

Notice and Agenda

Regular Meeting of the La Cañada Flintridge Planning Commission

Thursday, May 28, 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
Argum 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 office of the City Clerk at (818) 790-8880 or via [e-mail at tgarcia@lcf.ca.gov](mailto:tgarcia@lcf.ca.gov).

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: 26-22

Roll Call

Commissioner Aposhian
 Commissioner DerHartunian
 Commisioner 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: No Items

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.

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.

Recommendation: Adoption of Planning Commission Resolution No. 26-xx finding the project exempt from the California Environmental Quality Act and approving Conditional Use Permit (USE-2026-0069) for a new real estate office use within a 2,200 square-foot lease area of an existing commercial building 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.

Recommendation: Adoption of Planning Commission Resolution No. 26-xx finding the project exempt from the California Environmental Quality Act and approving Second-Floor Review (DEV-2026-0026) for construction of a new 4,529 square-foot two-story residence inclusive of a front entry structure in excess of 12 feet in height at 929 Descanso Drive.

- 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.

Recommendation: Staff is recommending this agenda item be continued to the June 25, 2026 Planning Commission regular meeting.

Other Business: None

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

CITY OF **LA CAÑADA FLINTRIDGE**
Planning Commission Agenda Report

- Meeting Date:** May 28, 2026
- Subject:** **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.
- Presenter:** Kurtis Fabela, Assistant Planner
Eric Mehrabians
- Proposed Action:** Adopt Planning Commission Resolution No. 26-XX finding the project exempt from the California Environmental Quality Act and approving Minor Conditional Use Permit (USE-2026-0069) to establish a real estate office use within a 2,220 square-foot lease area of an existing commercial building at 842 Foothill Boulevard.
- Environmental Impact:** The proposed project is Categorically Exempt from the California Environmental Quality Act (CEQA), under Section 15301 (Existing Facilities) of the CEQA Guidelines.
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Background:

The request is to establish a real estate office use within a 2,220 square-foot tenant space of an existing commercial building located at 842 Foothill Boulevard. No expansion of the existing structure is proposed.

Discussion/Analysis:

Context:

The subject property at 842 Foothill Boulevard (AIN: 5814-018-004), consists of a 2,220 square-foot commercial tenant space and four surface parking spaces abutting the rear of the building. The building is a part of a larger series of commercial buildings (846-858 Foothill Boulevard) that share access to the overflow parking lot directly south of the alley. The parking lot is on a separate parcel that provides 30 overflow spaces. These parking spaces are in addition to the dedicated parking each unit provides along the alley, behind the commercial buildings.

A Minor Conditional Use Permit is required to establish a real estate office use in the Mixed Use 1 land use district of the Downtown Village Specific Plan (DVSP), subject to the findings outlined in Zoning Code Section 11.43.080 – Conditional Use Permits. Professional office uses, such as business, medical and dental offices, are only conditionally permitted on the upper level of a building in the Mixed Use 1 zone of the Downtown Village Specific Plan (DVSP). However, real estate offices are a separately defined use within the DVSP and can be conditionally permitted on the ground floor of a building in the Mixed Use 1 district.

The applicant requests approval to operate a real estate office at 842 Foothill Boulevard. No prior

entitlements were granted for this property to permit a real estate office use. However, real estate offices have operated at this location for approximately a decade prior to the space being vacated in 2021 by the most recent tenant. The vacancy period exceeds the nine-month limit for maintaining the nonconforming use; therefore, a new Minor Conditional Use Permit is required per Chapter 6 of the Downtown Village Specific Plan (DVSP).

Project Description:

The current request proposes the re-establishment of a real estate office use at 842 Foothill Boulevard. The hours of operation would be from 9:00 am to 5:00 pm, Monday through Friday, as requested by the applicant and included as Condition No. 13 of the draft resolution (attached). The real estate office will operate as a brokerage serving clients through primarily appointment-based visits with occasional walk-ins. The business will have a maximum of two staff members on the property each day to serve clients. The proposed use is expected to serve between two to ten individuals onsite each day. Client traffic is expected to be distributed throughout the day at various times.

Proposed Office Use Schedule and Operating Hours:

- Monday 9:00 am – 5:00 pm
- Tuesday 9:00 am – 5:00 pm
- Wednesday 9:00 am – 5:00 pm
- Thursday 9:00 am – 5:00 pm
- Friday 9:00 am – 5:00 pm
- Saturday Closed
- Sunday Closed

Parking

The proposed real estate office space with a floor area of 2,220 square feet would require four parking spaces (one per 250 square feet of gross floor area for professional or business offices). The minimum parking count is determined based on the gross floor area of the total building area.

	<i>Square Footage</i>
Area of Tenant Leasable Space:	2,220 SF
Parking required for the subject building:	Nine (one per 250 square feet of gross floor area)
Existing parking onsite:	Four dedicated onsite parking spaces Seven additional shared spaces allocated through a parking agreement with the property owner

The parking requirement, based on the square footage of the tenant space, is nine (9) parking spaces. As stated above, there are four (4) existing onsite parking spaces dedicated to the unit at 842 Foothill Boulevard. However, it should be noted that the proposed use will not increase the intensity of the use. The parking deficit is compensated by provision of off-site parking spaces on an adjacent property.

When considering Conditional Use Permits, the Planning Commission can address any parking deficiencies and apply appropriate restrictions. Shared off-site parking between land uses with different periods of peak parking demand can also be allowed to manage parking demand if it can be determined that the existing or anticipated land use(s) will have different periods of peak parking

demand and the shared parking arrangement can accommodate the parking demand without double-counting (double-booking) the parking on the off-site parking lot. In this instance, 30 additional parking spaces in an overflow parking lot (at APN: 5814-018-006), to the south of the subject commercial property (846-858 Foothill Boulevard), are available via a collective parking agreement. The overflow parking lot allocates parking spaces to the other commercial uses at a rate of one (1) parking space per 300 square feet of leased floor area. In this instance, seven (7) spaces are allocated to the subject unit at 842 Foothill Boulevard which are available for any potential short- or long-term increases in demand.

Shared / Overflow Parking

The neighboring businesses that have an interest in the shared parking lot between 842-848 Foothill Boulevard operate with different peak demand periods than the proposed real estate office. Thus, the potential for parking conflicts within the overflow parking lot are minimized. The following uses are appointment-based businesses that experience limited walk-in visits: 848 Foothill Blvd (Keller Williams), 850 Foothill Blvd (Michelle Ko Realtor), 852 Foothill Blvd (Salon Bisou), and 854 Foothill Blvd (Kumon); however, 846 Foothill Blvd (Rhodes School of Music) and 858 Foothill Blvd (Flintridge Bookstore) are retail businesses, with Rhodes School of Music maintaining some capacity for appointment-based tutoring and classes. Kumon Math and Reading Center (854 Foothill Boulevard), a private school/tutoring use that was conditionally permitted in December of 2019, experiences peak demand during afternoon hours on Monday, Tuesday, Thursday, and Friday. Kumon experiences primarily drop-off-based traffic for pre-scheduled appointments with students. Keller Williams Realty (848 Foothill Boulevard), a real estate office, operates as a primarily appointment-based use that is open for walk-in visits. Salon Bisou (852 Foothill Boulevard), a personal service establishment, operates primarily by appointment. The proposed real estate office will serve clients throughout the day on an appointment basis with occasional walk-ins, distributing parking demand across different time periods and does not conflict with the existing uses.

