



REGULAR COMMISSION MEETING

Call to Order

Chair Oh called the Regular Meeting to order at 6:06 p.m.

Roll Call

Commissioner Mehrotra, Commissioner Koeppen, and Commissioner DerHartunian. Commissioner Aposhian was absent.

Staff Present

Director of Community Development Susan Koleda, Assistant City Attorney Matthew Cohen, Assistant Planner Kurtis Fabela, Planning Management Intern Eric Mehrabians, and Senior Management Analyst II, Lisa Brancheau

Pledge of Allegiance

Led by Chair Oh

Comments from the Public

None

Reordering of and Additions to the Agenda

None

Consent Calendar

No Items

Public Hearings

- 1) Minor Conditional Use Permit (USE-2026-0069) at 842 Foothill Boulevard:** A request to establish a real estate office use within a 2,200 square-foot lease area of a commercial building.

Intern Eric Mehrabians gave a presentation and answered questions from the Commissioners.

Chair Oh opened the Public Hearing at 6:12 p.m.

The following individual provided public comment: Juan Argueta

Chair Oh closed the Public Hearing at 6:13 p.m.

After discussion between the Commission and staff, a motion was made.

A **MOTION** was made by Chair Oh, seconded by Commissioner Mehrotra, and carried (4 - 0, Commissioner Aposhian was absent) to adopt Resolution No. 26-23 approving Conditional Use Permit (USE-2026- 0069) for a new real estate office use at 842 Foothill Boulevard.

- 2) **Second-Floor Review (DEV-2026-0026) at 929 Descanso Drive:** A request to allow demolition of an existing residence and construction of a new 4,529 square-foot two-story residence inclusive of a front entry structure in excess of 12 feet in height and attached garage on a 14,079 square-foot non-hillside lot.

Chair Oh opened the Public Hearing at 6:18 p.m.

No one wished to speak on the item.

Chair Oh closed the Public Hearing at 6:19 p.m.

A **MOTION** was made by Chair Oh, seconded by Commissioner DerHartunian, and carried (3-0-1, Commissioner Aposhian was absent and Vice Chair Mehrotra recused himself) to continue the item to the Regular Meeting of June 11, 2026.

- 3) **Zone Change 14-02, impacting properties citywide within the City of La Cañada Flintridge:** A request to repeal and replace in its entirety Title 11 (Zoning) of the City of La Cañada Flintridge Municipal Code and the associated Zoning Map.

Chair Oh opened the Public Hearing at 6:21 p.m.

No one wished to speak on the item.

Chair Oh closed the Public Hearing at 6:21 p.m.

A **MOTION** was made by Chair Oh, seconded by Commissioner Koeppen, and carried (4 - 1, Commissioner Aposhian was absent) to continue the item to the Regular Meeting of June 25th.

Other Business

None

Concluding Business

None

Commissioners' Comments

Chair Oh remarked that the new CivicPlus System for recording and voting during the meeting is getting easier to use. Commissioner DerHartunian received clarification from Director Koleda that the remainder of the items left to be updated as part of the Zoning Code Update pertained to Density Bonuses and Accessory Dwelling Unit (ADU) requirements which require almost yearly updating.

Staff Comments

Director Koleda informed the Commissioners that the next budget meeting was scheduled for June 3, 2026.

Adjournment

Chair Oh adjourned the meeting at 6:25 p.m.

DocuSigned by:
Susan Koleda
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Susan Koleda Director of Community Development

Minutes approved by the Planning Commission on July 23, 2026.