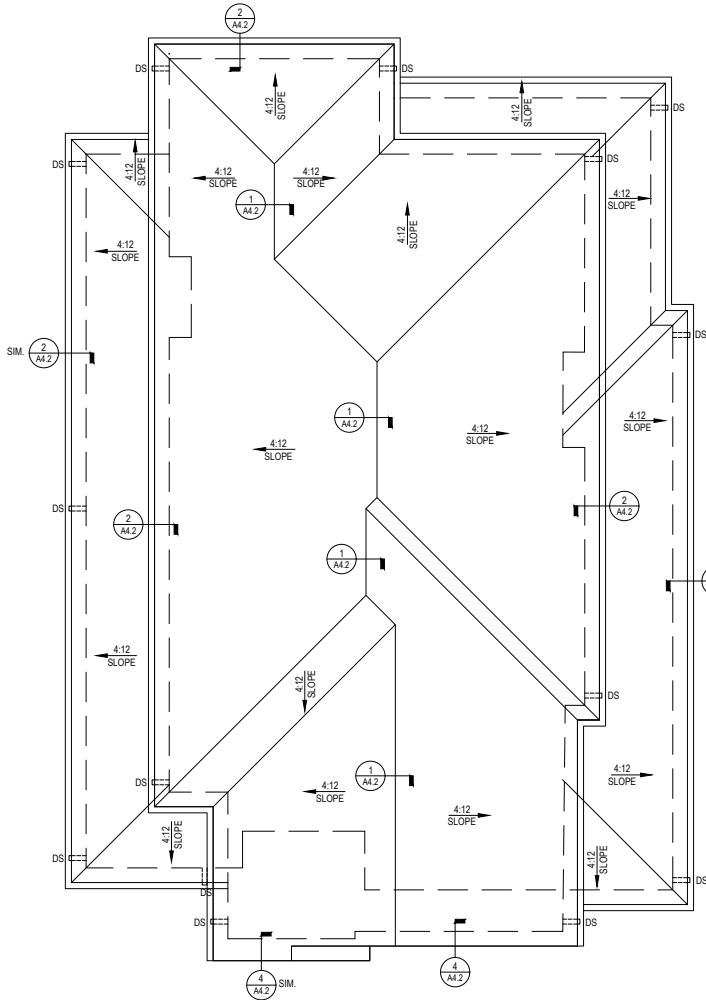
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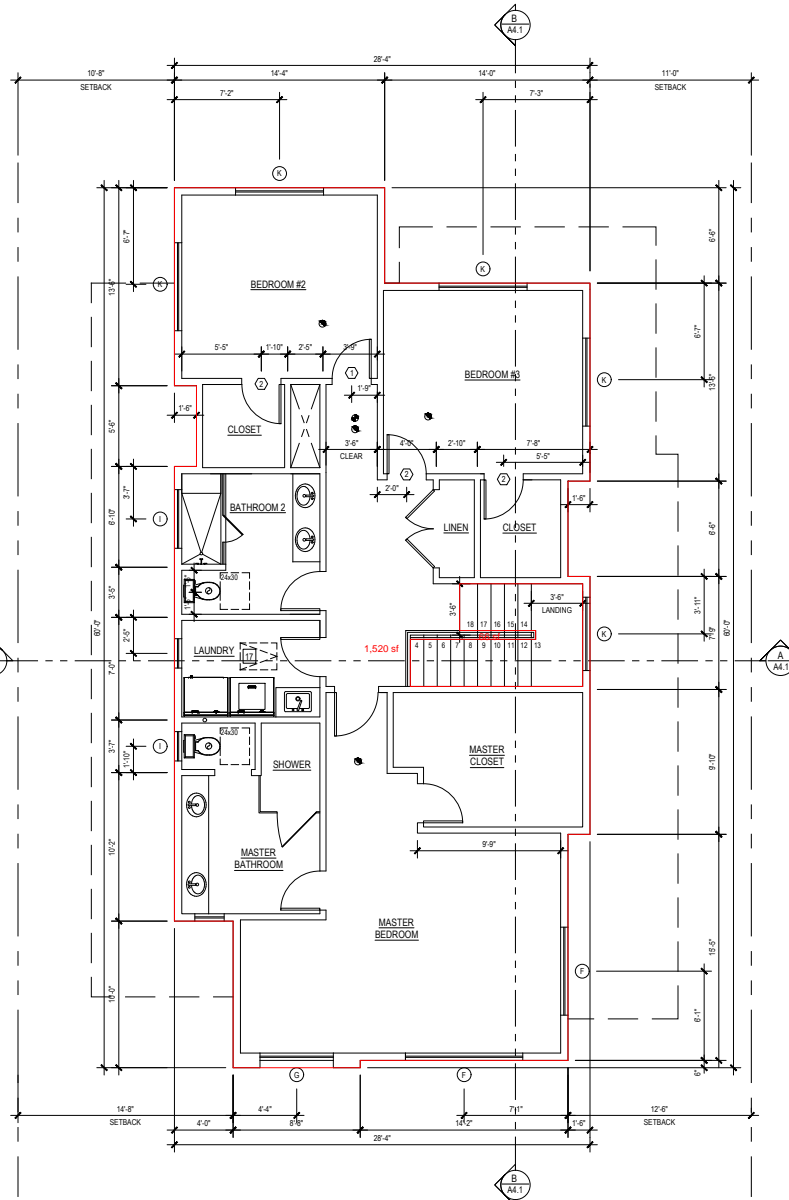
SHEET NO.

**A2.1**

THE CONTINGENT LIABILITY OF THIS PLAN IS LIMITED TO THE DESIGN AND CONSTRUCTION OF THE ROOF. IT DOES NOT COVER THE DESIGN OR CONSTRUCTION OF THE STRUCTURE OR THE FOUNDATION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL JURISDICTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL JURISDICTION.



**PROPOSED ROOF PLAN**  
SCALE: 1/4" = 1'-0"



**PROPOSED SECOND FLOOR PLAN**  
SCALE: 1/4" = 1'-0"

**FLOOR PLAN KEYED NOTES :**  
(S.B.O.) SELECTED BY OWNER/CONTRACTOR

1. FIRE-RATED WALL
2. NEW BASE AND UPPER CABINETS
3. NEW ISLAND-STONE TILE COUNTERTOP (S.B.O.)
4. NEW DOUBLE SINK
5. NEW RANGE
6. NEW REFRIGERATOR
7. NEW TOILET (S.B.O.)
8. NEW SINK (S.B.O.)
9. NEW SHOWER (TILE TO CEILING)
10. CATEGORY II (TEMPERED GLASS) SHOWER DOOR & ENCL. FRAMELESS & SLIDER
11. NEW WASHER
12. NEW DRYER
13. FIRST FLOOR LINE
14. SECOND FLOOR LINE ABOVE
15. NEW STAIRCASE
16. NEW CONCRETE STEPS AND LANDING
17. 24"X36" ATTIC ACCESS
18. DRYER VENT TO OUTSIDE
- 19.
- 20.
- 21.
- 22.
- 23.
- 24.

**WALL / SYMBOL LEGEND**

- NEW WALL - 2" X WD. STUD 16" O.C.
- FIRE-RATED WALL WITH MIN 1/2" GYP BOARD ON THE GARAGE SIDE FOUNDATION TO BOTTOM OF ROOF SHEATHING
- 100 CFM EXHAUST FANHOOD
- EXHAUST FAN CAPABLE OF PROVIDING 5 COMPLETE AIR CHANGES PER HOUR 50 CFM TO OUTSIDE
  - 1) ENERGY STAR COMPLIANT
  - 2) DUCTED TO THE OUTSIDE
  - 3) HUMIDISTAT CONTROLLED
- CARBON MONOXIDE DETECTOR
- SMOKE DETECTOR
- CEILING HEIGHTS
- WATER CLOSET CLEARANCE
- ATTIC ACCESS (22" X 30" MIN.)
- 30" MIN. CLEAR HEADROOM

**NEW WATER FIXTURE NOTES**

- EFFECTIVE JANUARY 1 2014 AS A CONDITION OF FINAL PERMIT APPROVAL BY BUILDING SAFETY THE PERMIT HOLDER SHALL REPLACE ALL NON-COMPLIANT PLUMBING FIXTURES WITH WATER CONSERVING PLUMBING FIXTURE (SENATE BILL 407)
- NON-COMPLIANT PLUMBING FIXTURES ARE DEFINED AS:
- A) ANY TOILET MANUFACTURED TO USE MORE THAN 1.28 GALLONS PER FLUSH.
  - B) ANY URINAL MANUFACTURED TO USE MORE THAN 1.0 GALLONS PER FLUSH.
  - C) ANY SHOWER HEAD MANUFACTURED TO FLOW MORE THAN 2.0 GALLONS / MIN.
  - D) ANY INTERIOR FAUCET MANUFACTURED TO FLOW MORE THAN 1.8 GALLONS / MIN.
  - E) ANY LAVATORY FAUCETS ARE TO FLOW MORE THAN 1.5 GALLONS / MIN.

**TITLE-24 ENERGY REQUIREMENTS**

- GARAGES, LAUNDRY OR UTILITY ROOMS MUST HAVE FLUORESCENT OR HIGH EFFICACY LIGHTING, AND CONTROLLED BY AN OCCUPANT SENSOR.
- BEDROOMS, LIVING ROOMS, FAMILY ROOMS, AND OTHER ROOMS USED FOR LIVING AND SLEEPING MUST HAVE FLUORESCENT OR HIGH EFFICACY LIGHTING, OR AN OCCUPANT SENSOR, OR DIMMERS MAY BE INSTALLED.
- EXTERIOR LIGHTING MUST BE FLUORESCENT OR HIGH EFFICACY, OR AN OCCUPANT SENSOR WITH AN INTEGRAL PHOTO CONTROL MAY BE INSTALLED.
- A MINIMUM OF 50% OF THE LUMINARIES IN A KITCHEN MUST BE FLUORESCENT OR HIGH EFFICACY.

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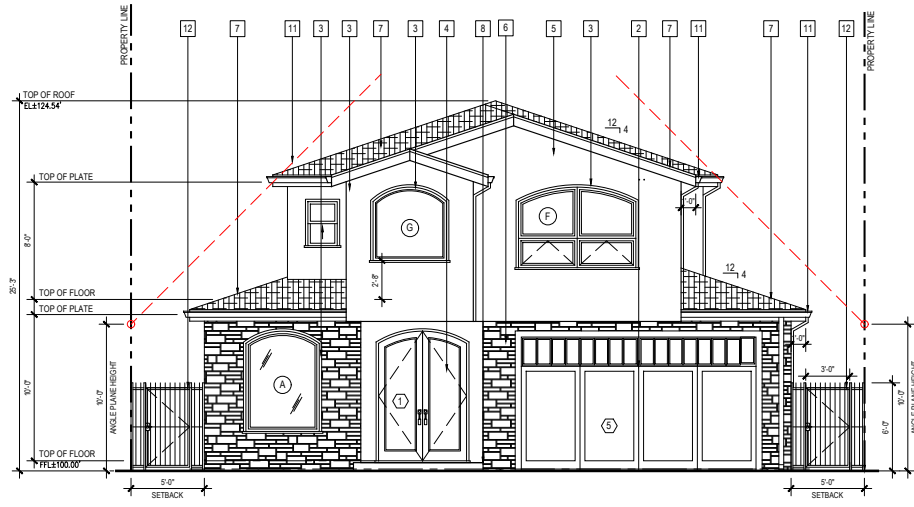
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PROPOSED SECOND FLOOR PLAN, ROOF PLAN  
**HOUSEPYAN RESIDENCE**  
3272 BEL AIR DR. LA CANADA ELINTRIDGE CA 91011

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**A2.2**

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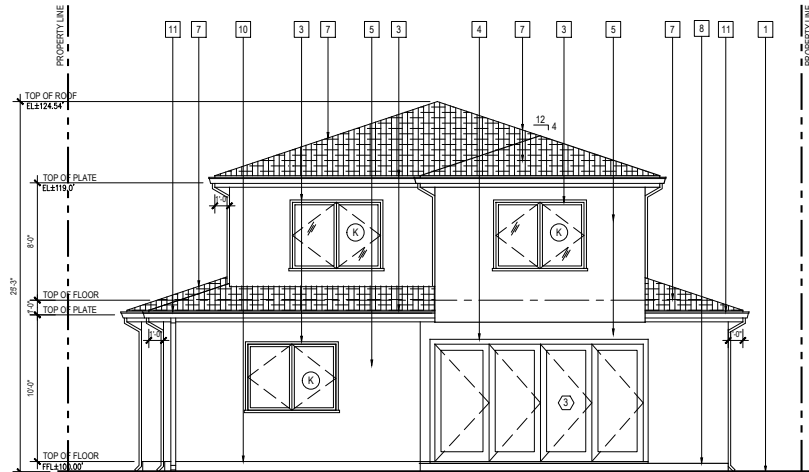


**WEST (FRONT) ELEVATION**

SCALE : 1/4" = 1'-0"

**ELEVATION KEYED NOTES**

1. EXTS GRADE
2. NEW GARAGE DOOR (SEE SCHEDULE)
3. NEW WINDOW (SEE SCHEDULE)
4. NEW DOOR (SEE SCHEDULE)
5. NEW 7/8" STUCCO WALL
6. NEW STONE VENER WALL
7. NEW CLASS "A" ASPHALT ROOF SHINGLES
8. NEW CONCRETE LANDINGS/STEPS
9. NEW PAINT GRADE FASCSA
10. NEW 26 GA METAL WEEP SCREED
11. NEW DOWNSPOUT & GUTTER
12. NEW WROUGHT IRON FENCE AND GATE
13. NEW UNDERFLOOR VENT

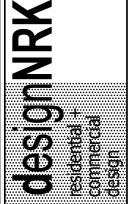


**EAST (REAR) ELEVATION**

SCALE : 1/4" = 1'-0"

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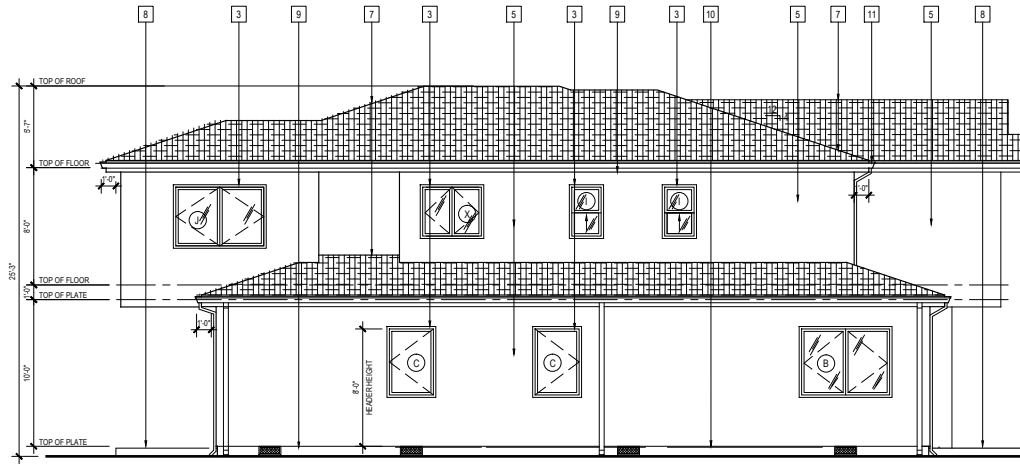
PROPOSED WEST & EAST ELEVATION  
**HOUSEPYAN RESIDENCE**  
 4372 BEL AIR DR. LA CANADA FLINTRIDGE, CA 91011