The parking lot to the rear contains 30 spaces which are intended for overflow purposes. However, from staff's observations during regular weekday business hours for these units, the lot frequently contains vacant parking, with customers primarily using the street parking for convenience. Based on the staggered operational hours of the neighboring uses compared with the proposed hours of the new real estate use, their appointment-based nature, and the general parking availability for excess demand in the overflow lot, staff finds the proposed parking arrangement adequate to prevent traffic congestion and excessive on-street parking pursuant to LCFMC Section 11.14.030.

Conditional Use Permit:

The commercial building at 842 Foothill Boulevard maintains a parking space surplus relative to the number of required spaces for the proposed and existing uses. Eleven parking spaces (4 dedicated and 7 through a parking agreement) are allocated to the proposed tenant, 2 parking spaces in excess of the minimum required for the real estate office use. There are no records of complaints regarding the existing and prior uses, and the proposed use is not anticipated to create any on-site parking impacts. Given that occupancy is limited, business traffic is staggered, operation hours do not conflict with neighboring spaces, and the abundance of on-site, as well as on-street parking spaces in front of the commercial building, it is not anticipated that the proposed real estate office use would have an adverse effect on the neighboring businesses.

Overall, the requested real estate office use is regarded as reasonable. As such, positive findings can be made, and the conditions of approval are found in the attached draft resolution.

Recommendation:

That the Planning Commission find the project categorically exempt from the California

Environmental Quality Act and adopt Resolution No. 26-XX approving Conditional Use Permit (USE-2026-0069) at 842 Foothill Boulevard.

Attachments:

1. Resolution
2. Floor Plan
3. Parking Agreement



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 MINOR CONDITIONAL USE PERMIT (USE-2026-0069) TO ESTABLISH A REAL ESTATE OFFICE USE WITHIN A 2,220 SQUARE-FOOT LEASE AREA OF AN EXISTING COMMERCIAL BUILDING AT 842 FOOTHILL BOULEVARD

WHEREAS, an application for a Minor Conditional Use Permit (USE-2026-0069) was filed by Juan Carlos Argueta on behalf of Engel & Volkers (hereinafter the “Applicant”) with the City of La Cañada Flintridge to establish a real estate office use at 842 Foothill Boulevard (AIN: 5814-018-004), (hereinafter referred to as the “Application”), said request incorporated herein by reference; and

WHEREAS, the project site has a General Plan Land Use designation of Downtown Village Specific Plan (DVSP) and is located within the Mixed Use 1 land use district of the DVSP; and

WHEREAS, the project site contains an existing 2,220 square-foot commercial building and associated parking areas; and

WHEREAS, after publication and posting of the request in the prescribed manner, the Planning Commission, on May 28, 2026, held a public hearing on the Application and concluded said hearing on that date; and

WHEREAS, the Planning Commission has reviewed the facts contained in the staff report dated May 28, 2026, regarding the Application for a Minor Conditional Use Permit, heard and considered the testimony of the Applicant and the public; 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. The Planning Commission hereby finds as follows:

a. Staff has performed a preliminary environmental assessment of this project and has determined that it falls within the Categorical Exemption set forth in Section 15303 (New Construction or Conversion of Small Structures) of the California

Environmental Quality Act (CEQA). Minor Conditional Use Permits, which involve the change of use within an existing structure where only minor modifications are made in the exterior of the structure, are Categorical Exempt pursuant to Section 15303 (New Construction or Conversion of Small Structures) of the CEQA Guidelines. Furthermore, Staff has determined that none of the exceptions to Categorical Exemptions set forth in the CEQA Guidelines, Section 15300.2 apply to this project. Therefore, the Planning Commission hereby directs a Notice of Exemption be filed for Minor Conditional Use Permit (USE-2026-0069).

b. 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 Department 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 Conditional Use Permit. The Planning Commission hereby finds as follows:

1. *The proposed use will not be in substantial conflict with the adopted general plan for the area;* Real estate office uses are conditionally permitted within the Mixed Use 1 land use district of the Downtown Village Specific Plan (DVSP), which includes land use districts that allow various combinations of retail, office, and multi-family residential and senior housing uses. The proposed use is located within a strip of commercial properties along Foothill Boulevard that are of varying land uses, such as retail, office, tutoring and education, and personal service establishments among others. The project is consistent with the goals, policies, and objectives of the General Plan, including LUE Policy 2.1.4: Support the mixed-use village character of the Downtown District (from La Cañada Boulevard to the 210 Freeway overpass at Crown Avenue) through the continued implementation of the DVSP. The project is also consistent with DVSP Section 3.5 (Specific Plan Policies): Encourage local-serving commercial uses and low-density development consistent with the small-town character of the community. The real estate office use is consistent with the adopted General Plan and Specific Plan in that it will provide a office use consistent with the DVSP designation that provides a service to local residents.

2. *The requested use of the location will not adversely affect the health, peace, comfort, or welfare of persons residing or working in the surrounding area, or be materially detrimental to the use, enjoyment, or valuation of the property of other persons located in the vicinity of the site, or jeopardize, endanger, or otherwise constitute a menace to public health, safety, or general welfare.* The proposed real estate office use will not introduce elements that would have the potential to adversely affect the health, peace, comfort, or welfare of the surrounding employees or residents, since the uses are consistent with the Mixed Use 1 land use district of the Downtown Village Specific Plan (DVSP) and are found to be consistent with the goals, objectives, and policies of the General Plan. There is no indication of a negative impact on the valuation of the property since the use will be

consistent with the commercial occupancy of the building. There will be no endangerment to public health, safety, or general welfare due to the proposed office use since any tenant improvement will be required to comply with current Building and Fire Codes.

3. *The proposed site is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping, and other development features to integrate said uses with the uses in the surrounding area.* The proposed real estate office use would require nine (9) parking spaces based on the anticipated use of the building and current zoning standards. The site provides four (4) dedicated on-site parking spaces and an additional seven (7) parking spaces in the shared parking lot to the rear (south) that are allocated through a parking agreement with the commercial property owner during the proposed use's operating hours. The number of clients served at the site by the proposed use is not expected to exceed ten people at any one time. Real estate offices have operated at this location for approximately a decade prior to the space being vacated in 2021 by the most recent tenant, and no parking complaints were filed with the City. Given that the site has a surplus of parking spaces that are available for its use, the site is adequate in size and shape to accommodate the use. No other yards, walls, fences, parking and loading facilities, landscaping, and other development features are proposed within the scope of the request. All proposed business signage would be subject to Design Commission review and approval, per condition of approval No. 10.

