

## **Notice and Agenda**

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

**Thursday, September 10, 2026 at 6:00 PM**

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



**Ernest Koeppen, Chair  
Nerses Aposhian, Vice-Chair  
Argum DerHartunian, Planning Commissioner  
Samir Mehrotra, Planning Commissioner  
Henry Oh, 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 Community Development Department 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 City Clerk's Office 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: 26-32****Roll Call**

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

**Pledge of Allegiance****Comments from the Public - Public Comment cards are in the holder on the wall in the lobby.**

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 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 Commission when the matter is considered. Please give a completed Public Comment Card to the Clerk prior to the beginning of the item.

**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.

**1) Approval of Minutes of the Planning Commission Meetings**

- a. Minutes of the Planning Commission Regular Meeting of June 25, 2026.
- b. Minutes of the Planning Commission Regular Meeting of August 13, 2026.

**Public Hearings**

- 2) Hillside Development Permit (HILL-2025-0048); Homz LA / Khodagholian; 2271 Colmena Street:** A request to allow construction of new retaining walls with a maximum height of 11 feet and a new swimming pool and spa within the rear yard of a hillside lot.

**Recommendation:** Adoption of Planning Commission Resolution No. 26-XX finding the project is exempt from the California Environmental Quality Act and approving Hillside Development Permit (HILL-2025-0048) to allow new retaining walls with a maximum height of 11 feet, a pool and spa within the rear yard of a hillside lot at 2271 Colmena Street

- 3) **Second-Floor Review (DEV-2026-0037) / Floor Area Review (DEV-2026-0038); De Angelis Designs, Inc. / Mehrabi; 4365 Fairlawn Drive:** A request to allow the demolition of an existing residence and garage and construction of a new 5,384 square-foot two-story residence and attached garage on an 18,171 square-foot (net lot size) non-hillside lot. Floor Area Review (DEV-2026-0038) is required because total project floor area would exceed the 4,500 square-foot review threshold on a lot less than 80 feet in width.

**Recommendation:** 1) Adoption of Planning Commission Resolution No. 26-xx finding the project exempt from the California Environmental Quality Act (CEQA) and approving Second-Floor Review (DEV-2026-0037) for construction of a new two-story residence and related site improvements at 4365 Fairlawn Drive and; 2) Adoption of Planning Commission Resolution No.26-xx approving Floor Area Review (DEV-2026-0038) for construction of a new two-story residence that would exceed 4,500 square feet on a lot with an average width of less than 80 feet (75 feet) at 4365 Fairlawn Drive.

- 4) **Zone Change 14-02; Zoning Code and Zoning Map Update, 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. The Planning Commission will make a recommendation to the City Council on adoption of the proposed Zone Change.

**Recommendation:** Adoption of Planning Commission Resolution No. 26-xx, recommending that the City Council adopt an Ordinance Repealing and Replacing in its entirety Title 11 (Zoning) of the La Cañada Flintridge Municipal Code, including the associated Zoning Map (Zone Change 14-02).

## Other Business

### 5) Director's Reviews

- a. Hillside Development Permit (HILL-2026-0018); 4068 Chevy Chase Drive: A request to allow extension of an existing pool deck, new spa, utility room and associated retaining walls on a hillside lot.
- b. Director's Setback Modification (DIR-2023-0022)(Amendment); 5011 Jarvis Drive: A request to allow lower-level basement expansion and relocation of a previously approved basement retaining wall that encroaches into the required north side yard setback.

## 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