DATE: 02/2028  
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**A3.1**

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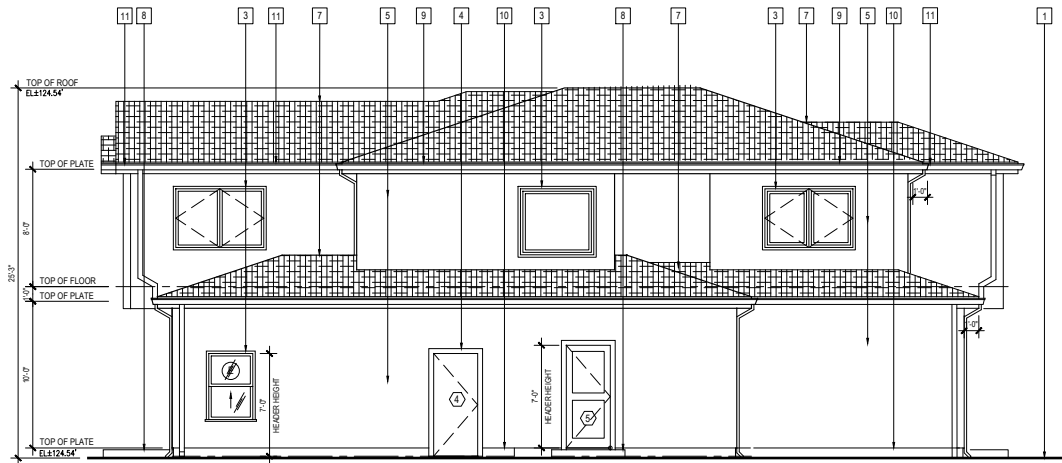


**NORTH ELEVATION**

SCALE : 1/4" = 1'-0"

**ELEVATION KEYED NOTES**

1. EXTG GRADE
2. NEW GARAGE DOOR (SEE SCHEDULE)
3. NEW WINDOW (SEE SCHEDULE)
4. NEW DOOR (SEE SCHEDULE)
5. NEW 7/8" STUCCO WALL
6. NEW STONE VENEER WALL
7. NEW CLASS "A" ASPHALT ROOF SHINGLES
8. NEW CONCRETE LANDING/STEPS
9. NEW PAINT GRADE FASCIA
10. NEW 26 GA METAL WEEP SCREED
11. NEW DOWNSPOUT & GUTTER
12. NEW WROUGHT IRON FENCE AND GATE
13. NEW UNDERFLOOR VENT



**SOUTH ELEVATION**

SCALE : 1/4" = 1'-0"

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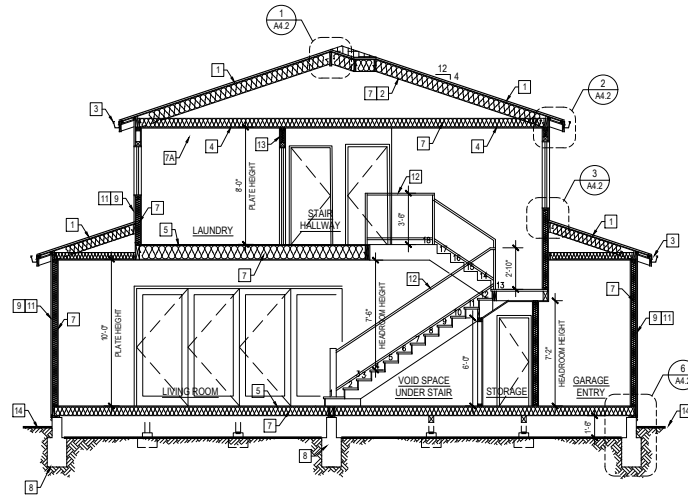
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PROPOSED NORTH & SOUTH ELEVATION  
**HOUSEPYAN RESIDENCE**  
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 JOB NO.: 24023

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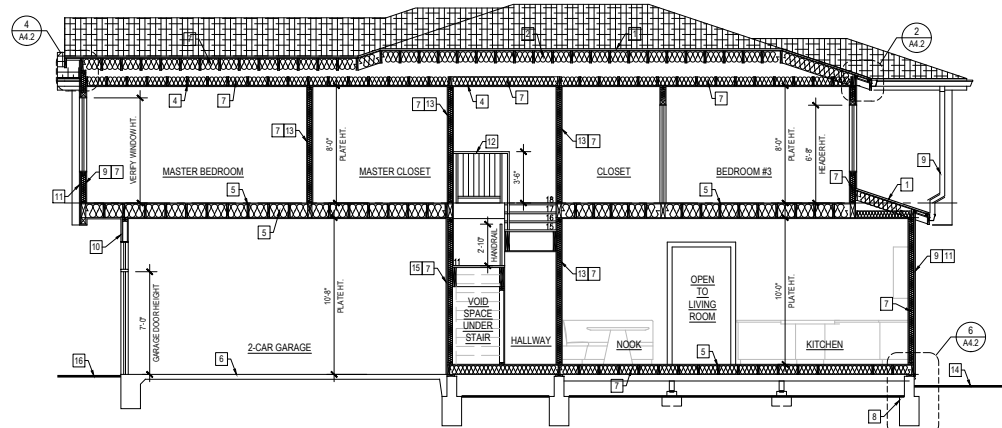
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**SECTION A-A**  
SCALE : 1/4" = 1'-0"

**SECTION KEYED NOTES**

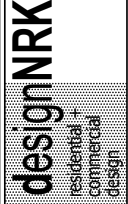
1. NEW CLASS "A" ASPHALT ROOF SHINGLES
2. NEW 2x ROOF RAFTER
3. NEW 2x GA METAL CUTTERS
4. NEW 2x CEILING JOIST
5. NEW 2x FLOOR JOIST
6. NEW CONCRETE SLAB ON GRADE FOUNDATION
7. NEW R-38 CEILING INSULATION  
NEW R-15 ROOF INSULATION  
NEW R-15 WALL INSULATION  
NEW R-19 FLOOR INSULATION
8. NEW CONC. FOOTING/FOUNDATION (SEE FOUNDATION PLAN)
9. NEW 2x6 MIN. EXTERIOR STUD WALLS  
NEW VENER STONE WALL
11. NEW 1/8" STUCCO FINISH WALL
12. NEW STAR AND HANDRAILS
13. NEW 2x4 MIN. INTERIOR STUD WALLS
14. EXTS GRADE
15. NEW 1-HR FIRE RATED SEPARATION WALL BET. R & U OCCUPANCY
16. NEW DRIVEWAY LEVEL



**SECTION B-B**  
SCALE : 1/4" = 1'-0"

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BUILDING SECTIONS

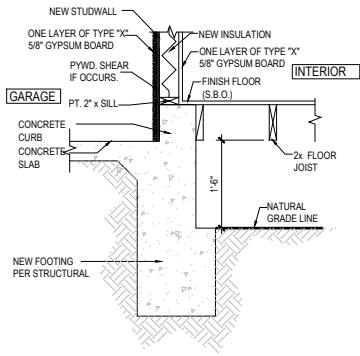
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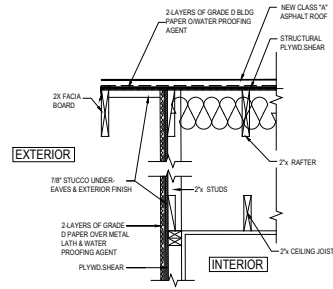
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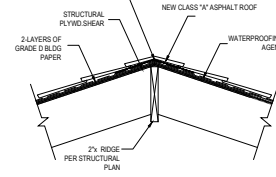
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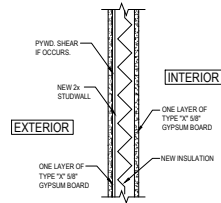
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NOT TO SCALE



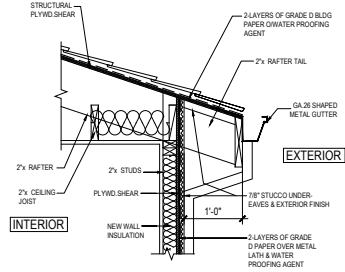
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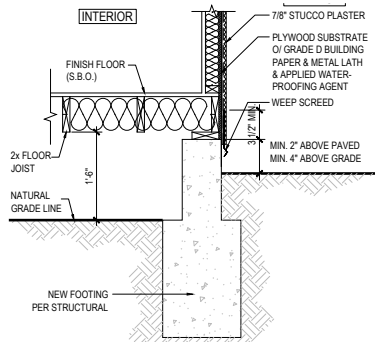
**ROOF RIDGE - 1**  
NOT TO SCALE



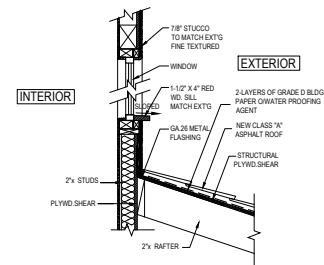
**1-HR FIRE WALL - 5**  
NOT TO SCALE



**EAVE DETAIL - 2**  
NOT TO SCALE



**DETAIL - 6**  
NOT TO SCALE



**DETAIL - 3**  
NOT TO SCALE

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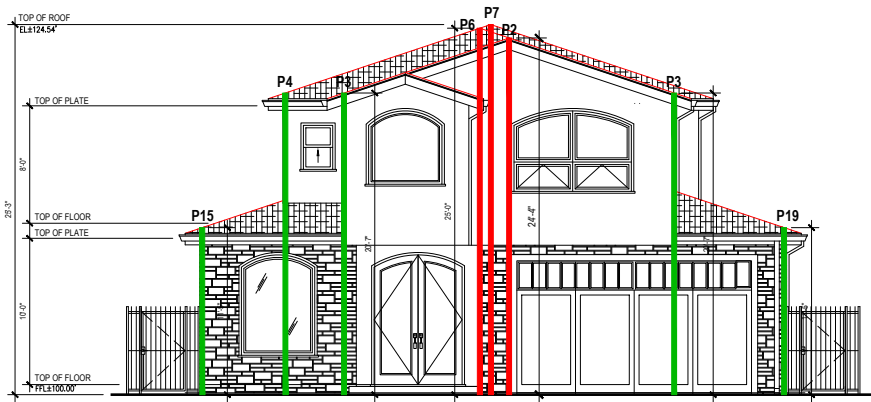

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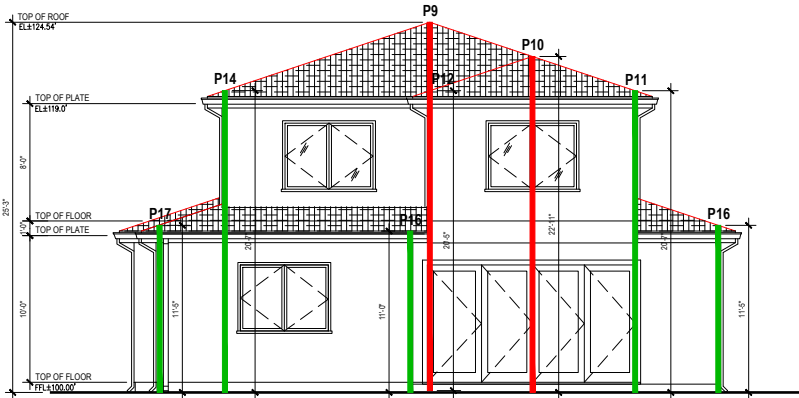
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**WEST (FRONT) ELEVATION**

SCALE : 1/4" = 1'-0"

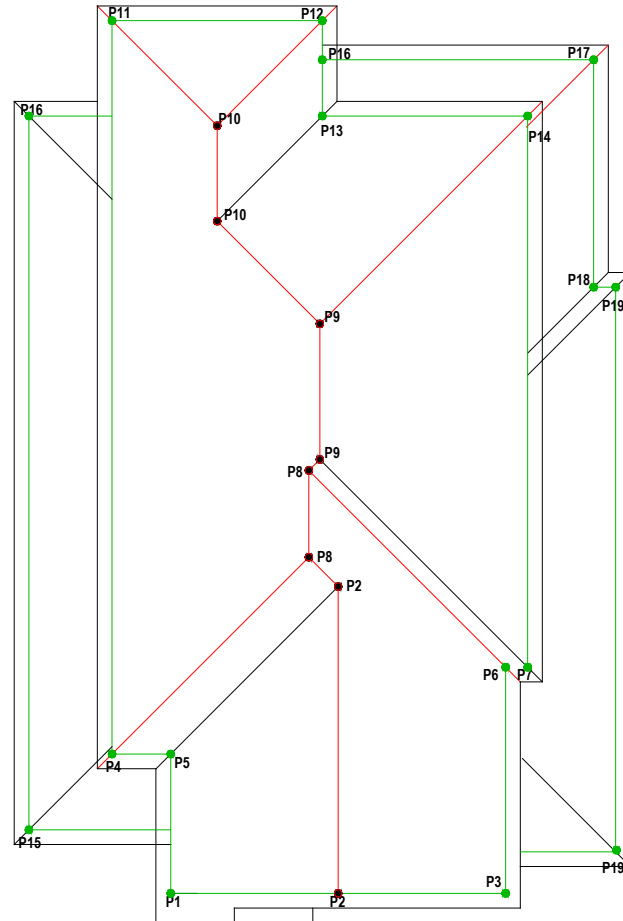


**EAST (REAR) ELEVATION**

SCALE : 1/4" = 1'-0"

**LEGEND:**

- HIP & RIDGE POLE
- HIP & RIDGE STRINGLINE
- BUILDING CORNER & PLATE POLE (2"x2" TUBE STEEL)
- WALL & PLATE STRING LINE



**STORY POLE PLAN**

SCALE : 1/4" = 1'-0"

REVISIONS:  
 1  
 2  
 3  
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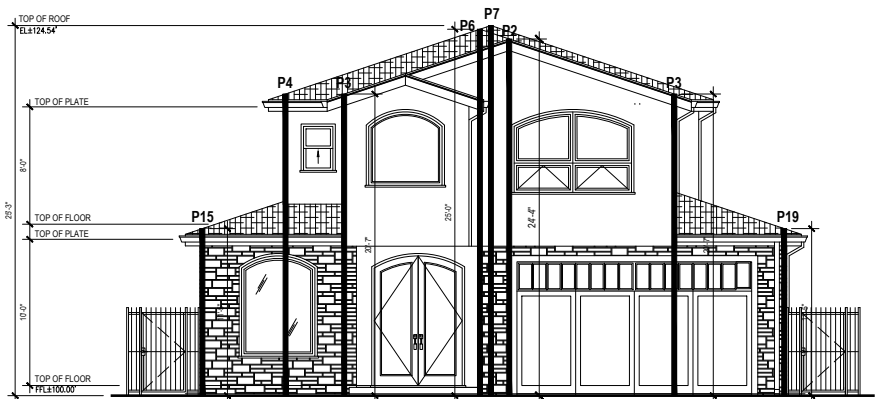
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STORY POLE PLAN & ELEVATION HEIGHTS  
**HOUSEPYAN RESIDENCE**  
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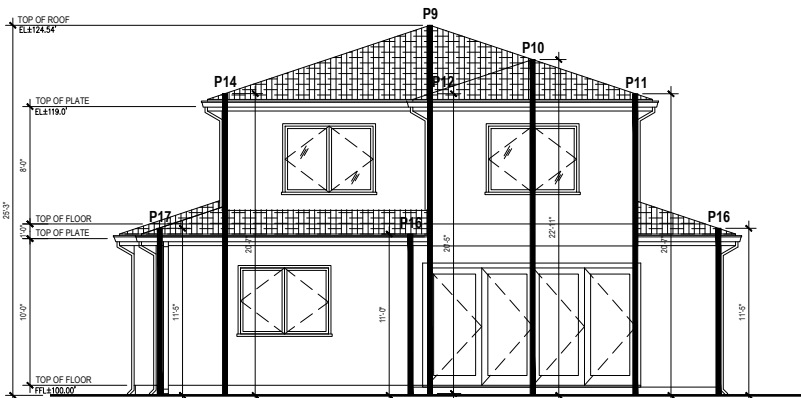
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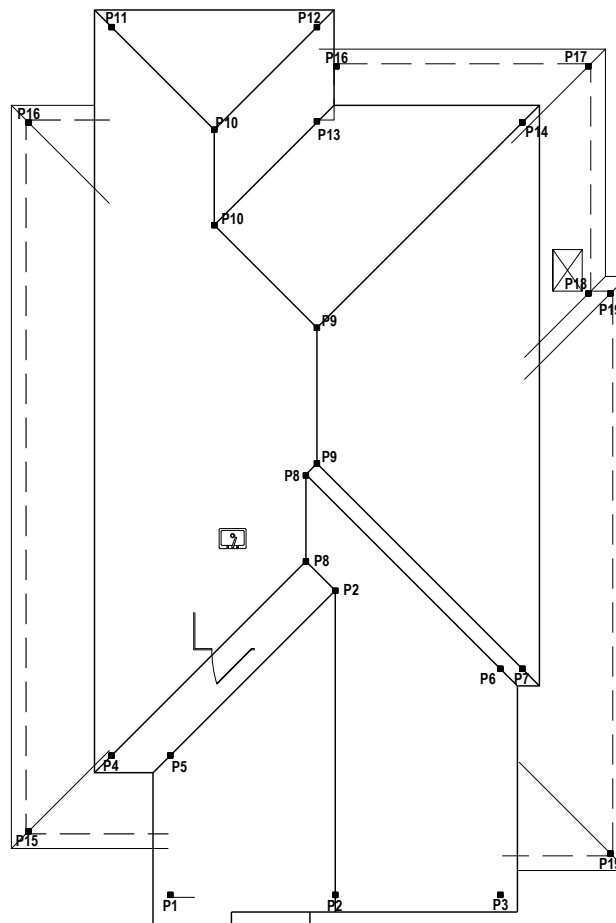
**WEST (FRONT) ELEVATION**