4. *The proposed site is adequately served by highways or streets of sufficient width and improved as necessary to carry the kind and quantity of traffic such use would generate, and other public and private service facilities as required.* The subject property is located along the south side of Foothill Boulevard and the unit is directly accessible from Foothill Boulevard and Buelah Drive. The project provides sufficient parking through the provision of existing on-site parking, including the adjacent, over-flow parking lot, to serve the proposed use. In addition, though not officially counted as on-site parking, or included as part of the parking agreement with the property owner of the off-site overflow parking lot, there is available on-street parking in front of the subject unit. No negative impact on the required infrastructure would result from the requested use as it will not generate a significant volume of traffic such that the existing capacity of Foothill Boulevard and Buelah Drive would be exceeded. The proposed operating days and times are Monday through Friday from 9:00 am to 5:00 pm. The expected traffic for the use is anticipated to consist of distributed activity, which does not significantly interact with neighboring uses that are primarily drop-off and appointment-based businesses.

5. *The proposed use preserves the existing scale and character of the surrounding neighborhood and protects public views, and aesthetic and other property values in the neighborhood.* The proposed use would utilize a leasable area within an existing building. The proposed real estate office use is consistent with the intent of the land use designation, including encouraging local serving commercial uses consistent with the small-town character of the community, as outlined within the General Plan. The request includes the establishment of a new and conditionally permitted use within existing commercial space, where the scale and character of the surrounding

neighborhood will remain unaltered. Prior to the request and vacating of the unit by previous tenant in 2021, real estate offices operated within the space for at least ten years. The proposed use includes a request to continue operation of real estate office uses within the unit, as a Conditional Use Permit is required within the Mixed Use 1 zone due to the discontinuation and termination of the use. Any proposed signage on the exterior of the building is subject to Design Commission approval.

SECTION 4. Based on the above findings, the Planning Commission of the City of La Cañada Flintridge hereby approves Conditional Use Permit (USE-2026-0069), establishing a real estate office use at 842 Foothill Boulevard (AIN: 5814-018-004), subject to the conditions of approval listed in Exhibit “A”, attached to this resolution.

PASSED, APPROVED AND ADOPTED this 28th day of May 2026.

Henry Oh
Chair of the Planning Commission

ATTEST:

Susan Koleda, AICP
Secretary to the Planning Commission

EXHIBIT “A”
CONDITIONS OF APPROVAL
MINOR CONDITIONAL USE PERMIT (USE-2026-0069)
842 FOOTHILL BOULEVARD
(AIN# 5814-018-004)

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 Minor Conditional Use Permit (USE-2026-0069).
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 plans labeled Minor Conditional Use Permit (USE-2026-0069), except as otherwise stated in these conditions.
5. This approval will expire unless “start of operation” is commenced within 12 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 operation is defined as:
 - A. All zoning and related approvals are effective; and
 - B. All required building permits for the project have been issued and a City business license obtained; and
 - C. 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. 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.
7. 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.

8. 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.
9. An approval granted by the Planning Commission does not constitute a building permit, business license, or authorization to begin construction. Appropriate permits issued by the Building and Safety Division must be obtained prior to construction, enlargement, relocation, conversion, or demolition of any (portion) building or structure within the City.
10. Exterior modifications to the structure and business signage shall be subject to review and approval by the Design Commission.
11. Any other use requiring a Conditional Use Permit for the subject site, other than the approved use per this Minor Conditional Use Permit (USE-2026-0069), shall require a new Minor Conditional Use Permit.
12. After six (6) months of occupancy, a review shall be conducted by the Director of Community Development regarding parking and the hours of operation. If the review reveals that the conditions of approval need to be modified, this MCUP will be brought back to the Planning Commission for review and potential modification or revocation.
13. The hours of operation shall be as follows:

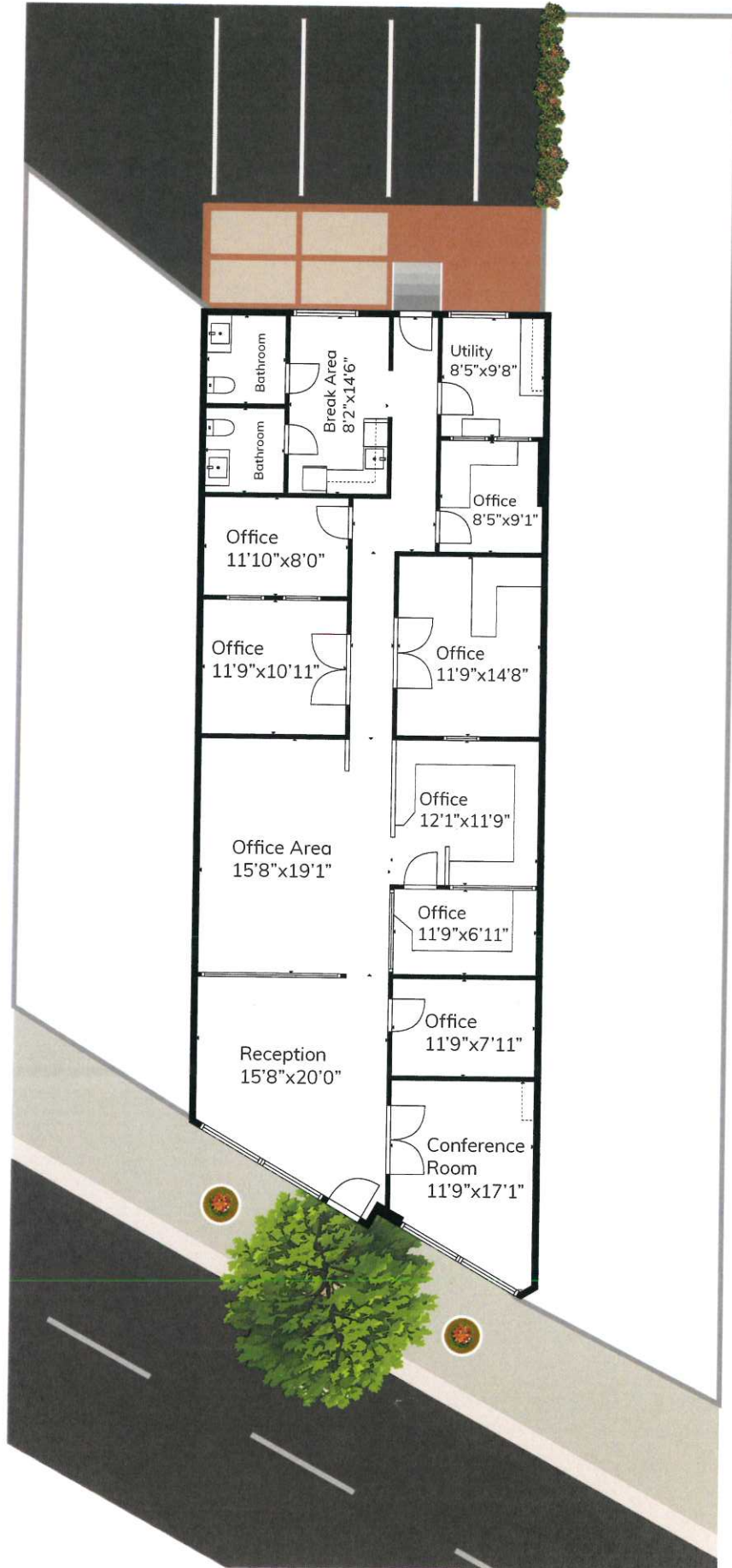
Monday-Friday – 9:00 am – 5:00 pm
Saturday-Sunday – Closed

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ATTACHMENT 2

842 Foothill Blvd La Cañada Flintridge



Sizes and dimensions are approximate, actual may vary and might differ from real world values.