SCALE : 1/4" = 1'-0"



**EAST (REAR) ELEVATION**

SCALE : 1/4" = 1'-0"



**STORY POLE PLAN**

SCALE : 1/4" = 1'-0"

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STORY POLE PLAN & ELEVATION HEIGHTS

**HOUSEPYAN RESIDENCE**

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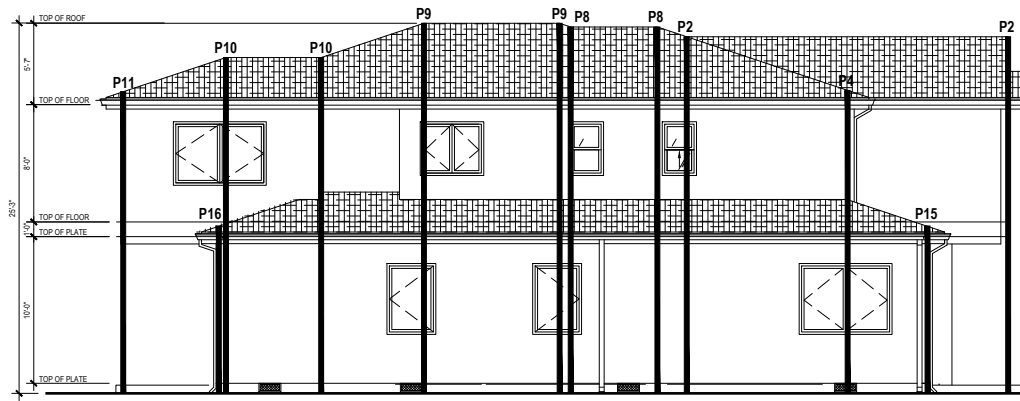
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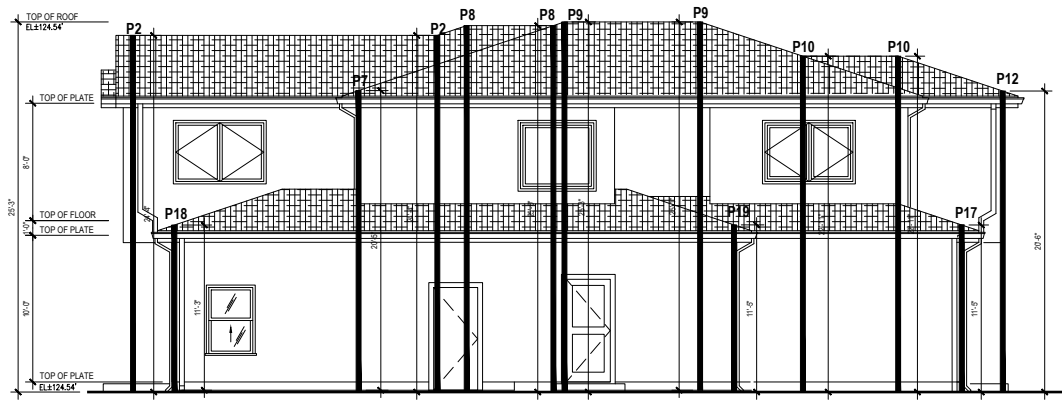
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**NORTH ELEVATION**  
 SCALE : 1/4" = 1'-0"



**SOUTH ELEVATION**  
 SCALE : 1/4" = 1'-0"

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▲	

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STORY POLE ELEVATION HEIGHTS  
**HOUSEPYAN RESIDENCE**  
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A5.2

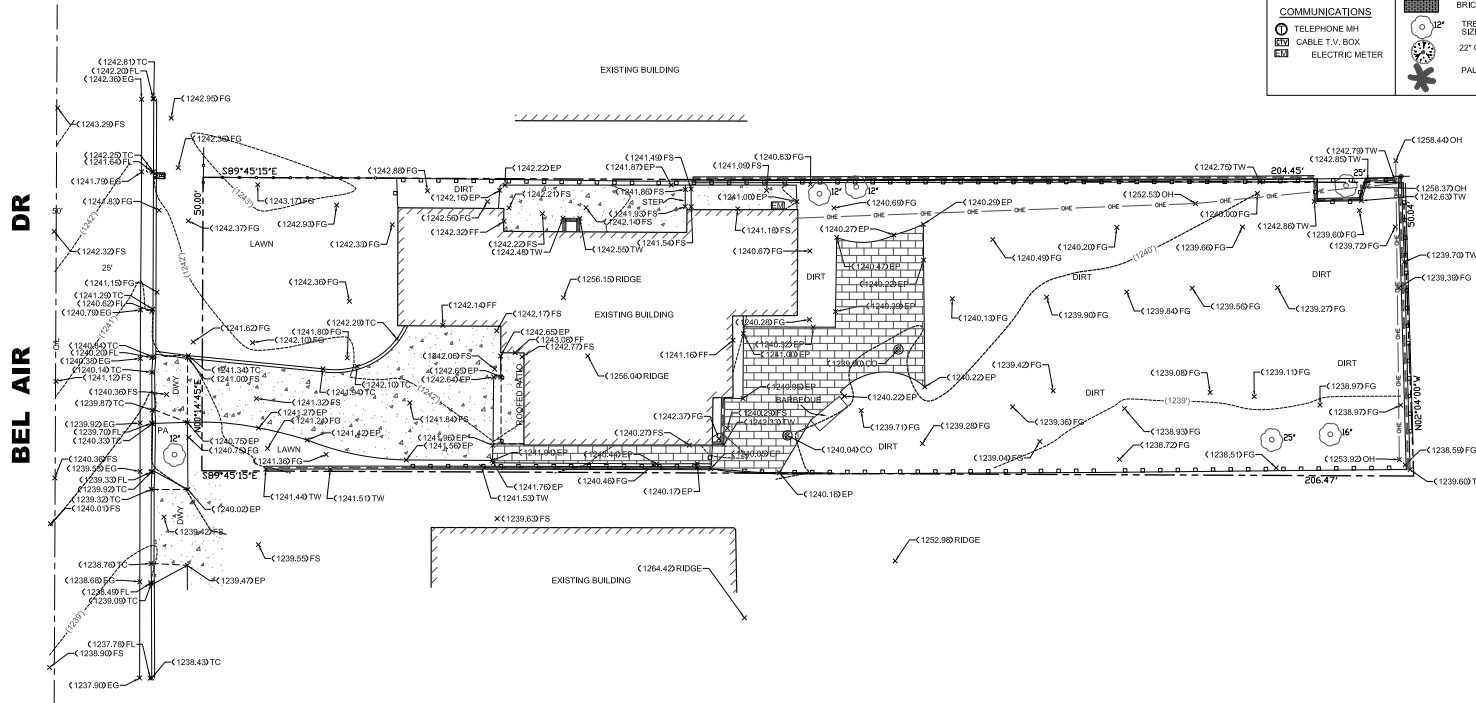
**LEGAL DESCRIPTION:**

LOT 60 OF TRACT NO.2869 - IN THE CITY OF LA CAÑADA FLINTRIDGE, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, RECORDED IN BOOK 35 PAGE 7 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.  
 APN: 5814-010-010

**NOTES:**

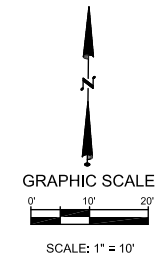
1. THE LEGAL DESCRIPTION, BOUNDARIES SHOWN HEREON ARE PER RECORD DATA.
  2. FOR PLOT THE EASEMENT IF ANY, OWNER NEED TO PROVIDE HYPER LINK OF PRELIMINARY TITLE REPORT.
- TOTAL PROPERTY AREA: 10280 SQ.FT.

SANITATION	MISCELLANEOUS	ABBREVIATIONS
<ul style="list-style-type: none"> <li>M MAINTENANCE HOLE</li> <li>S SEWER MAINT HOLE</li> <li>CS SEWER CLEAN-OUT</li> <li>SW STORM WATER</li> <li>SD STORM DRAIN MH</li> <li>CB CATCH BASIN</li> <li>W WATER</li> <li>P POWER MH</li> <li>PO POWER POLE</li> <li>GW GUY WIRE</li> <li>EV ELEC. VENT</li> <li>EP ELECTRIC PULLBOX</li> <li>W WATER</li> <li>WV WATER VALVE</li> <li>WM WATER METER</li> <li>FH FIRE HYDRANT</li> <li>FB FIRE BOX BRIGATION</li> <li>G GAS</li> <li>GV GAS VALVE</li> <li>GM GAS METER</li> <li>COMMUNICATIONS</li> <li>TM TELEPHONE MH</li> <li>CTV CABLE T.V. BOX</li> <li>EM ELECTRIC METER</li> </ul>	<ul style="list-style-type: none"> <li>M MONITORING WELL</li> <li>GP GUARD POST</li> <li>NS NEWS STAND</li> <li>PM PARKING METER</li> <li>HA HANDICAP ACCESS</li> <li>MB MAIL BOX</li> <li>FD FD MONUMENT AS NOTED</li> <li>SE SPOT ELEVATION</li> <li>ALC AREA LIGHT</li> <li>PL PLASTIC LIGHT</li> <li>WF WOOD FENCE</li> <li>CLF CHAIN LINK FENCE</li> <li>WIF WROUGHT IRON FENCE</li> <li>SW STONE WALL</li> <li>CBW CONCRETE BLOCK WALL</li> <li>CP CONCRETE PAVEMENT</li> <li>AP ASPHALT PAVEMENT</li> <li>BP BRICK PAVEMENT</li> <li>LS LIGHT STANDARD</li> <li>TS STREET LIGHT</li> <li>LT LIGHT &amp; TRAFFIC STANDARD</li> <li>TSF TRAFFIC SIGNAL PULLBOX</li> <li>OH OVER HEAD WIRE</li> </ul>	<ul style="list-style-type: none"> <li>CB CATCH BASIN</li> <li>CL CENTERLINE</li> <li>CF CURB FACE</li> <li>CLF CHAIN LINK FENCE</li> <li>CONC CONCRETE</li> <li>DWY DRIVEWAY</li> <li>EG EDGE OF GUTTER</li> <li>ELEC ELECTRIC</li> <li>EP EDGE OF PAVEMENT</li> <li>FF FINISHED FLOOR</li> <li>FG FINISHED GRADE</li> <li>FL FLOW LINE</li> <li>FP FIRE PLACE</li> <li>FS FINISHED SURFACE</li> <li>GV GAS VALVE</li> <li>PA PLANTER AREA</li> <li>PD PARKWAY DRAIN</li> <li>RRT RAILROAD TIE</li> <li>TC TOP OF CURB</li> <li>TW TOP OF WALL</li> <li>TPP TOP OF PARAPET</li> </ul>



**BENCHMARK**

S&W LS 8294 IN BEL AIR DR AND DESCANSO DR ASSUMED AS BENCHMARK  
 ASSUMED ELEVATION : 1202.00 FT



KEG GROUP INC.  
 TEL: (818) 919-4133  
 EMAIL: KAMYAK@KAGARVA.COM  
 WEBSITE: KEGSURVEYING.COM  
 ADDRESS: 12838 1/2 KLING ST STUDIO CITY, CA 91604

PREPARED FOR  
 NAREG R. KHODADADI

**TOPOGRAPHY SURVEY**  
 4372 BEL AIR DR, LA CAÑADA FLINTRIDGE, CA 91011

DATE: 09/30/2024  
 SCALE: 1" = 10'  
 SHEET NO.  
**TS-1**  
 SHEET 1 OF 1

## Planning Commission Agenda Report

- Meeting Date:** May 14, 2026
- Subject:** **Zone Change (PLAN-2025-0005)** - A request to repeal and replace Chapter 11.33 (Accessory Dwelling Units) of the La Cañada Flintridge Municipal Code to implement new state law.
- Presenter:** Antonio Gardea  
Assistant Director of Community Development
- Proposed Action:** Adopt Planning Commission Resolution No. 26-xx recommending that the City Council find the Ordinance exempt from the California Environmental Quality Act and approve Zone Change (PLAN-2025-0005), repealing and replacing Chapter 11.33 (Accessory Dwelling Units) of Title 11 (Zoning) of the La Cañada Flintridge Municipal Code
- Environmental Impact:** The project is exempt from the provisions of the California Environmental Quality Act pursuant to Section 15282 (h) of the California Code of Regulations which applies to adoption of an ordinance regarding second units in a single-family or multifamily residential zone by a city to implement Article 2 (commencing with Section 66314) or Article 3 (commencing with Section 66333 of Chapter 13 of the Government Code as set forth in Section 21080.17 of the Public Resources Code

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### Background:

On January 22, 2026, the Planning Commission considered changes to the Zoning Code pertaining to accessory dwelling units (ADUs) in response to Senate Bill (SB) 543 and Assembly Bill (AB) 1154 that became effective on January 1, 2026. SB 543 expedites permit processing and AB 1154 clarifies occupancy requirements for a junior accessory dwelling unit (JADU) and prohibits short-term rental of JADUs.

Subsequent to the Planning Commission's consideration and recommendation, the California Department of Housing and Community Development Department (HCD) provided information via a webinar and noted updates to the published ADU Guidelines. City Council consideration of the proposed ordinance was set for February 17, 2026 but was continued to enable further revisions to be incorporated into the draft ordinance to ensure compliance with state law. To best serve the public, the draft ordinance was revised to match the HCD Guidelines and provide specific information in the definitions, as well as move development standards into the appropriate subsection.

**Discussion/Analysis:**

A red-lined version of the draft ordinance is attached and shows the difference between the version of the ordinance that brought forward and considered by the Planning Commission in January and the latest revisions recommended by staff. Several sections were edited as outlined below.

*Definitions*

As noted above, the definitions section is revised to move development standards into subsections 11.33.060 for non-exempt ADUs and 11.33.070 for State-wide exempt ADUs. 'Efficiency dwelling unit' was added as a definition to coincide with Government Code 66313 and text was added to the definition of 'junior accessory dwelling unit' and 'efficiency kitchen' to match the Title 24, Part 2, Section 1208.4 (Efficiency dwelling units) of the California Building Code. A definition for 'non-exempt ADUs' is provided, as well as clarification text for 'Statewide exempt ADU.' Importantly, detached new construction, statewide exempt ADUs are defined in state law by size. Therefore, the square footage, which is typically a development standard, remains included in the specific definition of the new construction, detached 'statewide exempt ADU.'

*Approvals*

**Location and Number**

Section 11.30.040 includes the provisions for approval of ADUs including the location, by zone classification, and number of units allowed. Clarifying text has been included to this section, as well as cross references to applicable development and design standards. Three ADUs are permitted on properties with single-family houses: one JADU, one ADU converted from existing space either within the residence or within an existing detached structure, and one new construction, detached ADU. For multi-family properties, the allowed number is split into two subsections. Conversion of existing areas can incorporate 25% of the existing number of units with a minimum of one unit allowed. Also, up to eight new detached units, or as many as there exist on the property and be allowed for properties that are developed with existing multi-family units. For a new multi-family project, a maximum of two new detached units would be allowed.

*Specific Requirements - Development / Design Standards*

The revisions recommended by staff include edits to the development standards both for new construction ADUs and conversion of existing structures/spaces. For non-exempt ADUs, there is an overall floor area limit based on the underlying zoning code standards and a maximum of 1,200 square feet for a newly constructed ADU.

**Front Setback / Site Visibility**

While the state law does not set a standard for a front setback, Statewide exempt ADUs will be required to comply with the site visibility triangle for public safety purposes. The sight visibility triangle specifies that new ADUs cannot be placed in the 25-foot visibility triangle at the corners of lots to ensure pedestrian and vehicular safety. The diagram, reviewed by the City's Traffic Engineer, was initially developed for the proposed Zoning Code update. Otherwise, non-exempt ADUs would be required to comply with the required front setback of the underlying zone classification.

**Height**

For multi-family ADUs, additional text was added to coincide with the recent recommendation from the Planning Commission to have one method for measuring height. The subsection also includes the provision to allow an additional two feet, even though there are no major transit stops nor high quality transit corridors within the City. Although the provision remains inapplicable, it was included to reflect the recently adopted state mandates.

**Objective Design Standards**

As noted above, several standards were placed in a separate subsection rather than included in

either the definitions or as part of the development standards of non-exempt ADUs. Eave projections are limited to 12 inches to coincide with the general exemption from the floor (roofed) area calculation. Roof top decks and roof-mounted mechanical equipment are prohibited to prevent potential privacy and noise impacts for ADUs that built in close proximity to neighboring properties. The objective design standards are not applicable to the conversion (statewide exempt) ADUs as local jurisdictions are not permitted to apply standards over and above those identified in state law. As these features are not specifically allowed within state law for exempt ADUs, they will not be permitted.

*Discretionary Approval*

Lastly, the provision that enabled ADUs that did not otherwise comply with the development standards to be permitted through the Conditional Use Permit process has been deleted. In the past, the Planning Commission considered and ultimately denied applications of ADUs that either exceeded the 1,200 square foot size limit or exceeded the height limits. State law does not include provisions to grant a variance from the mandated standards. Because of the strict timelines for review and requirement for ministerial approval or denial of ADU applications, this section is being omitted from the draft ordinance.

**Recommendation:**

It is recommended that the Planning Commission adopt Resolution No. 26-xx recommending that the City Council find the project exempt from the California Environmental Quality Act and adopt an Ordinance approving Zone Change (PLAN-2025-0005), repealing and replacing Chapter 11.33 (Accessory Dwelling Units) of Title 11 (Zoning) of the La Cañada Flintridge Municipal Code.

**Attachments:**

- 1. Draft Planning Commission Resolution
- 2. Excerpt of Minutes – 1/22/2026 Planning Commission Meeting
- 3. Planning Commission Agenda Report – January 22, 2026



# ATTACHMENT 1

**CITY OF LA CAÑADA FLINTRIDGE**

**RESOLUTION NO. 26-0X**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LA CAÑADA FLINTRIDGE FINDING THE ORDINANCE EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT AND RECOMMENDING THAT THE CITY COUNCIL OF THE CITY OF LA CAÑADA FLINTRIDGE REPEAL AND REPLACE CHAPTER 11.33 (ACCESSORY DWELLING UNITS) OF TITLE 11 (ZONING) OF THE LA CAÑADA FLINTRIDGE MUNICIPAL CODE (ZONE CHANGE PLAN-2025-0005)**

**WHEREAS**, state law provides that cities may adopt ordinances regulating the construction of accessory dwelling units (ADUs), consistent with the requirements of California Government Code Section 66310; and

**WHEREAS**, pursuant to Government Code Section 66316, if a city's ADU ordinance is not consistent with state law, then only state law standards may be applied; and

**WHEREAS** on October 10, 2025; the Governor approved Senate Bill 543 and Assembly Bill 1154 amending state accessory dwelling unit and junior accessory dwelling unit regulations adjusted the timelines for processing ADUs and modifying the owner occupancy requirement for junior accessory dwelling units; and

**WHEREAS**, the City now desires to repeal and replace Chapter 11.33 (Accessory Dwelling Units) of Title 11 (Zoning) of the La Cañada Flintridge Municipal Code consistent with Government Code section 66317 and 66333 to ensure the character of the City of La Cañada Flintridge is maintained to the extent permissible by law, and to continue to promote the health, safety, and welfare of the community; and

**WHEREAS**, on December 25, 2025, a notice was published in a newspaper of general circulation, providing notice of a public hearing before the Planning Commission to be held on January 22, 2026, pursuant to the requirements of the La Cañada Flintridge Zoning Code and state law; and

**WHEREAS**, on April 23, 2026, a notice was published in a newspaper of general circulation, providing notice of a public hearing before the Planning Commission to be held on May 14, 2026, pursuant to the requirements of the La Cañada Flintridge Zoning Code and state law; and

**WHEREAS**, all legal prerequisites for the adoption of this Resolution have occurred.

**NOW, THEREFORE, THE PLANNING COMMISSION OF THE CITY OF LA CAÑADA FLINTRIDGE DOES HEREBY RESOLVE AS FOLLOWS:**

**SECTION 1.** The Planning Commission further finds and determines that the above recitals are true and correct and are incorporated herein by reference.

**SECTION 2.** The Planning Commission finds and determines that the adoption of the Ordinance is exempt from the California Environmental Quality Act ("CEQA") pursuant to Section 15282(h) of the CEQA Guidelines, which exempts from CEQA the adoption of an ordinance regarding second units.

**SECTION 3.** With regard to Zone Change (PLAN-2025-0005), the Planning Commission recommends the City Council find as follows:

A. The California State Legislature and Governor passed and adopted legislation amending the California Government Code pertaining to accessory dwelling units and junior accessory dwelling units that now require revisions to Chapter 11.33 (Accessory Dwelling Units) of Title 11 (Zoning) of the La Cañada Flintridge Municipal Code for consistency with State law.

B. The purpose of the Accessory Dwelling Unit Ordinance is to specifically provide for Accessory Dwelling Units within specified zones of the city, minimize the regulation and cost and decrease the timeframe for permitting such units. A new ordinance is required to remove any ambiguity and inconsistency in the application of State law through the provisions of the Zoning Code.

C. The proposed changes will apply City-wide to properties zoned R-1 (Single-Family Residential), R-3 (Multifamily), RDP (Residential Planned Development), P/SP (Public and Semi-Public), MU (mixed use), or DVSP (residential or mixed-use land use districts) where residential uses are permitted. Applicants who may wish to construct an Accessory Dwelling Unit in a permitted zone must be provided with development standards consistent with the requirements of recently enacted State law.

D. The proposed changes will be in the interest of public health, safety and general welfare and in conformity with good zoning practice because the ordinance amends the City's requirements for Accessory Dwelling Units in compliance with the latest revisions to State law.

**SECTION 4.** The Planning Commission recommends that the City Council adopt an ordinance, attached hereto as Exhibit "A", an ordinance titled "AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF LA CAÑADA FLINTRIDGE FINDING THE ORDINANCE

IS EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT AND REPEALING AND REPLACING CHAPTER 11.33 (ACCESSORY DWELLING UNITS) OF TITLE 11 (ZONING) OF THE LA CAÑADA FLINTRIDGE MUNICIPAL CODE, ADOPTING REGULATIONS AND DEVELOPMENT STANDARDS FOR ACCESSORY DWELLING UNITS” so as to bring the City of La Cañada Flintridge’s Zoning Code into compliance with Title 7, Division 1, Chapter 13 of the Government Code and the legislative amendments effective January 1, 2026.

**PASSED, APPROVED AND ADOPTED this 14<sup>th</sup> day of May, 2026.**

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Henry Oh  
Chair of the Planning Commission

ATTEST:

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Susan Koleda, AICP  
Secretary to the Planning Commission

**EXHIBIT A**

**CITY OF LA CAÑADA FLINTRIDGE**

**ORDINANCE NO. \_\_\_\_\_**

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF LA CAÑADA FLINTRIDGE FINDING THE ORDINANCE EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT AND REPEALING AND REPLACING CHAPTER 11.33 (ACCESSORY DWELLING UNITS) OF TITLE 11 (ZONING) OF THE LA CAÑADA FLINTRIDGE MUNICIPAL CODE ADOPTING REGULATIONS AND DEVELOPMENT STANDARDS FOR ACCESSORY DWELLING UNITS**

**WHEREAS**, state law provides that cities may adopt ordinances regulating the construction of accessory dwelling units (ADUs), consistent with the requirements of California Government Code Section 66310; and

**WHEREAS**, pursuant to Government Code Section 66316, if a city's ADU ordinance is not consistent with state law, then only state law standards may be applied; and

**WHEREAS**, on May 20, 2025, the City Council adopted Ordinance No. 527 amending Chapter 11.33 (Accessory Dwelling Units) of Title 11 (Zoning) of the La Cañada Flintridge Municipal Code; and

**WHEREAS**, on October 10, 2025; the Governor approved Senate Bill 543 and Assembly Bill 1154 amending state accessory dwelling unit and junior accessory dwelling unit regulations adjusted the timelines for processing ADUs and modifying the owner occupancy requirement for junior accessory dwelling units; and

**WHEREAS**, the City now desires to repeal and replace Chapter 11.33 (Accessory Dwelling Units) of Title 11 (Zoning) of the La Cañada Flintridge Municipal Code consistent with Government Code § 66317 and § 66333 to ensure the character of the City of La Cañada Flintridge is maintained to the extent permissible by law, and to continue to promote the health, safety, and welfare of the community; and

**WHEREAS**, on May 22, 2026, a notice was published in a newspaper of general circulation, providing notice of a public hearing before the City Council to be held on June 16, 2026, pursuant to the requirements of the La Cañada Flintridge Zoning Code and state law; and

**WHEREAS**, all legal prerequisites for the adoption of this Resolution have occurred.

**NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF LA CAÑADA FLINTRIDGE DOES HEREBY RESOLVE AS FOLLOWS:**

**SECTION 1.** The City Council further finds and determines that the above recitals are true and correct and are incorporated herein by reference.

**SECTION 2.** The City Council finds and determines that the adoption of the Ordinance is exempt from the California Environmental Quality Act ("CEQA") pursuant to Section 15282(h) of the CEQA Guidelines, which exempts from CEQA the adoption of an ordinance regarding second units.

**SECTION 3.** With regard to Zone Change (PLAN-2025-0005), the City Council finds as follows:

A. The California State Legislature and Governor passed and adopted legislation amending the California Government Code pertaining to accessory dwelling units and junior accessory dwelling units that now require revisions to Chapter 11.33 (Accessory Dwelling Units) of Title 11 (Zoning) of the La Cañada Flintridge Municipal Code for consistency with State law.

B. The purpose of the Accessory Dwelling Unit Ordinance is to specifically provide for Accessory Dwelling Units within specified zones of the city, minimize the regulation and cost and decrease the timeframe for permitting such units. A new ordinance is required to remove any ambiguity and inconsistency in the application of State law through the provisions of the Zoning Code.

C. The proposed changes will properly apply City-wide to properties zoned R-1 (Single-Family Residential), R-3 (Multifamily), and RDP (Residential Planned Development), where Accessory Dwelling Units are permitted by right. Applicants who may wish to construct an Accessory Dwelling Unit in a permitted zone must be provided with development standards consistent with the requirements of recently enacted State law.

D. The proposed changes will apply City-wide to properties zoned R-1 (Single Family Residential), R-3 (Multifamily), and RDP (Residential Planned Development) and will be in the interest of public health, safety and general welfare and in conformity with good zoning practice because the ordinance amends the City's requirements for Accessory Dwelling Units in compliance with State law.

**SECTION 4.** Chapter 11.33 (Accessory Dwelling Units) of Title 11 (Zoning) of the La Cañada Flintridge Municipal Code is hereby repealed in its entirety, and replaced with Chapter 11.33 (Accessory Dwelling Units), to read as follows:

## “Chapter 11.33 ACCESSORY DWELLING UNITS”

### § 11.33.010 **Accessory dwelling units—Purpose.**

The purpose of this chapter is to allow and regulate accessory dwelling units (ADUs) and junior accessory dwelling units (JADUs) in compliance with California Government Code Sections 66314 and 66333.

### § 11.33.020 **Accessory dwelling units—Effect of conforming.**

An ADU or JADU that conforms to the standards in this chapter will not be:

- A.** Deemed to be inconsistent with the city's general plan and zoning designation for the lot on which the ADU or JADU is located.
- B.** Deemed to exceed the allowable density for the lot on which the ADU or JADU is located.
- C.** Considered in the application of any local ordinance, policy, or program to limit residential growth.
- D.** Required to correct a nonconforming condition, as defined in Section 11.33.030. This does not prevent the city from enforcing compliance with applicable building standards in accordance with California Health and Safety Code Section **17980.12**.

### § 11.33.030 **Accessory dwelling units—Definitions.**

As used in this section, terms are defined as follows:

**"Accessory dwelling unit" or "ADU"** means an attached or a detached residential dwelling unit that provides complete independent living facilities for one or more persons and is located on a lot with a proposed or existing primary residence. It shall include permanent provisions for living, sleeping, eating, cooking, and sanitation on the same parcel as the single-family or multifamily dwelling is or will be situated and include a separate exterior access. An accessory dwelling unit also includes an efficiency unit, as defined by California Health and Safety Code Section **17958.1** and a manufactured home, as defined by California Health and Safety Code Section **18007**. ~~An accessory dwelling unit only consists of interior space and does not include caves greater than 12 inches, attached covered patios or trellises and does not include any balconies or roof top patios which are subject to Section **11.11.050**.~~

**"Accessory structure"** means a detached subordinate building, the use of which is customarily incidental to that of the main building or to the main use of the land, and which is located on the same lot or parcel of land with the main building or use.

**"Complete independent living facilities"** means permanent provisions for living, sleeping, eating, cooking, and sanitation on the same parcel as the single-family or multifamily dwelling is or will be situated.

**"Efficiency dwelling unit"** means a dwelling unit constructed in accordance with Health and Safety Code Section 17958.1 or the California Building Code Section 1208.4.

**"Efficiency kitchen"** means a kitchen that includes each of the following:

**A.** A kitchen sink; and

**B.** A cooking ~~facility with~~ appliance;~~s;~~ and

**A.C.** A refrigerator; and

**B.D.** A clear food preparation counter or counters (working space) of reasonable size in relation to the size of the JADU not less than 30 inches in front; and-

**G.E.** Food storage cabinets of reasonable size in relation to the size of the JADU.

**"Floor area (accessory dwelling unit) [FA(ADU)]"** means the total square footage of the accessory dwelling unit (as measured from the inside perimeter of the exterior walls) under solid roof, including, but not limited to, habitable attics and basements and lofts.

**"Floor area (existing or proposed single-family dwelling) [FA(SFD)]"** means the total square footage of the primary single-family dwelling under solid roof, including, but not limited to, habitable attics and basements, lofts and attached garages, but excluding volume space (as calculated within Section 11.11.050(B)2)), porches, patios, eaves, breezeways and any legally permitted attached ADU or JADU.

**"High quality transit corridor"** means a corridor with fixed route bus service with service intervals no longer than 15 minutes during peak commute hours. See also "Major transit stop."

**"Junior accessory dwelling unit" or "JADU"** means a residential unit that:

**A.** Is a minimum of 190 square feet and no more than 500 square feet in size of interior livable space in size;

- B. Is contained entirely within an existing or proposed single-family dwelling. Enclosed uses within the residence, such as attached garages, are considered a part of the proposed or existing single-family residence;
- C. Includes its own separate sanitation facilities or shares sanitation facilities with the existing or proposed single-family dwelling; and
- D. Includes an efficiency kitchen.

**"Livable space"** means a space in a dwelling intended for human habitation, including living, sleeping, eating, cooking, or sanitation.

**"Living area"** means the interior habitable area of a dwelling unit, including basements and attics, but does not include a garage or any accessory structure.

**"Major transit stop"** means a site containing an existing rail transit station, a ferry terminal served by either a bus or rail transit service, or the intersection of two or more major bus routes with a frequency of service interval of 15 minutes or less during the morning and afternoon peak commute periods (CA Public Resources Code Section **21064.3**). It also includes major transit stops that are included in the applicable regional transportation. See also "High quality transit corridor."

**"Nonconforming zoning condition"** means a physical improvement on a property or a use of the property that does not conform with current zoning standards.

**"Non-Exempt ADU"** means [any ADU that is complies with the requirements of Government Code Sections 66314-66322. The ADU may be attached or detached but must comply with the development standards contained within Section 11.33.060.](#)

**"Passageway"** means a pathway that is unobstructed clear to the sky and extends from a street, whether public or private, or a private driveway to one entrance of the ADU or JADU.