ATTACHMENT 3

57. ALTERATION. The Lessee shall not make any alterations (including installing any signs) to the premises without the Landlord's prior written consent which shall not be unreasonably withheld. No alterations or improvements to the leased premises shall be made without first obtaining the proper building permits issued by the City of La Canada-Flintridge and the County of Los Angeles. The Lessee will not install or maintain, or permit to be installed or maintained, in or upon the premises, or any part thereof, any machinery or apparatus, the weight or vibration of which will tend to injure the structural strength of the premises or of any building of which they may be a part. The Landlord shall not be called upon to participate with any costs incurred by the Lessee's alterations. All alterations are at the sole cost of the Lessee. The Lessee shall not allow any alterations that will increase the rate of real property taxes or insurance thereon.

58. RESTORATION OF PREMISES. (a) The Lessee hereby agrees to remove any or all alterations made by the Lessee at the expiration of the term of this Lease and restore the premises to their original state and condition as existed prior to commencement of the Lessee's tenancy. The Landlord, at the Landlord's sole option may by waiver or release, indicated in writing by the Landlord, release the Lessee from the requirement of restoring any or all of the premises to their condition as existed prior to the Lessee's tenancy; (b) All damages to the premises, including floors, ceilings and walls, caused by the Lessee's removal of fixtures or construction work, or resulting from the Lessee's use and occupancy of the premises (customary wear and tear from usual occupancy being excluded) shall be properly repaired by the Lessee. These particular obligations are and shall be the personal obligations and responsibilities of the Lessee, notwithstanding any transfer or assignment of this lease by the Lessee.

59. PARKING AND TRASH. Automobile Parking Facilities. Lessee shall have the exclusive right to use the four (4) dedicated parking spaces directly behind the building. The whole of the automobile parking facilities adjoining the buildings at 846 through 858 Foothill Boulevard shall be for the joint and common use and benefit of all the Lessee. Lessees and their employees shall not obstruct alley access or parking spaces with delivery vehicles.

60. ALLOCATION OF PARKING SPACES. While it may never become necessary to define or restrict the rights of particular tenants to the use of allocated or designated parking spaces, nevertheless, should the parking rights usage become so critical that the same must be regulated by allocating and assigning parking spaces, or in the case of a partition of various store buildings located upon Lot 6, 7 and 8 into separately owned units and buildings, then in such case parking rights upon Lot 11 shall be accomplished by assigning exclusive parking spaces as follows: One (1) parking space per three hundred (300) square feet of the leased premises floor area. Such rules and regulations in main shall be designed to protect against excessive use by one tenant or occupant to the detriment and interference with access and parking rights of customers and invitees of other tenants and occupants. In the event customer parking spaces become scarce and time limits and designated customer parking must be established and enforced, in no event shall the Landlord be placed with any burden or be required to hire or place an attendant upon the parking areas to supervise and administer the conduct of such parking. The cost and expense of any such attendant or person supervising the operation and conduct of such parking area shall always be at the sole cost and expense of the tenants whose customers are using the parking rights.

Planning Commission Agenda Report

Meeting Date: May 28, 2026

Subject: **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.

Presenter: Chris Gjolme, Planner

Proposed Action: Adopt Planning Commission Resolution No. 26-xx finding the project exempt from the California Environmental Quality Act and approving Second-Floor Review (DEV-2026-0026) for construction of a new 4,529 square-foot two-story residence inclusive of a front entry structure in excess of 12 feet in height at 929 Descanso Drive.

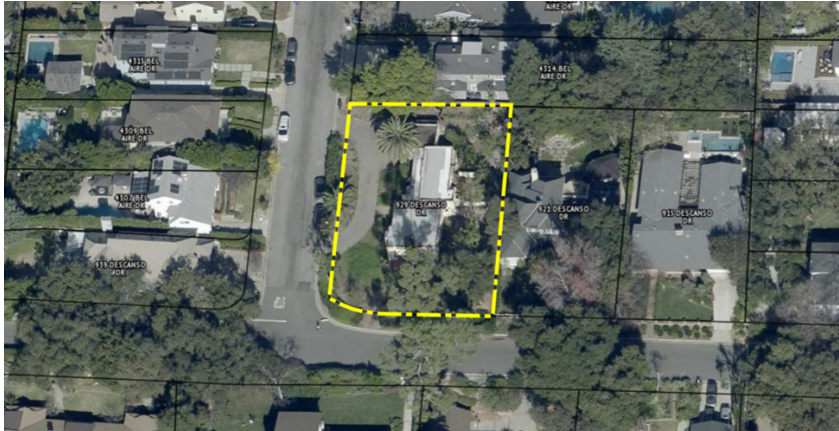
Environmental Impact: The proposed project is Categorically Exempt from the California Environmental Quality Act (CEQA), under pursuant to Section 15301 (Existing Facilities) and Section 15303 (New Construction or Conversion of Small Structures) of the CEQA Guidelines.

Discussion/Analysis:

Context

The 14,079 square-foot, rectangular site is at the north-east corner of Descanso Drive and Bel Air Drive, in the R-1-10,000 zone. The subject block extends over a quarter mile to the north to Foothill Boulevard and contains numerous properties. Contrarily, the block is much shorter to the east, with only three properties beyond the site before Descanso Drive's intersection with Beulah Drive.

Currently, the front of the residence orients to the south along Descanso Drive, consistent with the property's address. The shorter frontage is also along Descanso Drive; thus, Descanso Drive qualifies as the front of the lot, despite garage access via a semicircular driveway to the west along Bel Air Drive. This orientation would be retained as part of the project, with the new residence fronting along Descanso Drive.



Within the general neighborhood, there is variation in house styles and sizes, with a number of two-story residences proximate to the project site, including immediately adjacent homes to the north and east, the house across the street to the south and three residences across the street to the west.

A 22-inch oak tree is at the south-east corner of the lot. A smaller 16-inch oak tree is to the north, along the east side property line. Two other non-protected trees are along the north property line that would be removed as part of the project.

Project Description

The proposal involves demolition of the existing house and construction of a new two-story residence and attached garage. A JADU and basement are also proposed as part of the project. New driveway access would be created along Descanso Drive to the south. The existing semicircular driveway along Bel Air Drive to the west would be removed.

The first-floor footprint inclusive of the two-car garage and adjacent bike storage bay would comprise 2,872 square feet. The second floor would be recessed on all sides and centrally located relative to the footprint. It would include three bedrooms and comprise 1,657 square feet, increasing the overall size of the residence to 4,529 square feet, within the 4,538 square-foot limit for the lot. Unroofed decks are proposed along the west side of the second floor, accessed from the primary bedroom and bedroom #1 as indicated on the second floor plan. A 2,256 square-foot basement, exempt from floor area calculations, is also proposed, served by a light well along the west side that provides required egress.

The new home would be positioned forward of the existing structure, reducing the longstanding front setback from 39 feet to 31'-7" which would still meet the requirement for the lot. The lot's average width is 95 feet", which yields first and second-floor side setback requirements of 9'-6" and 19 feet (since the west side yard is an exterior/street side yard, a 19-foot setback is required at both levels). To the east, a 9'-6" setback is proposed at the first-floor level, increasing to 23'-11" at the second-floor level, which is almost five feet above the requirement. Setbacks to the east would be 20'-8" and 23'-8", respectively, which also exceed minimum requirements. The lightwell retaining wall is also subject to applicable setbacks considering its height, and would meet the 19-foot requirement. A rear setback of 38 feet is proposed as measured to a trellis structure attached to the residence. The rear setback would increase to 53'-9" as measured to the house. This meets and exceeds the 15-foot requirement.

The lot's size and width allow for a building height of up to 32 feet. The maximum building height for the project would be 29'-4". Angle-plane compliance would also be achieved along the east and west sides of the new home. In all, the project compares with main code standards as follows:

	STANDARD	EXISTING	PROPOSED
Floor Area	4,538 sf	2,042 sf	4,529 sf
Front SB:	31 feet	39 feet	31'-7"
East Side SB			
1st floor:	9'-6"	27'-8"	9'-6"
2nd floor:	19 feet	n/a	23'-11"
West Side SB			
Lightwell	19 feet	n/a	19 feet
1st floor:	19 feet	32'-8"	20'-8"
2nd floor:	19 feet	n/a	23'-8"
Rear SB:	15 feet	19'-10"	38 feet (trellis)
Height:	32 feet	n/a	29'-4"

The garage presents three parking bays to the south but is not subject to Large Garage Review since the combined width of the bays is less than 35 percent of the Descanso frontage (34 percent). The new driveway and a pedestrian walkway would increase the amount of front yard hardscape to the south, but not beyond 50 percent of the overall front yard area. The 22" oak tree at the corner of the property would be proximate to the east edge of the new driveway. However, the driveway's design includes a soft curvature which provides eight feet of separation from the tree, meeting the required protection buffer for new paving.

Second-Floor Review - Discussion

The new home is accented with Mediterranean/Italian details. The context and project description sections already addressed several site and area characteristics which indicate that the proposal is appropriate for the subject lot and immediate area, including:

- Compliant project floor area.
- Design and scale compatible with other two-story homes in the area.
- Building setbacks meeting all code requirements.
- Compliant building height below the code limit for the lot.

The purpose of Second Floor Review is to ensure that two-story homes are appropriately sited and designed. However, it is not intended to prohibit two-story homes or dictate a specific architectural style. The Planning Commission uses the adopted residential design guidelines to help judge these factors. The guidelines, however, are not intended to dictate an architectural style or to limit creative design solutions. The City's Residential Design Guidelines recognize Mediterranean/Italian as an architectural style common to La Cañada Flintridge. Character defining features of the style that are specified in the Guidelines include:

- low-pitched hipped roof typically covered by ceramic tiles
- upper story windows smaller and less elaborate than windows below
- first-story windows, doors or porches commonly with arches above them
- entrance area accented

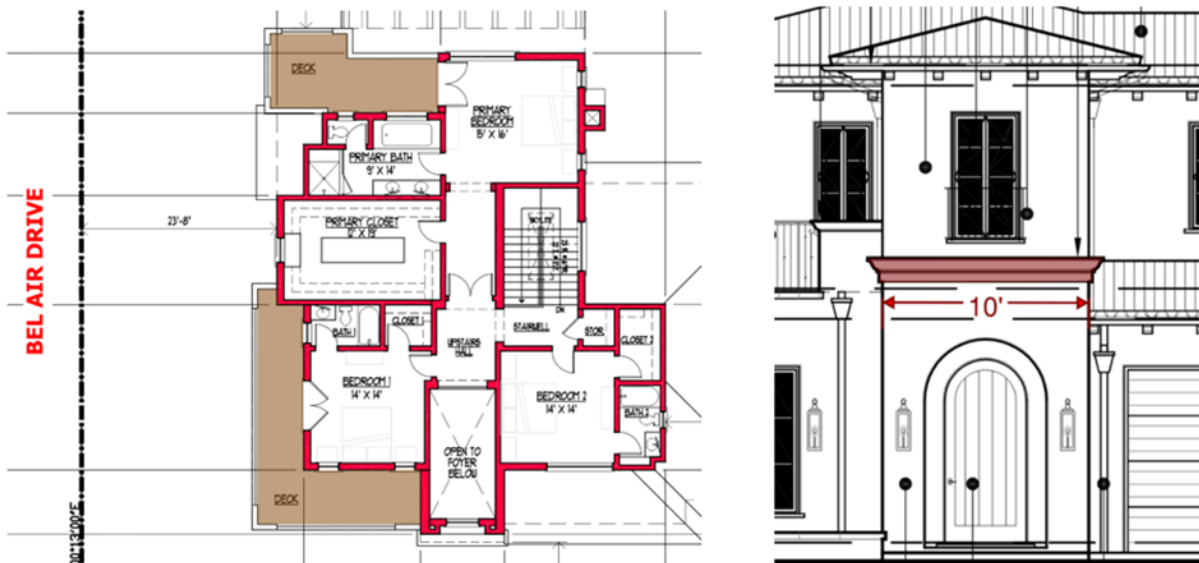
The proposal incorporates a number of these attributes into the design, so the proposal is consistent with the Guidelines in terms of the style proposed. Pursuant to City Zoning Code Section 11.11.050.A.3 – Second Floor Review, the Planning Commission may grant Second-Floor-Review approvals, subject to the following findings, which are contained within the draft Resolution for the project:

1. The two-story design includes adequate setbacks, screening, and modulation.
2. The two-story design preserves the existing scale and character of the surrounding neighborhood.
3. The two-story design protects public views, aesthetics, privacy, and property values of the neighbors.
4. The two-story design is consistent with the Residential Design Guidelines as adopted by resolution of the City Council.

As noted above, the two-story design provides compliant setbacks, and greater than required second-floor setbacks along the east and west sides. In plan view, there are several wall plane breaks to modulate the home's mass at both floor levels. Other two-story homes of varied design are found in the area, including Traditional, Spanish, Mediterranean, Craftsperson, etc. As such, the introduction of a Mediterranean/Italian style house is consistent with the design diversity of the neighborhood. While the corner lot lends to exposure of the new home, the site is surrounded by two-story homes on all sides and this would complement and mitigate the new home's increased scale and visibility.

In general, the site layout and floor plan limits potential privacy impacts and views onto neighboring properties. Considering that the two second-floor decks (highlighted in brown below) are located along the exterior side of the house, they are oriented toward the streets as opposed to neighboring homes. The primary bedroom deck also faces north, toward a neighboring two-story residence, but the intervening setback exceeds 53 feet. Moreover, the neighboring house is set back from Bel Air Drive, so the proposed deck aligns with the front yard and driveway, as opposed to having potential view of sensitive and private rear yard space.