**"Proposed single-family dwelling"** means a dwelling that is the subject of a building permit application and that meets the requirements for permitting.

**"Public transit"** means a location, including, but not limited to, a bus stop or future train station, where the public may access buses, trains, and other forms of transportation that charge set fares, run on fixed routes, and are available to the public. See also "Major transit stop" and "High quality transit corridor."

**"Statewide Exempt ADU/JADU"** means [ADUs and JADUs created pursuant to Government Code section 66323, including:](#)

- A. [Single-Family Converted ADU/JADU](#) - One accessory dwelling unit and junior accessory dwelling unit that is within the proposed space of a single-family dwelling or existing space of a single-family dwelling or accessory structure [that must include exterior access](#);
- B. [Single-Family Detached ADU](#) - One detached, new construction, accessory dwelling unit that is no more than 800 square feet in size and complies with the development standards as provided in Section 11.33.060;
- C. [Multifamily Converted ADU](#) - Multiple accessory dwelling units within the portions of existing multifamily dwelling structures;
- D. [Multifamily Detached ADU](#) - Multiple accessory dwelling units that are detached from a multifamily dwelling, subject to the objective development standards listed in Section **11.33.040**.

**"Tandem parking"** means that two or more automobiles are parked on a driveway or in any other location on a lot, lined up behind one another.

§ 11.33.040 **Accessory dwelling units—Approvals.**

The following approvals apply to ADUs and JADUs under this chapter:

- A. Requirement for Ministerial Approval. If an ADU or JADU complies with each of the general requirements in Section 11.33.050 and specific requirements within Section 11.33.060 or Section 11.33.070, it shall be allowed with only applicable building permits, without discretionary review or hearing.
- B. Timing.
  - 1. a. The City shall determine whether an application to create or serve an ADU or JADU is complete and provide written notice of this determination to the applicant not later than 15 business days after the City receives the application.
  - b. If the City determines an application is incomplete, the City shall provide the applicant with a list of incomplete items and a description of how the application can be made complete. The list and description shall be provided with the written notice required by subparagraph (a).
  - c. After receiving a notice that the application was incomplete, an applicant may cure and address the items that are deemed to be incomplete.

d. In the review of an application submitted pursuant to subparagraph (c), the City shall not require the application to include an item that was not included in the list required by subparagraph (b).

e. If an applicant submits an application pursuant to subparagraph (c), the City shall determine whether the additional application has remedied all incomplete items listed in the determination issued pursuant to subparagraph (b). This additional application is subject to the timelines and requirements specified in subparagraph (a).

f. If the City does not make a timely determination as required by this paragraph, the application or resubmitted application shall be deemed to be complete for the purposes of this section.

2. The city shall approve or deny an application to create or construct an ADU or JADU within 60 days from the date that the city receives a completed application if there is an existing single-family or multifamily dwelling on the lot.
3. Where a permit application for an ADU or JADU is submitted concurrently with a permit application to create a new single-family dwelling on the lot, the city may delay acting on the permit application for the ADU or JADU until the city acts on the permit application to create the new single-family dwelling, but the application to create the ADU or JADU will still be considered ministerially without discretionary review or a hearing.
  - a. Permit applications to create a new single-family dwelling which maximize the total floor/roofed area as contained within Chapter 11.11 and any applicable slope factor guideline contained within Chapter 11.35 may include an additional 800 square foot area ~~within the architectural design~~ to accommodate a statewide exempt [single-family detached ADU](#).
4. If the applicant requests a delay, the 60-day time period shall be tolled for the period of the requested delay.
5. Any denial of an ADU or JADU application requires provision of a full set of comments to the applicant with a list of items that are defective or deficient and a description of how the application can be remedied by the applicant within the sixty (60) day time period to approve or deny a permit application.

6. If a permit application is determined to be incomplete under paragraph (1) (a) or denied under paragraph (2) or (3), the applicant may appeal the incomplete determination or application denial to the Planning Commission.
7. A final written determination shall be provided not later than 60 business days after receipt of the applicant's written appeal.

**C. Location and Number.**

1. An ADU or JADU shall only be allowed on a parcel zoned to allow single-family or multifamily dwelling residential uses and that includes a proposed or existing dwelling.
2. Lots with an existing or proposed single-family dwelling. Single-Family Dwellings. The following may be provided on a single parcel:
  - a. One JADU (Statewide Exempt) within the proposed space of a single-family dwelling or existing space of a single-family dwelling or accessory structure, subject to the development standards set forth in Section 11.33.070. For the purpose of constructing a JADU, attached garages are part of a single-family dwelling; and :
  - b. One ADU (Statewide Exempt) within the proposed space of a single-family dwelling or existing space of a single-family dwelling or accessory structure, subject to the development standards set forth in Section 11.33.070; and
  - c. One detached, new construction detached—Statewide Exempt ADU subject to the development standards set forth in Section 11.33.070, or a Non-Exempt attached or detached ADU, subject to the development standards set forth in Section 11.33.060:
3. Lots with existing or proposed mMultifamily dDwellings. The following may be provided on a single parcel:
  - a. Multiple-Multifamily Converted ADUs created within portions of existing multifamily dwelling structures that are not used as livable space, including, but not limited to, storage rooms, boiler rooms, passageways, attics, basements, or garages, if each converted ADU complies with state building standards for dwellings. At least one converted ADU is allowed within an existing multifamily dwelling, and up to 25% of the existing

multifamily dwelling units ~~may each have a converted ADU under this subsection.~~

- b. Multifamily Detached ADUs, not to exceed the number specified in clause (i) or (ii), as applicable that are located on a lot that has an existing or proposed multifamily dwelling and are subject to the standards listed in section 11.33.070;~~No more than eight detached ADUs, or as many detached ADUs as there are primary dwelling units, on a lot that has an existing multifamily dwelling.~~
  - i) Up to eight (8) detached ADUs, or as many detached ADUs as there are primary dwelling units, on a lot that has an existing multifamily dwelling or
  - ii) Up to two detached ADUs on a lot with a proposed multifamily dwelling;
- ~~c. No more than two detached ADUs on a lot with a proposed multifamily dwelling.~~

§ 11.33.050 **Accessory dwelling units—General requirements.**

The following requirements apply to all ADUs and JADUs that are approved under this chapter:

- A. Zoning. An ADU or JADU subject only to a building permit under Section 11.33.040 may be created on a lot in any single-family (R-1), multifamily (R-3) zone, residential planned development (RPD) zone, public and semi-public zone (P/SP), mixed use (MU) zone or the downtown village specific plan (DVSP -residential or mixed-use land use districts), if all of the applicable standards are met.
- B. Property Line Survey Required. Where an ADU or JADU is proposed, either as a conversion of an existing structure or new construction, with setbacks of five feet or less from a property line or applicable easement, a property line survey shall be provided at time of permit application.
- C. Fire Sprinklers. Fire sprinklers are required for an ADU or JADU if sprinklers are required in the primary residence or residences.
- D. No Separate Conveyance. An ADU or JADU may be rented, but no ADU may be sold or otherwise conveyed separately from the lot and the primary dwelling (in the case of a single-family lot) or from the lot and all of the dwellings (in the case of a multifamily lot) unless the property was built by a nonprofit corporation organized pursuant to Section 501(c)(3) of the Internal Revenue Code that has received a welfare exemption under Section 214.15 of the Revenue and Taxation

Code for properties intended to be sold to low-income families who participate in a special no-interest loan program and all of the conditions under California Government Code Section 66341 are met.

- E.** Public Sewer Connection. If public sewers are available to the lot, both the existing or proposed single-family or multifamily dwelling and the ADU and/or JADU must be connected to the sewer service in order to receive a building permit. Further, if access to the public sewer is feasible for the lot subsequent to the initial issuance of a building permit, the permit shall be subject to connection of both the existing or proposed single-family or multifamily dwelling and ADU and/or JADU to such sewer service.
- F.** Septic System. Where connection to the public sewer is not feasible, as part of the application for a permit to create an ADU or JADU connected to a conventional or non-conventional on-site water treatment system, an approval from the Los Angeles County Department of Public Health shall be provided in compliance with the adopted Local Agency Management Program ordinance.
- G.** Rental Terms. No ~~accessory dwelling unit~~ADU or ~~junior accessory dwelling unit~~JADU may be rented for a term that is shorter than 30 days.
- H.** Conversion/Demolition Restriction. A legally constructed ADU or JADU may not be converted or demolished and rebuilt (except due to damage caused by natural disaster, fire or accident) to any other use for a period of ten years from the date a Certificate of Occupancy is granted for the ADU or JADU.
- I.** Utilities. The ADU may have wet and dry utilities that are separate from those of the primary dwelling unit, including gas, electricity, water and telephone service.
- J.** Demolition Permits. Where a demolition permit is required to replace a detached garage with an ADU, the demolition permit shall be issued concurrently with the building permit for the ADU.
- K.** Existing Conditions.
  - 1.** The city shall not deny an application for a permit to create an accessory dwelling unit due to the correction of nonconforming zoning conditions, building code violations, or unpermitted structures (including the primary dwelling unit) that do not present a threat to public health and safety and are not affected by the construction of the accessory dwelling unit.
  - 2.** The city shall not deny a building permit for an unpermitted ADU constructed before January 1, 2020, due to violations of building standards or non-compliance with ADU laws, unless it finds that correction of a

violation is specifically necessary to protect health and safety of the occupants or public and/or buildings deemed substandard under the State Housing Law.

**L.** Tree Preservation. If removal of a protected tree is required to ~~provide a minimum 800 square feet~~ allow a non-exempt ADU, the property owner shall replace it with a protected tree at the 48-inch box size (minimum), unless a certified arborist determines planting is unfeasible, in which case, payment into the city's tree fund per adopted resolution of the city council for protected tree removal shall be required.

**M.** Occupancy Requirements

1. If the JADU shares sanitation facilities with the existing or proposed single-family dwelling, the owner of the property must reside in either the primary residence or the JADU.
2. If the JADU does not share sanitation facilities with the existing or proposed single-family dwelling, the property owner is not required to live in either the primary residence or the JADU.

**N.** **Impact Fees.** The city shall not impose any impact fee upon the development of an ADU that has 750 square feet of interior livable space or less or a JADU that has 500 square feet of interior livable space or less. Any impact fees charged for an accessory dwelling unit that has more than 750 square feet of interior livable space shall be charged proportionately in relation to the square footage of the primary dwelling unit.

- 1.** An ADU or JADU that contains less than 500 square feet of interior livable space shall be considered other residential construction that does not increase assessable space by 500 square feet.

**§ 11.33.060 Accessory dwelling units—Specific requirements for new construction.**

The following standards apply to new construction ADUs ~~or JADUs~~:

**A.** Maximum Size.

- 1.** A detached, Statewide Exempt ADU shall be limited to a total floor area of not more than 800 square feet of livable space.
- 2.** A Non-Exempt ADU on a single family lot shall comply with the following maximum size requirements:

~~1-a.~~ The cumulative size of any non-exempt ADU, and any roofed areas exceeding the livable space of the ADU, and JADU, any existing or proposed single-family dwelling, and any other existing or proposed accessory structure(s) shall comply with the total floor/roofed area as contained within Chapter 11.11 and any applicable slope factor guideline contained within Chapter 11.35.

~~a.~~ Exception. When the total floor and roofed area as contained within Chapter 11.11 and any applicable slope factor guideline contained within Chapter 11.35 prohibits construction of an ADU of 800 square feet, one statewide exempt ADU on a lot with a proposed or existing single family dwelling shall be permitted if the ADU is 800 square feet or less and complies with the development standards of this section.

~~2-b.~~ The total floor area [FA(ADU)] of an attached ADU shall not exceed 50% of the floor area [FA(SFD)].

~~3-c.~~ The total floor area [FA(ADU)] of a detached or attached ADU shall not exceed 1,200 square feet of livable space. ~~or 500 square feet for a JADU of the FA(SFD).~~

~~2.3.~~ Attached covered patios or trellises shall count toward the total floor/roofed area permitted for the lot as identified within Section 11.11.050.

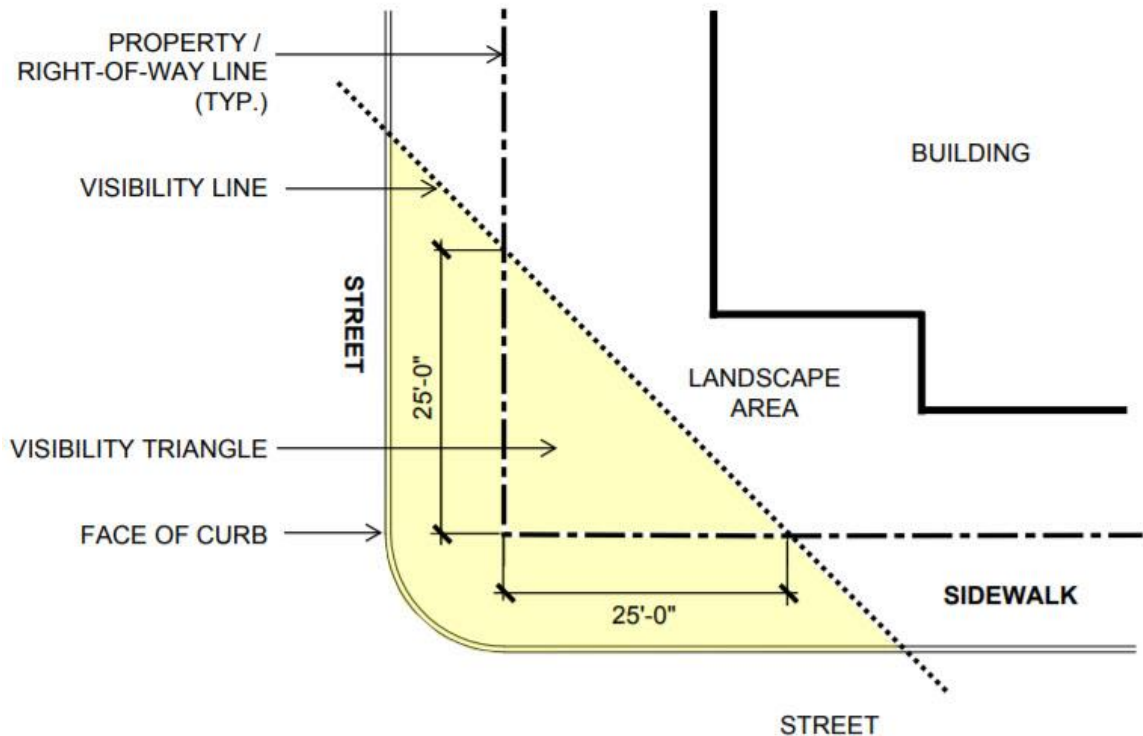
**B.** Setbacks. ADUs and associated mechanical equipment shall comply with the setbacks identified below. Setbacks shall be measured from property lines or vehicular access easement, as verified by a survey pursuant to Section **11.33.050(B)**, whichever is applicable.

**1.** Front yard setbacks:

~~—must comply with the underlying zoning requirement.~~

~~a. A Non-Exempt ADU shall comply with the underlying zoning requirement, A detached Statewide Exempt ADU unless there is no other alternative to allow for construction of an 800 square foot ADU that meets height limits and complies with four foot side and rear setbacks.~~

~~a.b. A Statewide Exempt ADU shall not be constructed or placed within a visibility triangle. A visibility triangle means an area located near a street or driveway intersection in which no structure or landscaping may be installed which will obstruct views or create a traffic or pedestrian hazard as indicated in the figure below. The visibility triangle area shall be measured 25 feet from the intersecting front and side property lot lines to ensure adequate site visibility for pedestrian and vehicular safety.~~



**NOTES:**

1 - All objects, except for trees and utility poles, installed or planted within the VISIBILITY TRIANGLE in the "yellow zone" shall not exceed 30 inches in height from top of curb or 36-inches from the top edge of the road pavement if no curb exists.

2 - All objects, except for trees and utility poles, installed or planted within the VISIBILITY TRIANGLE in the "yellow zone" shall be not less than 18 inches set back from the front face of the curb or edge of the road pavement if no curb exists.

Note: Tree branches under 9 feet measured from the ground should be trimmed up.

**2.** Side and rear yard setbacks: four feet.

~~**3.** Mechanical equipment for the ADU shall not be roof mounted.~~

**C.** Height.

**1.** On lots with an existing or proposed single-family dwelling, height limitations are as follows:

**a.** An attached Non-Exempt ADU ~~or JADU~~ is subject to the applicable height limit of the zone or 25 feet. An attached ADU shall not exceed two stories.

**b.** A detached ADU may not exceed:

- i. 16 feet in height, measured to the peak of the structure consistent with Section 11.11.050(A)(1)(a); or
    - ii. 18 feet, with an allowance of an additional two feet to accommodate a roof pitch aligned with the primary dwelling unit, if it is located within one-half mile walking distance of a major transit stop or high quality transit corridor.
  - 2. On a lot with an existing or proposed multifamily dwelling, a detached ADU may not exceed 18 feet in height, measured from the lowest point at which the structure meets either natural grade or finished grade, whichever is lowest to the peak (highest point) of the structure ~~consistent with Section 11.01.030~~, with an allowance of an additional two feet to accommodate a roof pitch aligned with the primary dwelling unit, if it is located within one-half mile walking distance of a major transit stop or high quality transit corridor.
- D. Passageway. No passageway, as defined within Section **11.33.030**, is required for an ADU.
- E. Parking.
  - 1. Generally. One off-street, on-site parking space is required for each Non-Exempt ADU, in addition to the parking requirement for the existing or proposed single-family dwelling, except as provided in subsection (E)(2), below. The additional parking space may be provided in setback areas or as tandem parking unless specific findings are made that parking in setback areas is not feasible based upon specific site or regional topographical or fire and life safety conditions. The additional space need not be covered but shall be paved or constructed utilizing an equivalent surface and accessible from a single, common driveway for both the existing or proposed single-family dwelling and the accessory units.
  - 2. Exceptions. No additional parking is required for an ADU in any of the following situations:
    - a. The ADU is located within one-half mile walking distance of public transit, as defined in Section 11.33.030.
    - b. The ADU is located within an architecturally and historically significant historic district.
    - c. The ADU is attached to or located within an existing or proposed single-family dwelling or an existing accessory structure.

- d. When on-street parking permits are required but not offered to the occupant of the ADU.
  - e. When there is an established car share vehicle stop located within one block of the ADU.
  - f. When a permit application for an accessory dwelling unit is submitted with a permit application to create a new single-family dwelling or a new multifamily dwelling on the same lot, provided that the accessory dwelling unit or the parcel satisfies any other criteria listed in this paragraph.
3. No Replacement. When a garage, carport, covered parking structure, or uncovered parking space is demolished in conjunction with the construction of an ADU or converted to an ADU, those off-street parking spaces are not required to be replaced.
- F. Objective Development-Design Standards. The following development standards shall apply to Non-Exempt ADUs ~~with the exception of statewide exempt ADUs.~~
- 1. The ADU shall be consistent with the primary dwelling unit's roof pitch, window size, proportion of window units to wall size, direction of window openings, muntin pattern, exterior building materials, lighting fixtures, and paint colors. Elevations and floor plans shall be submitted as part of the building permit process.
  - 2. The ADU must have an independent exterior entrance, apart from that of the primary dwelling. The ADU entrance shall not be on the same elevation/side of the primary dwelling entrance unless this entrance is screened from public views.
  - 3. Any windows less than five feet (5'-0") from a property line shall be obscured glass or clerestory windows placed at six feet (6'-0") or higher above adjacent ground level.
  - 4. Eaves shall not be greater than 12 inches.
  - 5. Balconies, second story decks and ~~or~~ roof top patios/terraces/decks shall be prohibited~~are not permitted.~~
  - 6. Mechanical equipment shall not be roof mounted

- G.** Historical Protections. Where an ADU is proposed on real property that is listed in the California Register of Historic Resources or on a lot that has an identified historical resource listed on the federal, state, or local register of historic places, the exterior architectural treatment of the ADU must comply with Chapter **11.90**, Historic Preservation.

§ 11.33.070 **Accessory dwelling units—Specific requirements for Statewide Exempt ADUs (conversion of existing structures or spaces).**

The following standards apply to existing structures or spaces converted to an ADU or JADU:

- A.** Maximum Size. An existing legally constructed structure may be demolished and rebuilt in the original location and to the same physical dimensions for the purposes of conversion to an ADU. ~~This may include an expansion of not more than 150 square feet beyond the original footprint if necessary for ingress and egress.~~
- 1.** An expansion of not more than 150 square feet beyond the physical dimensions of the existing accessory structure shall be limited to accommodating ingress and egress.
  - 2.** Converted structures which are expanded more than the 150 square feet for ingress and egress are permitted to maintain nonconforming zoning conditions and expand in conformance with Section 11.33.060, Specific requirements for new construction.
  - ~~**2.** Converted structures which exceed 1,200 square feet cannot be further expanded with the exception of the 150 square feet for ingress and egress.~~
- B.** Setback. No setback is required for a legally constructed existing structure that is converted to an accessory dwelling unit provided that the original side and rear setbacks are sufficient for fire safety, as determined by the local fire agency.
- 1.** New mechanical equipment associated with conversion of existing structures or space is subject to setbacks established in Section **11.33.060(B)**.
- C.** Height. An existing structure that is converted to an accessory dwelling unit may maintain its existing permitted height. No increase in height shall be permitted, unless the existing structure is less than 16 feet, as permitted within Section 11.33.060(C)(1)(b).
- D.** Passageway. No passageway, as defined within Section 11.33.030, is required for an ADU.

- E. Parking. No additional parking is required for an ADU located within an existing or proposed single-family or multifamily dwelling or an existing accessory structure.
- F. Historical Protections. Where an ADU is proposed on real property that is listed in the California Register of Historic Resources or on a lot that has an identified historical resource listed on the federal, state, or local register of historic places, the ADU must comply with Chapter 11.90, Historic Preservation.

~~G. Objective Development Standards. The following development standards shall apply:~~

- ~~1. The ADU must have an independent exterior entrance, apart from that of the primary dwelling. The ADU entrance shall not be on the same elevation/side of the primary dwelling entrance unless this entrance is screened from public views.~~
- ~~2. Any windows less than five feet from a property line shall be obscured glass or clerestory windows placed at six feet or higher above adjacent ground level.~~

§ 11.33.080 **Accessory dwelling units—Building code.**

Construction of an accessory dwelling unit shall not constitute a Group R occupancy change under the local building code, absent express written findings by the building official that the construction of the unit could have a specific, adverse impact on public health and safety. The city can still determine a change in occupancy, for purposes of applying building code requirements, if the space was previously uninhabitable or was only permitted for nonresidential use and was converted.

~~§ 11.33.090 **Accessory dwelling units—Nonconforming ADUs and discretionary approval.**~~

~~Any proposed ADU or JADU that does not conform to the objective standards set forth in Sections **11.33.010** through **11.33.070** may be allowed by the city with a conditional use permit, in accordance with the other provisions of this title."~~

**SECTION 4.** If any section, subsection, subdivision, paragraph, sentence, clause or phrase of this Ordinance, or its application to any Person or circumstance, is for any reason held to be invalid or unenforceable, such invalidity or unenforceability shall not affect the validity or enforceability of the remaining sections, subsections, subdivisions, paragraphs, sentences, clauses or phrases of this Ordinance, or its application to any other Person or circumstance. The City Council hereby declares that it would have adopted each section, subsection, subdivision, paragraph, sentence, clause or phrase of

this Ordinance, irrespective of the fact that any one or more other sections, subsections, subdivisions, paragraphs, sentences, clauses or phrases hereof be declared invalid or unenforceable.

**SECTION 5.** The City Clerk shall certify to the passage and adoption of this Ordinance and shall make a minute of the passage and adoption thereof in the records of and the proceeding of the City Council at which the same is passed and adopted. This Ordinance shall take effect thirty (30) days after its adoption in accordance with California Government Code Section 36937. The City Clerk shall cause a summary of this ordinance to be published in accordance with Government Code Section 36933 in a newspaper of general circulation, which is hereby designated for that purpose.

**SECTION 6.** This Ordinance shall go into effect 30 days after its adoption.

**PASSED, APPROVED AND ADOPTED this \_\_\_ day of \_\_\_\_, 2026.**

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Kim Bowman  
Mayor

ATTEST:

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Tania Garcia  
City Clerk

**APPROVED AS TO FORM:**  
ALESHIRE & WYNDER, LLP

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Adrian Guerra, City Attorney

State of California )  
County of Los Angeles ) ss.  
City of La Cañada Flintridge )

I, Susan Koleda, Secretary to the Planning Commission of the City of La Cañada Flintridge, California, do hereby certify that the foregoing Resolution No. 26-XX was duly adopted by the Planning Commission of the City of La Cañada Flintridge at a Regular Meeting held on the 14<sup>th</sup> day of May, 2026, by the following vote:

AYES: COMMISSIONER: APOSHIAN, DERHARTUNIAN, KOEPPEN, MEHROTRA, OH  
NOES: COMMISSIONER: NONE  
ABSENT: COMMISSIONER: NONE  
ABSTAIN: COMMISSIONER: NONE

Dated: May 15, 2026

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Susan Koleda, AICP  
Secretary to the Planning Commission



# ATTACHMENT 2



**REGULAR COMMISSION MEETING**

**CALL TO ORDER:** Chair Oh called the Regular Meeting to order at 6:01 p.m.

**ROLL CALL:** Chair Oh, Vice Chair Mehrotra and Commissioners Aposhian and Koeppen.

Commissioner DerHartunian arrived at 6:04 p.m.

**STAFF PRESENT:** City Attorney Guerra, Assistant Director Gardea, Planner Gjolme, Associate Planner Harris and Management Analyst Karaguoizian.

**PLEDGE OF ALLEGIANCE:** Led by Chair Oh.

**COMMENTS FROM THE PUBLIC:** David Haxton.

**REORDERING OF AND ADDITIONS TO THE AGENDA:** The agenda was reordered to begin with Item 2 under Public Hearings.

**CONSENT CALENDAR:** None.

**PUBLIC HEARINGS:**

- 1. Zone Change (PLAN-2025-0005); Citywide ; City of La Cañada Flintridge: A request to repeal and replace Chapter 11.33 (Accessory Dwelling Units) of the La Cañada Flintridge Municipal Code to implement new state law pertaining to processing timelines for ADUs and owner occupancy requirements for Junior ADUs.**

Associate Planner Harris provided a staff report and addressed questions from the Commission.

Chair Oh opened the public hearing at 7:24 p.m.

There were no public comments.

Chair Oh closed the public hearing at 7:25 p.m.

A **MOTION** was made by Commissioner DerHartunian, seconded by Chair Oh and carried 5 – 0 to: 1) adopt the proposed Resolution, recommending that the City Council find the Ordinance exempt from the California Environmental Quality Act and approve Zone Change (PLAN-2025-0005), repealing and replacing Chapter 11.33 (Accessory Dwelling Units) of Title 11 (Zoning) of the La Cañada Flintridge Municipal Code.



# ATTACHMENT 3

# CITY OF LA CAÑADA FLINTRIDGE

DIR Review: \_\_\_\_\_

## PLANNING COMMISSION AGENDA REPORT

MEETING DATE:	January 22, 2026
SUBJECT:	Zone Change (PLAN-2025-0005) – Accessory Dwelling Units
CASE PLANNER:	Harriet Harris, Associate Planner
PROPOSED ACTION:	Adopt Planning Commission Resolution No. 26-xx recommending that the City Council find the Ordinance exempt from the California Environmental Quality Act and approve Zone Change (PLAN-2025-0005), repealing and replacing Chapter 11.33 (Accessory Dwelling Units) of Title 11 (Zoning) of the La Cañada Flintridge Municipal Code
ENVIRONMENTAL IMPACT:	Staff determined that the project is exempt from the provisions of the California Environmental Quality Act pursuant to Section 15282 (h) which applies to adoption of an ordinance regarding second units in a single-family or multifamily residential zone by a city to implement Sections 66314, 66321, and 66323 of the Government Code as set forth in Section 21080.17 of the Public Resources Code

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### SUMMARY:

On October 10, 2025 the Governor signed Senate Bill (SB) 543 and Assembly Bill (AB) 1154; both laws took effect January 1, 2026. Senate Bill 543 amended existing accessory dwelling unit (ADU) law to reduce the time allowed to determine if a project is complete for further processing. Assembly Bill 1154 eliminates the owner-occupancy requirement for junior accessory dwelling units (JADU), unless the unit shares sanitation facilities with the primary residence, and requires that JADUs be rented for terms longer than 30 days, prohibiting short-term rentals. These revisions are the latest changes to ADU law as mandated by the State.

State law supersedes the City's local ordinance, until an amended ordinance is adopted. In the interim, ADUs and JADUs must be processed in accordance with the requirements of the new Government Code Chapter.

Zone Change (PLAN-2025-0005)  
 Planning Commission  
 January 22, 2026  
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## DISCUSSION/ANALYSIS:

### *Context:*

Senate Bill 543 and Assembly Bill 1154 are the latest legislative actions enacted to address the state-wide housing crisis by facilitating the construction of ADUs and JADUs. While the bills did not substantially change the regulations, the adoption of the new state regulations does require the City to update its ADU regulations. The proposed Ordinance incorporates the recent changes into the Zoning Code. The Zone Change (PLAN-2025-0005) is a request to repeal and replace Chapter 11.33 (Accessory Dwelling Units) of Title 11 (Zoning) of the La Cañada Flintridge Municipal Code (LCFMC), to replace Ordinance No. 527 that was adopted May 20, 2025.

### *Zoning Code Text Amendments:*

#### *SB 543*

Text amendments are necessary to the La Cañada Flintridge Municipal Code (LCFMC) Chapter 11.33 regulating "Accessory Dwelling Units" to incorporate specific timelines for determining the completeness of an application in addition to the approval or denial of an ADU (including a Junior ADU). Previously the City was only required to approve or deny an application for an ADU or JADU within 60 days of receipt of a complete application, but no timeline was specified for a completeness check. SB 543 adds a timeline for a completeness check and mandates an appeal process. The timeline to approve or deny an application once deemed complete did not change. The City's current Ordinance regarding Accessory Dwelling Units (11.33) currently states:

*11.33.040 Accessory dwelling units—Approvals.*

#### *B. Timing.*

*1. The city shall approve or deny an application to create or construct an ADU or JADU within sixty (60) days from the date that the city receives a completed application if there is an existing single-family or multifamily dwelling on the lot.*

### SB 543 Revision:

Government Code sections 66317 and 66335 now mandate that local agencies determine whether an application for an ADU or JADU is complete within 15 business days of receiving the application. Additionally, if an application is deemed incomplete or denied, the City must provide an appeal process, with the right of appeal to the governing body (City Council) or, at their option, the planning commission, or both. In order to expedite

ADU permits, staff are recommending the Planning Commission be the sole appeal body. While there are other revisions included in the bill, the legislature's changes are either inapplicable or already addressed in the City's current ordinance. For example, a minor strikeout is included in the revisions as living area is presently defined as *interior* habitable area. The phrase "within the architectural design" is omitted as it is undefined and unclear. The City's ordinance will be revised to state:

*11.33.040 Accessory dwelling units—Approvals.*

*B. Timing.*

1. *(a) The City shall determine whether an application to create or serve an accessory dwelling unit is complete and provide written notice of this determination to the applicant not later than 15 business days after the City receives the application.*
  - (b) If the City determines an application is incomplete, the City shall provide the applicant with a list of incomplete items and a description of how the application can be made complete. The list and description shall be provided with the written notice required by subparagraph (a).*
  - (c) After receiving a notice that the application was incomplete, an applicant may cure and address the items that are deemed to be incomplete.*
  - (d) In the review of an application submitted pursuant to subparagraph (c), the City shall not require the application to include an item that was not included in the list required by subparagraph (b).*
  - (e) If an applicant submits an application pursuant to subparagraph (c), the City shall determine whether the additional application has remedied all incomplete items listed in the determination issued pursuant to subparagraph (b). This additional application is subject to the timelines and requirements specified in subparagraph (a).*
  - (f) If the City does not make a timely determination as required by this paragraph, the application or resubmitted application shall be deemed to be complete for the purposes of this section.*
2. *The City shall approve or deny an application to create or construct an ADU or JADU within sixty (60) days from the date that the City receives a completed application if there is an existing single-family or multifamily dwelling on the lot.*

3. *Where a permit application for an ADU or JADU is submitted concurrently with a permit application to create a new single-family dwelling on the lot, the City may delay acting on the permit application for the ADU or JADU until the City acts on the permit application to create the new single-family dwelling, but the application to create the ADU or JADU will still be considered ministerially without discretionary review or a hearing.*
  - a. *Permit applications to create a new single-family dwelling which maximize the total floor/roofed area as contained within Chapter 11.11 and any applicable slope factor guideline contained within Chapter 11.35 may include an additional eight hundred (800) square foot area to accommodate a Statewide Exempt ADU.*
4. *If the applicant requests a delay, the sixty (60) day time period shall be tolled for the period of the requested delay.*
5. *Any denial of an ADU or JADU application requires provision of a full set of comments to the applicant with a list of items that are defective or deficient and a description of how the application can be remedied by the applicant within the sixty (60) day time period to approve or deny a permit application.*
6. *If a permit application is determined to be incomplete under paragraph (1) (a) or denied under paragraph (2) or (3), the applicant may appeal the incomplete determination or application denial to the Planning Commission.*
7. *A final written determination shall be provided not later than 60 business days after receipt of the applicant's written appeal.*

#### *AB 1154*

The scope of AB 1154 is much narrower and pertains only to occupancy requirements for JADUs and a specific prohibition of short-term rentals. A text amendment is thereby necessary to the La Cañada Flintridge Municipal Code (LCFMC) Chapter 11.33 regulating "Accessory Dwelling Units".