The home's entry height would exceed 12 feet since it includes a first-floor foyer and volume space above (shown below). Although the City's Design Guidelines recommend against larger two-story entry structures, the scale of the proposed entry is not excessive, and it exhibits balanced and proportionate integration into the front elevation as evidenced by its limited width, lack of significant projection beyond the footprint and inclusion of a molding that provides a sense of delineation between floor levels. Thus, in this instance, alteration to the entry design is not necessary.



In short, although the project will alter the appearance and character of the subject lot, it will do so in

code-compliant fashion without undue visual, use or privacy impacts on the surrounding neighborhood. The City’s Residential Design Guidelines address four primary considerations, which are italicized in bold font:

Neighborhood Compatibility - The home’s traditional massing and Mediterranean/Italian design and accent combine with compliant setbacks that accommodate the increased size and scale of the new two-story home. The size of the home is proportionate to the site, while the overall visual scale of the home would not be excessive given the presence of two-story homes in the neighborhood, including adjacent homes to the north and east and homes across the street to the south and west.

Site Development - The house would be sited in the approximate location as the existing house and would employ an efficient and consolidated design that provides compliant setbacks on all sides, including second-floor side setbacks exceeding minimum requirements. Maximum building height would be below the 32-foot limit for the lot and comparable to other two-story homes in the area. New driveway access would be provided to the south along Descanso Drive.

Physical Design Components - The new building’s footprint is placed within the bounds of the lot’s configuration and includes a second floor of compliant size and scale. The high level of modulation and design details draw from Mediterranean/Italian architectural styles. The entry structure height is tempered by its limited width, lack of significant projection beyond the footprint and inclusion of a molding that serves as subtle delineation between floor levels.

Landscaping - Considering the site conditions, context, and lack of major view and privacy issues, landscaping is not regarded as a critical component. With this said, two protected oak trees would be retained, while introduction of additional shrubs and plantings would be required as part of the final landscape plan.

Recommendation:

Based on the above discussion, the proposed project is suited to the site and compatible with the residential character of the area. Therefore, staff recommends approval of the requested Second-floor Review, subject to the conditions of approval listed in Exhibit “A”, attached to the draft Planning Commission Resolution.

Attachments:

- 1. Resolution
- 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-2026-0026) FOR A NEW 4,529 SQUARE-FOOT TWO-STORY RESIDENCE INCLUSIVE OF A FRONT ENTRY STRUCTURE IN EXCESS OF 12 FEET IN HEIGHT AT 929 DESCANSO DRIVE

WHEREAS, an application for Second-floor Review (DEV-2026-0026) was filed by C.A. Stoddard and Associates, Inc. (hereinafter the “Applicant”) with the City of La Cañada Flintridge to allow construction of a new two-story residence inclusive of a front entry structure exceeding 12 feet in height at 929 Descanso Drive (AIN: 5814-011-027) (hereinafter referred to as “Application”), said request incorporated herein by reference; and

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

WHEREAS, the subject site is a non-hillside parcel that comprises 14,079 square feet and is developed with a single-family residence and garage that would be demolished as part of the project; 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) for demolition of the existing residence and garage and 15303 (New Construction or Conversion of Small Structures) for construction of a new two-story residence; and

WHEREAS, on May 28, 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 has reviewed the facts contained in the staff report dated March 28, 2026 regarding the Application for Second-Floor Review 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, 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 above are true and correct, and incorporated herein by reference.

SECTION 2. *CALIFORNIA ENVIRONMENTAL QUALITY ACT.* The Planning Commission hereby finds as follows:

A. All aspects of the project were reviewed in accordance with the requirements of the California Environmental Quality Act (CEQA) and the CEQA Guidelines. Based on the extent of the project, it has been determined that the project is not subject to the California Environmental Quality Act (“CEQA”) pursuant to CEQA Guidelines Section 15301 (Existing Structures) for demolition of the existing residence and garage and 15303 (New Construction) for construction of a new two-story residence. The project is not located in a particularly sensitive environment. The proposed project is not a successive project, does not result in significant cumulative impacts, and will not have a significant effect on the environment due to unusual circumstances. The site is not located along a scenic resource (Angeles Crest Highway), is not listed as a hazardous waste site (Cortese List), and is not listed on the City’s Official Register of Historic Places. Therefore, the Planning Commission hereby directs that a Notice of Exemption be filed for the project.

B. 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 Community Development Department 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 residence provides compliant setbacks on all sides at the first-floor level and greater than required setbacks at the second-floor level, creating recess and offset between floor levels. The proposed residence would be traditionally massed, and articulated, and detailed/accented in a manner representative of Mediterranean/Italian architectural styles. Beyond two mature oak trees, existing site landscaping is not significant, but would be refurbished and enhanced as part of the project. The immediate area is characterized by numerous two-story homes of various designs, and most are readily visible from the street. Thus, the project does not warrant increased screening since it would fit within the prevailing neighborhood setting.

B. The two-story design preserves the existing scale and character of the surrounding neighborhood. The proposed home represents a change to the residential character of the lot, but would not convey an excessive or disruptive visual scale given the number and design variety of two-story homes in the area, including adjacent homes to the north and east and across the street to the south and west. The total floor area proposed is supported by the lot’s size while the appropriateness of the home’s siting and

basic scale is evidenced by provision of compliant setbacks and overall building height below code limits. While the proposal would alter the character of the subject property by introducing a new two-story residence, it would not overpower the site or compromise the street setting since the design is compatible with and built in proportion to the size of the subject parcel and would integrate appropriately with the broader pattern of development found in the area.

C. The two-story design protects public views, aesthetics, privacy, and property values of the neighbors. Major views through the site from the front and west side do not exist, as is the case with other properties in the immediate area. The new home would be visible considering the site is a corner lot, though not to an extent that public views or the visual quality of the neighborhood would be unduly compromised. Second-floor glazing is commensurate to the respective interior spaces while the second-floor decks have been positioned along the exterior side of the house, oriented toward and relating more to adjacent public streets than neighboring residences to the north and east which are well separated.

D. The two-story design is consistent with the Residential Design Guidelines as adopted by resolution of the City Council. The project reflects a blend of traditional massing and Mediterranean/Italian design as evidenced through use of low-pitched hipped roofs and ceramic tiles, upper story windows smaller and less elaborate than windows below, arched first-story windows and doors and a focal, accented entrance area. The scale of the proposed entry exhibits balanced and proportionate integration into the front elevation as evidenced by its limited width, lack of significant projection beyond the footprint and inclusion of a molding that provides delineation between the upper and lower sections of the entry. The home's placement and scale is appropriate for the site and compatible with the immediate area as well. The project would be achieved through a compliant building program, with setbacks, total floor area and building height within allowable code limits. In addition, it would not yield any significant adverse massing, view, or privacy effects. Thus, the primary objectives of the City's Residential Design Guidelines as related to Site Design, Physical Design Components, Neighborhood Compatibility and Landscaping (upon full implementation) would be upheld.

SECTION 4. Based on the above findings, the Planning Commission of the City of La Cañada Flintridge hereby approves Second-Floor Review (DEV-2026-0026) for the construction of a new two-story residence at 929 Descanso Drive, subject to the conditions of approval listed in Exhibit "A", attached to this resolution.

PASSED, APPROVED AND ADOPTED on this 28th day of May, 2026.

Henry Oh
Chair of the Planning Commission

ATTEST:

Susan Koleda, AICP
Secretary to the Planning Commission

EXHIBIT "A"
CONDITIONS OF APPROVAL
Second-Floor Review (DEV-2026-0026)
929 Descanso Drive / AIN: 5814-011-027

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-2026-0026).
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 Community Development Department.
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-2026-0026), 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 Department 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 Department of Building and Safety must be obtained prior to construction, enlargement, relocation, conversion, or demolition of any building or structure within the City.
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.

Planning Conditions:

13. The landscape and associated irrigation plan shall comply with the City's Water Efficient Landscaping Ordinance (Municipal Code Section 4.23) and the County of Los Angeles Fuel Modification Guidelines. All landscaping shall be installed on site and certified prior to Building Permit final and occupancy.
14. Unless this approval is appealed to the City Council, story poles shall be removed promptly (within one week) after expiration of the 15-day appeal period. Verification of this shall be required prior to submittal of the project for plan check OR prior to issuance of building permits for those projects where "at-risk" plan check is in process or has already been completed.
15. Prior to final inspection and clearance, a Certificate of Completion for Water Efficient Landscaping shall be submitted and approved.
16. Applicable tree protection guidelines shall be strictly adhered to during all phases of construction.

Public Works Conditions:

17. Provide a drainage plan and method of discharging onsite runoff to public right of way.
18. Project shall comply with the City's Low Impact Development Standards.
19. 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) before the issuance of any permits.
20. This project disturbs less than one acre of land; the project is subject to the following minimum construction requirements:
 - a) 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;
 - b) 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;
 - c) Runoff from equipment and vehicle washing shall be contained at construction sites unless treated to remove sediments and pollutants.

21. Remove existing driveway apron and replace with concrete, and shall conform to the provisions of Chapter 8.01 of the Municipal Code and the Standard Plans for Public Works Construction (SPPWC), latest edition.
22. Before 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.
23. No above-ground structures are to be constructed within the public ROW.
24. Remove and replace damaged curb and gutter fronting the property.
25. Per the visibility triangle, to avoid sight obstruction, keep the vegetation to a maximum of 36" in height.

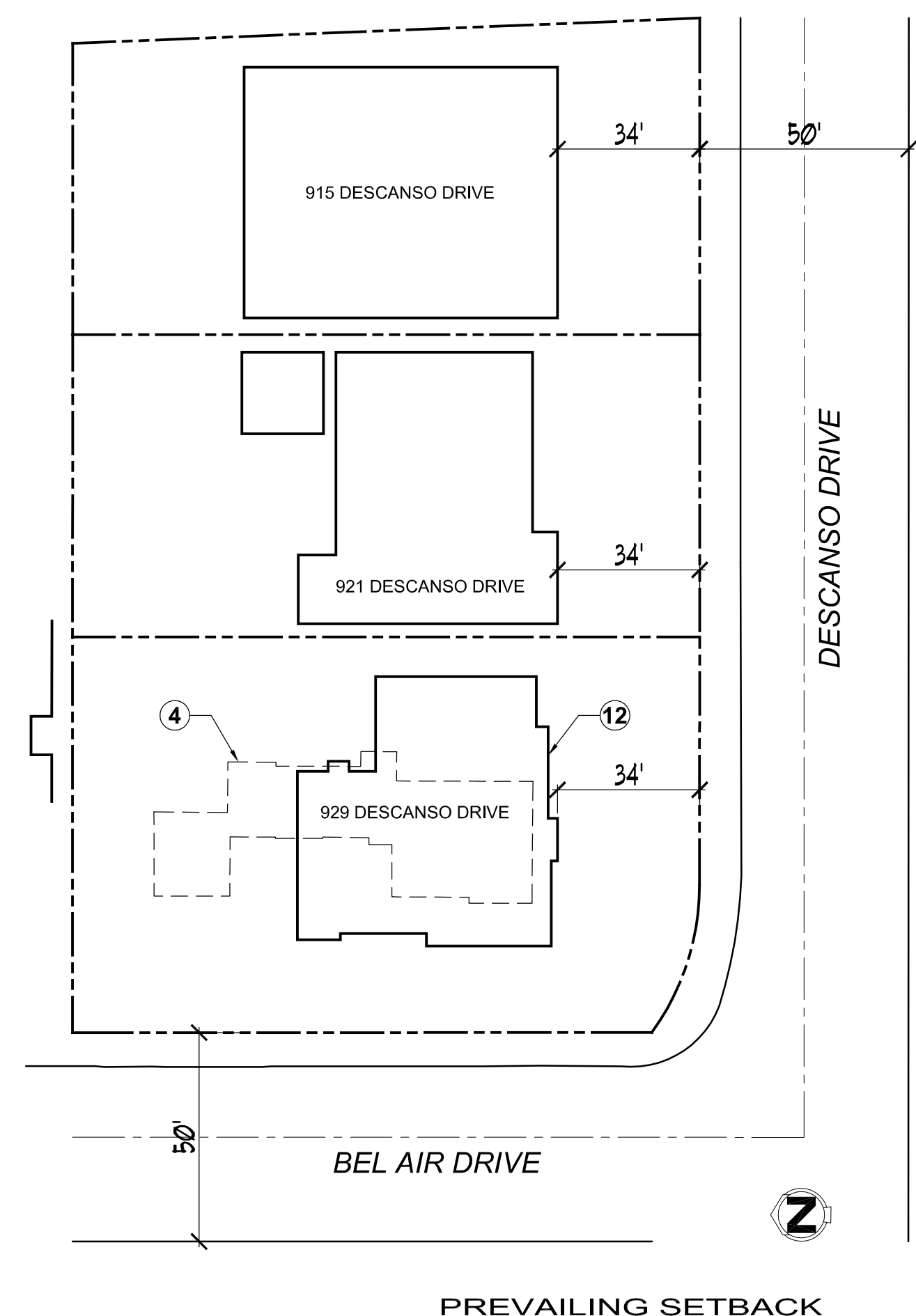
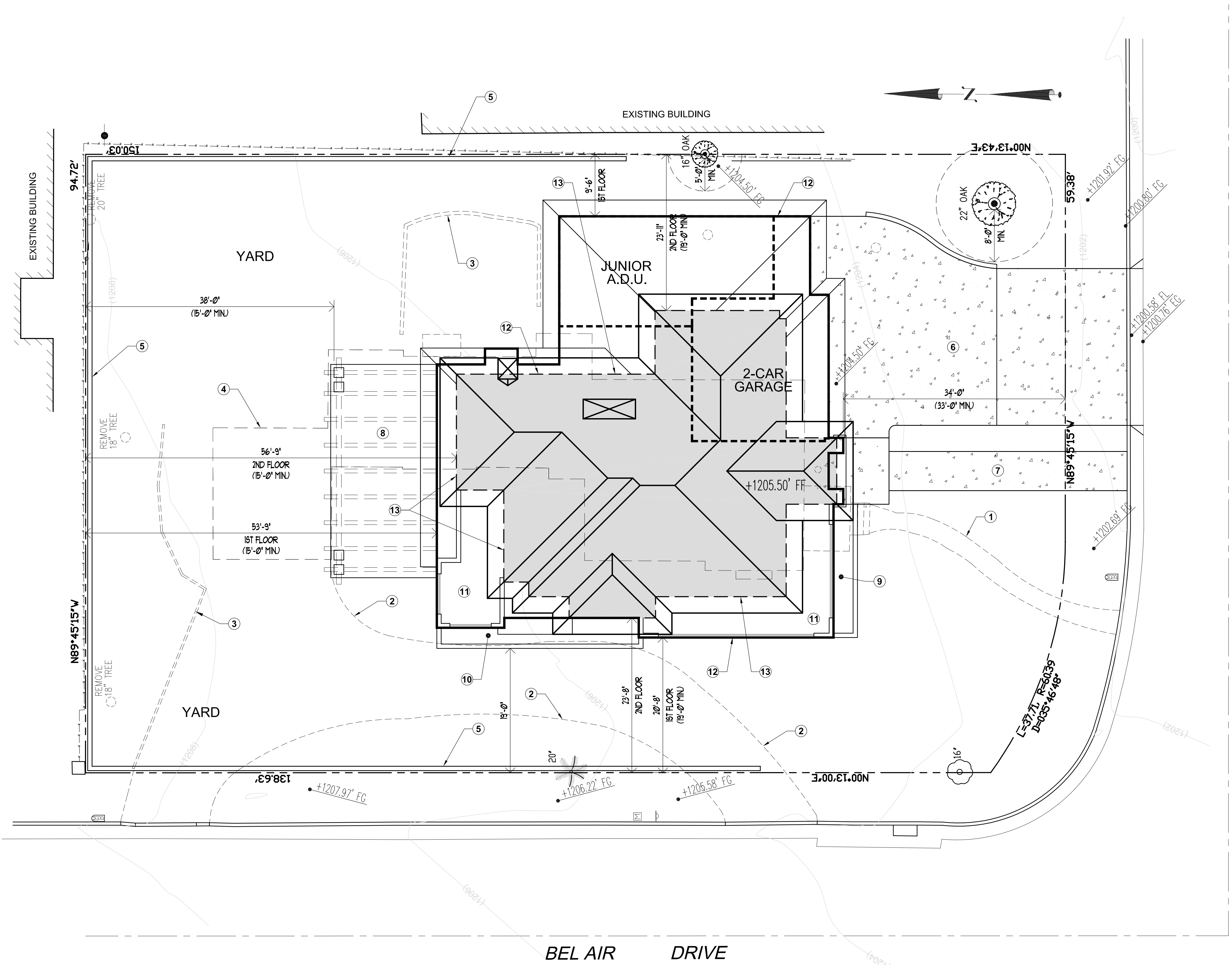
CONSTRUCTION & DEMOLITION (C&D) DEBRIS