Government Code Section 66333 requires if the JADU has shared sanitation facilities with the existing structure, owner-occupancy is required in the single-family residence in which the JADU will be permitted. The owner may reside in either the remaining portion of the structure or the newly created JADU. Owner-occupancy shall not be required if the JADU has separate sanitation facilities, or if the owner is another governmental agency, land trust, or housing organization.

Zone Change (PLAN-2025-0005)  
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AB 1154 Revision:

11.33.050 Accessory dwelling units—General requirements states:

*M. Occupancy Requirements*

1. *If the JADU shares sanitation facilities with the existing or proposed single-family dwelling, the owner of the property must reside in either the primary residence or the JADU.*
2. *If the JADU does not share sanitation facilities with the existing or proposed single-family dwelling, the property owner is not required to live in either the primary residence or the JADU.*

Lastly, revisions are necessary to address the prohibition of short-term rentals. The Zoning Code includes a restriction that is broadly applicable to ADUs. Zoning Code Section 11.33.050 Accessory dwelling units — General requirements states:

- G. Rental Terms. No accessory dwelling unit may be rented for a term that is shorter than 30 days.*

Government Code Section 66333 clarifies that this requirement also applies to JADUs.

AB 1154 Revision:

11.33.050 Accessory dwelling units—General requirements

- G. Rental Terms. No accessory dwelling or junior accessory dwelling unit may be rented for a term that is shorter than 30 days.*

Since the current ordinance does not include the specific occupancy requirement for JADUs, it is out of compliance with the state standards. To remedy this inconsistency, staff is recommending that Chapter 11.33 (Accessory Dwelling Units) be repealed and replaced in its entirety.

RECOMMENDATION:

It is recommended that the Planning Commission adopt Resolution No. 26-xx recommending that the City Council find the project exempt from the California Environmental Quality Act and adopt an Ordinance approving Zone Change (PLAN-2025-0005), repealing and replacing Chapter 11.33 (Accessory Dwelling Units) of Title 11 (Zoning) of the La Cañada Flintridge Municipal Code.

Zone Change (PLAN-2025-0005)  
Planning Commission  
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ATTACHMENTS:

1. Draft Planning Commission Resolution No. 26-xx

Attachment 1



**RESOLUTION NO. 26-xx**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LA CAÑADA FLINTRIDGE FINDING THE ORDINANCE EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT AND RECOMMENDING THAT THE CITY COUNCIL OF THE CITY OF LA CAÑADA FLINTRIDGE REPEAL AND REPLACE CHAPTER 11.33 (ACCESSORY DWELLING UNITS) OF TITLE 11 (ZONING) OF THE LA CAÑADA FLINTRIDGE MUNICIPAL CODE (ZONE CHANGE (PLAN-2025-0005))**

**WHEREAS**, state law provides that cities may adopt ordinances regulating the construction of accessory dwelling units (ADUs), consistent with the requirements of California Government Code Section 66310; and

**WHEREAS**, pursuant to Government Code Section 66316, if a city's ADU ordinance is not consistent with state law, then only state law standards may be applied; and

**WHEREAS** on October 10, 2025; the Governor approved Senate Bill 543 and Assembly Bill 1154 amending state accessory dwelling unit and junior accessory dwelling unit regulations adjusted the timelines for processing ADUs and modifying the owner occupancy requirement for junior accessory dwelling units; and

**WHEREAS**, the City now desires to repeal and replace Chapter 11.33 (Accessory Dwelling Units) of Title 11 (Zoning) of the La Cañada Flintridge Municipal Code consistent with Government Code section 66317 and 66333 to ensure the character of the City of La Cañada Flintridge is maintained to the extent permissible by law, and to continue to promote the health, safety, and welfare of the community; and

**WHEREAS**, on December 25, 2025, a notice was published in a newspaper of general circulation, providing notice of a public hearing before the Planning Commission to be held on January 22, 2026, pursuant to the requirements of the La Cañada Flintridge Zoning Code and state law; and

**WHEREAS**, all legal prerequisites for the adoption of this Resolution have occurred.

**NOW, THEREFORE, THE PLANNING COMMISSION OF THE CITY OF LA CAÑADA FLINTRIDGE DOES HEREBY RESOLVE AS FOLLOWS:**

**SECTION 1.** The Planning Commission further finds and determines that the

above recitals are true and correct and are incorporated herein by reference.

**SECTION 2.** The Planning Commission finds and determines that the adoption of the Ordinance is exempt from the California Environmental Quality Act ("CEQA") pursuant to Section 15282(h) of the CEQA Guidelines, which exempts from CEQA the adoption of an ordinance regarding second units.

**SECTION 3.** With regard to Zone Change (PLAN-2025-0005), the Planning Commission recommends the City Council find as follows:

A. The California State Legislature and Governor passed and adopted legislation amending the California Government Code pertaining to accessory dwelling units and junior accessory dwelling units that now require revisions to Chapter 11.33 (Accessory Dwelling Units) of Title 11 (Zoning) of the La Cañada Flintridge Municipal Code for consistency with State law.

B. The purpose of the Accessory Dwelling Unit Ordinance is to specifically provide for Accessory Dwelling Units within specified zones of the city, minimize the regulation and cost and decrease the timeframe for permitting such units. A new ordinance is required to remove any ambiguity and inconsistency in the application of State law through the provisions of the Zoning Code.

C. The proposed changes will properly apply City-wide to properties zoned R-1 (Single-Family Residential), R-3 (Multifamily), and RDP (Residential Planned Development), where Accessory Dwelling Units are permitted by right. Applicants who may wish to construct an Accessory Dwelling Unit in a permitted zone must be provided with development standards consistent with the requirements of recently enacted State law.

D. The proposed changes will apply City-wide to properties zoned R-1 (Single Family Residential), R-3 (Multifamily), and RDP (Residential Planned Development) and will be in the interest of public health, safety and general welfare and in conformity with good zoning practice because the ordinance amends the City's requirements for Accessory Dwelling Units in compliance with State law.

**SECTION 4.** The Planning Commission recommends that the City Council adopt an ordinance, attached hereto as Exhibit "A", an ordinance titled "AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF LA CAÑADA FLINTRIDGE FINDING THAT THE ZONING CODE TEXT AMENDMENT PERTAINING TO ACCESSORY DWELLING UNIT AND JUNIOR ACCESSORY DWELLING UNITS IS EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT AND REPEALING AND REPLACING CHAPTER 11.33 (ACCESSORY DWELLING UNITS) OF TITLE 11 (ZONING) OF THE LA CAÑADA FLINTRIDGE MUNICIPAL CODE, ADOPTING REGULATIONS AND DEVELOPMENT STANDARDS FOR ACCESSORY DWELLING UNITS" so as to bring the City of La Cañada

Flintridge's Zoning Code into compliance with Section 66317 and 66333 Legislative Amendments effective January 1, 2026.

**PASSED, APPROVED AND ADOPTED this 22<sup>nd</sup> day of January, 2026.**

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Henry Oh  
Chair of the Planning Commission

ATTEST:

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Susan Koleda, AICP  
Secretary to the Planning Commission

## EXHIBIT A

**ORDINANCE NO. \_\_\_\_\_**

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF LA CAÑADA FLINTRIDGE FINDING THAT THE ZONING CODE TEXT AMENDMENT PERTAINING TO ACCESSORY DWELLING UNIT AND JUNIOR ACCESSORY DWELLING UNITS IS EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT AND REPEALING AND REPLACING CHAPTER 11.33 (ACCESSORY DWELLING UNITS) OF TITLE 11 (ZONING) OF THE LA CAÑADA FLINTRIDGE MUNICIPAL CODE, ADOPTING REGULATIONS AND DEVELOPMENT STANDARDS FOR ACCESSORY DWELLING UNITS**

**WHEREAS**, state law provides that cities may adopt ordinances regulating the construction of accessory dwelling units (ADUs), consistent with the requirements of Government Code Chapter 13 (commencing with Section 66310), Division 1 of Title 7 – Accessory Dwelling Unit; and

**WHEREAS**, pursuant to Section 66316, if a city’s ADU ordinance is not consistent with state law, then only state law standards may be applied; and

**WHEREAS** on October 10, 2025; the Governor approved Senate Bill 543 and Assembly Bill 1154 amending state accessory dwelling unit and junior accessory dwelling unit regulations adjusted the timelines for processing ADUs and modifying the owner occupancy requirement for junior accessory dwelling units; and

**WHEREAS**, the City now desires to repeal and replace Chapter 11.33 (Accessory Dwelling Units) of Title 11 (Zoning) of the La Cañada Flintridge Municipal Code consistent with Government Code section 66310 and the recent legislative amendments in order to ensure the character of the City of La Cañada Flintridge is maintained to the extent permissible by law, and to continue to promote the health, safety, and welfare of the community; and

**WHEREAS**, on \_\_\_\_\_, 2026, a notice was published in a newspaper of general circulation, providing notice of a public hearing before the City Council to be held on \_\_\_\_\_, 2026, pursuant to the requirements of the La Cañada Flintridge Zoning Code and state law; and

**WHEREAS**, all legal prerequisites for the adoption of this Ordinance have occurred.

**NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF LA CAÑADA FLINTRIDGE, CALIFORNIA DOES ORDAIN AS FOLLOWS:**

**SECTION 1.** The City Council of the City of La Cañada Flintridge finds and determines that the above recitals are true and correct and are incorporated herein by reference.

**SECTION 2.** The City Council further finds and determines that the adoption of the Ordinance is exempt from the California Environmental Quality Act ("CEQA") pursuant to Section 15282(h) of the CEQA Guidelines, which exempts from CEQA the adoption of an ordinance regarding second units.

**SECTION 3.** Chapter 11.33 (Accessory Dwelling Units) of Title 11 (Zoning) of the La Cañada Flintridge Municipal Code is hereby repealed in its entirety, and replaced with Chapter 11.33 (Accessory Dwelling Units), to read as follows:

"Chapter 11.33 ACCESSORY DWELLING UNITS"

§ 11.33.010 **Accessory dwelling units—Purpose.**

The purpose of this chapter is to allow and regulate accessory dwelling units (ADUs) and junior accessory dwelling units (JADUs) in compliance with California Government Code Sections 66314 and 66333.

§ 11.33.020 **Accessory dwelling units—Effect of conforming.**

An ADU or JADU that conforms to the standards in this chapter will not be:

- A.** Deemed to be inconsistent with the city's general plan and zoning designation for the lot on which the ADU or JADU is located.
- B.** Deemed to exceed the allowable density for the lot on which the ADU or JADU is located.
- C.** Considered in the application of any local ordinance, policy, or program to limit residential growth.
- D.** Required to correct a nonconforming condition, as defined in Section **11.33.030**. This does not prevent the city from enforcing compliance with applicable building standards in accordance with California Health and Safety Code Section **17980.12**.

§ 11.33.030 **Accessory dwelling units—Definitions.**

As used in this section, terms are defined as follows:

**"Accessory dwelling unit" or "ADU"** means an attached or a detached residential dwelling unit that provides complete independent living facilities for one or more persons and is located on a lot with a proposed or existing primary residence. It shall include permanent provisions for living, sleeping, eating, cooking, and sanitation on the same parcel as the single-family or multifamily dwelling is or will be situated and include a separate exterior access. An accessory dwelling unit also includes an efficiency unit, as defined by California Health and Safety Code Section **17958.1** and a manufactured home, as defined by California Health and Safety Code Section **18007**. An accessory dwelling unit only consists of interior space and does not include eaves greater than 12 inches, attached covered patios or trellises and does not include any balconies or roof top patios which are subject to Section **11.11.050**.

**"Accessory structure"** means a detached subordinate building, the use of which is customarily incidental to that of the main building or to the main use of the land, and which is located on the same lot or parcel of land with the main building or use.

**"Complete independent living facilities"** means permanent provisions for living, sleeping, eating, cooking, and sanitation on the same parcel as the single-family or multifamily dwelling is or will be situated.

**"Efficiency kitchen"** means a kitchen that includes each of the following:

1. A cooking facility with appliances.
2. A food preparation counter or counters of reasonable size in relation to the size of the JADU.
3. Food storage cabinets of reasonable size in relation to the size of the JADU.

**"Floor area (accessory dwelling unit) [FA(ADU)]"** means the total square footage of the accessory dwelling unit (as measured from the inside perimeter of the exterior walls) under solid roof, including, but not limited to, habitable attics and basements and lofts.

**"Floor area (existing or proposed single-family dwelling) [FA(SFD)]"** means the total square footage of the primary single-family dwelling under solid roof, including, but not limited to, habitable attics and basements, lofts and attached garages, but excluding volume space (as calculated within Section 11.11.050(B)2)), porches, patios, eaves, breezeways and any legally permitted attached ADU or JADU.

**"High quality transit corridor"** means a corridor with fixed route bus service with service intervals no longer than 15 minutes during peak commute hours. See also "Major transit stop."

**"Junior accessory dwelling unit" or "JADU"** means a residential unit that:

1. Is no more than 500 square feet in size;
2. Is contained entirely within an existing or proposed single-family dwelling. Enclosed uses within the residence, such as attached garages, are considered a part of the proposed or existing single-family residence;
3. Includes its own separate sanitation facilities or shares sanitation facilities with the existing or proposed single-family dwelling; and
4. Includes an efficiency kitchen.

**"Livable space"** means a space in a dwelling intended for human habitation, including living, sleeping, eating, cooking, or sanitation.

**"Living area"** means the interior habitable area of a dwelling unit, including basements and attics, but does not include a garage or any accessory structure.

**"Major transit stop"** means a site containing an existing rail transit station, a ferry terminal served by either a bus or rail transit service, or the intersection of two or more major bus routes with a frequency of service interval of 15 minutes or less during the morning and afternoon peak commute periods (CA Public Resources Code Section **21064.3**). It also includes major transit stops that are included in the applicable regional transportation. See also "High quality transit corridor."

**"Nonconforming condition"** means a physical improvement on a property or a use of the property that does not conform with current zoning standards.

**"Passageway"** means a pathway that is unobstructed clear to the sky and extends from a street, whether public or private, or a private driveway to one entrance of the ADU or JADU.

**"Proposed single-family dwelling"** means a dwelling that is the subject of a building permit application and that meets the requirements for permitting.

**"Public transit"** means a location, including, but not limited to, a bus stop or future train station, where the public may access buses, trains, and other forms of transportation that charge set fares, run on fixed routes, and are available to the public. See also "Major transit stop" and "High quality transit corridor."

**"Statewide Exempt ADU/JADU"** means:

1. One accessory dwelling unit and junior accessory dwelling unit that is within the proposed space of a single-family dwelling or existing space of a single-family dwelling or accessory structure;
2. One detached, new construction, accessory dwelling unit that is no more than 800 square feet in size and complies with the development standards as provided in Section **11.33.060**;
3. Multiple accessory dwelling units within the portions of existing multifamily dwelling structures;
4. Multiple accessory dwelling units that are detached from a multifamily dwelling, subject to the objective development standards listed in Section **11.33.040**.

**"Tandem parking"** means that two or more automobiles are parked on a driveway or in any other location on a lot, lined up behind one another.

#### § 11.33.040 **Accessory dwelling units—Approvals.**

The following approvals apply to ADUs and JADUs under this chapter:

- A. Requirement for Ministerial Approval. If an ADU or JADU complies with each of the general requirements in Section **11.33.050** and specific requirements within Section **11.33.060** or Section **11.33.070**, it shall be allowed with only applicable building permits, without discretionary review or hearing.
- B. Timing.
  1. *(a) The City shall determine whether an application to create or serve an accessory dwelling unit is complete and provide written notice of this determination to the applicant not later than 15 business days after the City receives the application.*
  - (b) If the City determines an application is incomplete, the City shall provide the applicant with a list of incomplete items and a description of how the application can be made complete. The list and description shall be provided with the written notice required by subparagraph (a).*
  - (c) After receiving a notice that the application was incomplete, an applicant may cure and address the items that are deemed to be incomplete.*

*(d) In the review of an application submitted pursuant to subparagraph (c), the City shall not require the application to include an item that was not included in the list required by subparagraph (b).*

*(e) If an applicant submits an application pursuant to subparagraph (c), the City shall determine whether the additional application has remedied all incomplete items listed in the determination issued pursuant to subparagraph (b). This additional application is subject to the timelines and requirements specified in subparagraph (a).*

*(f) If a City does not make a timely determination as required by this paragraph, the application or resubmitted application shall be deemed to be complete for the purposes of this section.*

2. The city shall approve or deny an application to create or construct an ADU or JADU within 60 days from the date that the city receives a completed application if there is an existing single-family or multifamily dwelling on the lot.
3. Where a permit application for an ADU or JADU is submitted concurrently with a permit application to create a new single-family dwelling on the lot, the city may delay acting on the permit application for the ADU or JADU until the city acts on the permit application to create the new single-family dwelling, but the application to create the ADU or JADU will still be considered ministerially without discretionary review or a hearing.
  - a. Permit applications to create a new single-family dwelling which maximize the total floor/roofed area as contained within Chapter **11.11** and any applicable slope factor guideline contained within Chapter **11.35** may include an additional 800 square foot area within the architectural design to accommodate a statewide exempt ADU.
4. If the applicant requests a delay, the 60-day time period shall be tolled for the period of the requested delay.
5. *Any denial of an ADU or JADU application requires provision of a full set of comments to the applicant with a list of items that are defective or deficient and a description of how the application can be remedied by the applicant within the sixty (60) day time period to approve or deny a permit application.*

6. *If a permit application is determined to be incomplete under paragraph (1) (a) or denied under paragraph (2) or (3), the applicant may appeal the incomplete determination or application denial to the Planning Commission.*
7. *A final written determination shall be provided not later than 60 business days after receipt of the applicant's written appeal.*

**C. Location and Number.**

1. An ADU or JADU shall only be allowed on a parcel zoned to allow single-family or multifamily dwelling residential uses and that includes a proposed or existing dwelling.
2. Single-Family Dwellings. The following may be provided on a single parcel:
  - a. One JADU within the proposed space or existing space of a single-family dwelling or accessory structure.
  - b. One ADU within the proposed space or existing space of a single-family dwelling or accessory structure.
  - c. One new construction detached ADU.
3. Multifamily Dwellings. The following may be provided on a single parcel:
  - a. Multiple ADUs within portions of existing multifamily dwelling structures that are not used as livable space, including, but not limited to, storage rooms, boiler rooms, passageways, attics, basements, or garages, if each converted ADU complies with state building standards for dwellings. At least one converted ADU is allowed within an existing multifamily dwelling, and up to 25% of the existing multifamily dwelling units may each have a converted ADU under this subsection.
  - b. No more than eight detached ADUs, or as many detached ADUs as there are primary dwelling units, on a lot that has an existing multifamily dwelling.
  - c. No more than two detached ADUs on a lot with a proposed multifamily dwelling.

**§ 11.33.050 Accessory dwelling units—General requirements.**

The following requirements apply to all ADUs and JADUs that are approved under this chapter:

- A.** Zoning. An ADU or JADU subject only to a building permit under Section **11.33.040** may be created on a lot in any R-1, R-3 zone or residential planned development (RPD) zone, public and semi-public zone, mixed use zone or DVSP (residential or mixed-use land use districts), if all of the applicable standards are met.
- B.** Property Line Survey Required. Where an ADU or JADU is proposed, either as a conversion of an existing structure or new construction, with setbacks of five feet or less from a property line or applicable easement, a property line survey shall be provided at time of permit application.
- C.** Fire Sprinklers. Fire sprinklers are required for an ADU if sprinklers are required in the primary residence or residences.
- D.** No Separate Conveyance. An ADU or JADU may be rented, but no ADU may be sold or otherwise conveyed separately from the lot and the primary dwelling (in the case of a single-family lot) or from the lot and all of the dwellings (in the case of a multifamily lot) unless the property was built by a nonprofit corporation organized pursuant to Section **501(c)(3)** of the Internal Revenue Code that has received a welfare exemption under Section **214.15** of the Revenue and Taxation Code for properties intended to be sold to low-income families who participate in a special no-interest loan program and all of the conditions under California Government Code Section **66341** are met.
- E.** Public Sewer Connection. If public sewers are available to the lot, both the existing or proposed single-family or multifamily dwelling and the ADU and/or JADU must be connected to the sewer service in order to receive a building permit. Further, if access to the public sewer is feasible for the lot subsequent to the initial issuance of a building permit, the permit shall be subject to connection of both the existing or proposed single-family or multifamily dwelling and ADU and/or JADU to such sewer service.
- F.** Septic System. Where connection to the public sewer is not feasible, as part of the application for a permit to create an ADU or JADU connected to a conventional or non-conventional on-site water treatment system, an approval from the Los Angeles County Department of Public Health shall be provided in compliance with the adopted Local Agency Management Program ordinance.
- G.** Rental Terms. No accessory dwelling unit *or junior accessory dwelling unit* may be rented for a term that is shorter than 30 days.
- H.** Conversion/Demolition Restriction. A legally constructed ADU or JADU may not be converted or demolished and rebuilt (except due to damage caused by natural

disaster, fire or accident) to any other use for a period of ten years from the date a Certificate of Occupancy is granted for the ADU or JADU.

- I.** Utilities. The ADU may have wet and dry utilities that are separate from those of the primary dwelling unit, including gas, electricity, water and telephone service.
- J.** Demolition Permits. Where a demolition permit is required to replace a detached garage with an ADU, the demolition permit shall be issued concurrently with the building permit for the ADU.
- K.** Existing Conditions.
  - 1.** The city shall not deny an application for a permit to create an accessory dwelling unit due to the correction of nonconforming zoning conditions, building code violations, or unpermitted structures (including the primary dwelling unit) that do not present a threat to public health and safety and are not affected by the construction of the accessory dwelling unit.
  - 2.** The city shall not deny a building permit for an unpermitted ADU constructed before January 1, 2020, due to violations of building standards or non-compliance with ADU laws, unless it finds that correction of a violation is specifically necessary to protect health and safety of the occupants or public and/or buildings deemed substandard under the State Housing Law.
- L.** Tree Preservation. If removal of a protected tree is required to provide a minimum 800 square foot ADU, the property owner shall replace it with a protected tree at the 48-inch box size (minimum), unless a certified arborist determines planting is unfeasible, in which case, payment into the city's tree fund per adopted resolution of the city council for protected tree removal shall be required.
- M.** *Occupancy Requirements*
  - 1.** *If the JADU shares sanitation facilities with the existing or proposed single-family dwelling, the owner of the property must reside in either the primary residence or the JADU.*
  - 2.** *If the JADU does not share sanitation facilities with the existing or proposed single-family dwelling, the property owner is not required to live in either the primary residence or the JADU.*

**§ 11.33.060 Accessory dwelling units—Specific requirements for new construction.**

The following standards apply to new construction ADUs or JADUs:

**A.** Maximum Size.

- 1.** The size of any ADU, JADU, any existing or proposed single-family dwelling and any other existing or proposed accessory structure shall comply with the total floor/roofed area as contained within Chapter **11.11** and any applicable slope factor guideline contained within Chapter **11.35**.
  - a.** Exception. When the total floor and roofed area as contained within Chapter **11.11** and any applicable slope factor guideline contained within Chapter **11.35** prohibits construction of an ADU of 800 square feet, one statewide exempt ADU on a lot with a proposed or existing single-family dwelling shall be permitted if the ADU is 800 square feet or less and complies with the development standards of this section.
- 2.** The total FA(ADU) of an attached ADU shall not exceed 50% of the FA(SFD).
- 3.** The total FA(ADU) of a detached or attached ADU shall not exceed 1,200 square feet or 500 square feet for a JADU of the FA(SFD).

**B.** Setbacks. ADUs and associated mechanical equipment shall comply with the setbacks identified below. Setbacks shall be measured from property lines or vehicular access easement, as verified by a survey pursuant to Section **11.33.050(B)**, whichever is applicable.

- 1.** Front yard setbacks must comply with the underlying zoning requirement, unless there is no other alternative to allow for construction of an 800 square foot ADU that meets height limits and complies with four-foot side and rear setbacks.
- 2.** Side and rear yard setbacks: four feet.
- 3.** Mechanical equipment for the ADU shall not be roof mounted.

**C.** Height.

- 1.** On lots with an existing or proposed single-family dwelling, height limitations are as follows:
  - a.** An attached ADU or JADU is subject to the applicable height limit of the zone or 25 feet. An attached ADU shall not exceed two stories.
  - b.** A detached ADU may not exceed:



- e. When there is an established car share vehicle stop located within one block of the ADU.
  - f. When a permit application for an accessory dwelling unit is submitted with a permit application to create a new single-family dwelling or a new multifamily dwelling on the same lot, provided that the accessory dwelling unit or the parcel satisfies any other criteria listed in this paragraph.
- 3.** No Replacement. When a garage, carport, covered parking structure, or uncovered parking space is demolished in conjunction with the construction of an ADU or converted to an ADU, those off-street parking spaces are not required to be replaced.
- F.** Objective Development Standards. The following development standards shall apply to ADUs with the exception of statewide exempt ADUs.
- 1.** The ADU shall be consistent with the primary dwelling unit's roof pitch, window size, proportion of window units to wall size, direction of window openings, muntin pattern, exterior building materials, lighting fixtures, and paint colors. Elevations and floor plans shall be submitted as part of the building permit process.
  - 2.** The ADU must have an independent exterior entrance, apart from that of the primary dwelling. The ADU entrance shall not be on the same elevation/side of the primary dwelling entrance unless this entrance is screened from public views.
  - 3.** Any windows less than five feet from a property line shall be obscured glass or clerestory windows placed at six feet or higher above adjacent ground level.
- G.** Historical Protections. Where an ADU is proposed on real property that is listed in the California Register of Historic Resources or on a lot that has an identified historical resource listed on the federal, state, or local register of historic places, the exterior architectural treatment of the ADU must comply with Chapter **11.90**, Historic Preservation.

**§ 11.33.070 Accessory dwelling units—Specific requirements for conversion of existing structures or spaces.**

The following standards apply to existing structures or spaces converted to an ADU or JADU:

- A.** Maximum Size. An existing legally constructed structure may be demolished and rebuilt in the original location and to the same physical dimensions for the purposes of conversion to an ADU. This may include an expansion of not more than 150 square feet beyond the original footprint if necessary for ingress and egress.
- 1.** Converted structures which are expanded more than the 150 square feet for ingress and egress are permitted to maintain nonconforming zoning conditions and expand in conformance with Section **11.33.060**, Specific requirements for new construction.
  - 2.** Converted structures which exceed 1,200 square feet cannot be further expanded with the exception of the 150 square feet for ingress and egress.
- B.** Setback. No setback is required for a legally constructed existing structure that is converted to an accessory dwelling unit provided that the original side and rear setbacks are sufficient for fire safety, as determined by the local fire agency.
- 1.** New mechanical equipment associated with conversion of existing structures or space is subject to setbacks established in Section **11.33.060(B)**.
- C.** Height. An existing structure that is converted to an accessory dwelling unit may maintain its existing permitted height. No increase in height shall be permitted, unless the existing structure is less than 16 feet, as permitted within Section 11.33.060(C)(1)(b).
- D.** Passageway. No passageway, as defined within Section **11.33.030**, is required for an ADU.
- E.** Parking. No additional parking is required for an ADU located within an existing or proposed single-family or multifamily dwelling or an existing accessory structure.
- F.** Historical Protections. Where an ADU is proposed on real property that is listed in the California Register of Historic Resources or on a lot that has an identified historical resource listed on the federal, state, or local register of historic places, the ADU must comply with Chapter **11.90**, Historic Preservation.
- G.** Objective Development Standards. The following development standards shall apply:
- 1.** The ADU must have an independent exterior entrance, apart from that of the primary dwelling. The ADU entrance shall not be on the same

elevation/side of the primary dwelling entrance unless this entrance is screened from public views.

2. Any windows less than five feet from a property line shall be obscured glass or clerestory windows placed at six feet or higher above adjacent ground level.

§ 11.33.080 **Accessory dwelling units—Building code.**

Construction of an accessory dwelling unit shall not constitute a Group R occupancy change under the local building code, absent express written findings by the building official that the construction of the unit could have a specific, adverse impact on public health and safety. The city can still determine a change in occupancy, for purposes of applying building code requirements, if the space was previously uninhabitable or was only permitted for nonresidential use and was converted.

§ 11.33.090 **Accessory dwelling units—Nonconforming ADUs and discretionary approval.**

Any proposed ADU or JADU that does not conform to the objective standards set forth in Sections **11.33.010** through **11.33.070** may be allowed by the city with a conditional use permit, in accordance with the other provisions of this title.”

**SECTION 4.** If any section, subsection, subdivision, paragraph, sentence, clause or phrase of this Ordinance, or its application to any Person or circumstance, is for any reason held to be invalid or unenforceable, such invalidity or unenforceability shall not affect the validity or enforceability of the remaining sections, subsections, subdivisions, paragraphs, sentences, clauses or phrases of this Ordinance, or its application to any other Person or circumstance. The City Council hereby declares that it would have adopted each section, subsection, subdivision, paragraph, sentence, clause or phrase of this Ordinance, irrespective of the fact that any one or more other sections, subsections, subdivisions, paragraphs, sentences, clauses or phrases hereof be declared invalid or unenforceable.

**SECTION 5.** The City Clerk shall certify to the passage and adoption of this Ordinance and shall make a minute of the passage and adoption thereof in the records of and the proceeding of the City Council at which the same is passed and adopted. This Ordinance shall take effect thirty (30) days after its adoption in accordance with California Government Code Section 36937. The City Clerk shall cause a summary of this ordinance to be published in accordance with Government Code Section 36933 in a newspaper of general circulation, which is hereby designated for that purpose.

**SECTION 6.** This Ordinance shall go into effect 30 days after its adoption.

**PASSED, APPROVED AND ADOPTED this \_\_\_ day of \_\_\_\_, 2026.**

\_\_\_\_\_  
Kim Bowman  
Mayor

ATTEST:

\_\_\_\_\_  
Tania Garcia  
City Clerk

**APPROVED AS TO FORM:**  
ALESHIRE & WYNDER, LLP

\_\_\_\_\_  
Adrian Guerra, City Attorney

DRAFT

State of California )  
County of Los Angeles ) ss.  
City of La Cañada Flintridge )

I, Susan Koleda, Secretary to the Planning Commission of the City of La Cañada Flintridge, California, do hereby certify that the foregoing Resolution No. 26-0\_\_ was duly adopted by the Planning Commission of the City of La Cañada Flintridge at a Regular Meeting held on the 22<sup>nd</sup> day of January, 2026, by the following vote:

AYES: COMMISSIONER:  
NOES: COMMISSIONER:  
ABSENT: COMMISSIONER:  
ABSTAIN: COMMISSIONER:

Dated: January 22, 2026

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Susan Koleda, AICP  
Secretary to the Planning Commission