26. Project shall comply with 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.
27. 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 the 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.
28. 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 the Final Building Inspection until the Public Works Department makes a determination regarding refund or forfeiture of the Performance Security.
29. 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.
30. 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, and 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). (END OF CONDITIONS)



ATTACHMENT 2

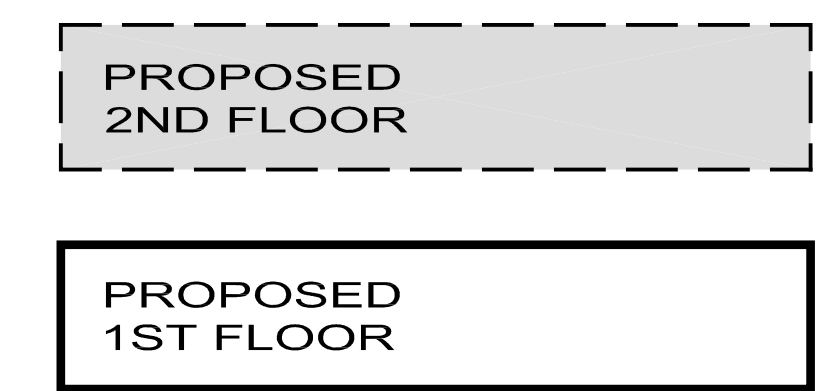
THIS DOCUMENT IS PROPERTY OF C.A. STODDARD A.I.A. & ASSOCIATES, INC. IT SHALL NOT BE USED IN REGARD TO ANY PROJECT OTHER THAN THAT DESCRIBED HEREIN WITHOUT THE WRITTEN PERMISSION OF C.A. STODDARD A.I.A. & ASSOCIATES, INC.



SITE PLAN KEY NOTES:

1. REMOVE EXISTING PATH
2. REMOVE EXISTING DRIVEWAY
3. REMOVE EXISTING GARDEN WALL
4. OUTLINE OF EXISTING HOME
5. NEW PERIMETER WALL 2'-6" +/- HT. (SEE PRELIMINARY GRADING PLAN)
6. NEW DRIVEWAY
7. NEW ENTRY PATH
8. TRELLIS PATIO
9. PLANTER
10. LIGHT WELL
11. 2ND FLOOR DECK
12. OUTLINE OF 1ST FLOOR
13. OUTLINE OF 2ND FLOOR

SITE PLAN LEGEND:

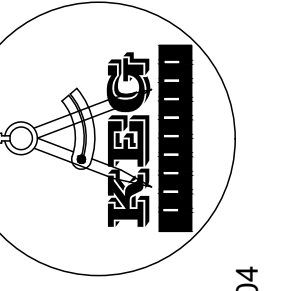


AREA CALCULATIONS:

LOT SIZE:	14,079 S.F.
MAX. ALLOWABLE:	4,538 S.F.
PROPOSED AREA:	
1ST FLOOR:	2,332 S.F.
2ND FLOOR:	1,657 S.F.
GARAGE:	540 S.F.
TOTAL:	4,529 S.F.
JUNIOR A.D.U.:	500 S.F.
BASEMENT:	2,256 S.F.

PRELIMINARY SITE PLAN
SCALE: 1/8"=1'-0"

REVISIONS:
<p>C.A. STODDARD A.I.A. & ASSOC. INC. ARCHITECTURE & PLANNING 4452 OCEAN VIEW BLVD. SUITE 200, MONTROSE, CA 91020 • (818) 249-8386 FAX : (818) 248-5236 • EMAIL : CSTODDARD@SBCGLOBAL.NET</p>
<p>PRELIMINARY SITE PLAN AMBARCHYAN RESIDENCE 929 DESCANSO DRIVE, LA CANADA-FLINTRIDGE, CA 91101</p>
<p>DATE: 04-2026 DRAWN BY: HW JOB NO. 26001</p>
<p>SHEET NO. A1.1</p>



KEG GROUP INC.

TEL: (818) 919-8133

EMAIL: KAMYAR@KAMIRYA.COM

WEBSITE: KEGSURVEYING.COM

ADDRESS: 12838 KLING ST STUDIO CITY, CA 91604

PREPARED FOR

Arthur Ambarchyan

TOPOGRAPHY SURVEY

FOR

929 DESCANSO DR, LA CAÑADA FLINTRIDGE, CA 91011

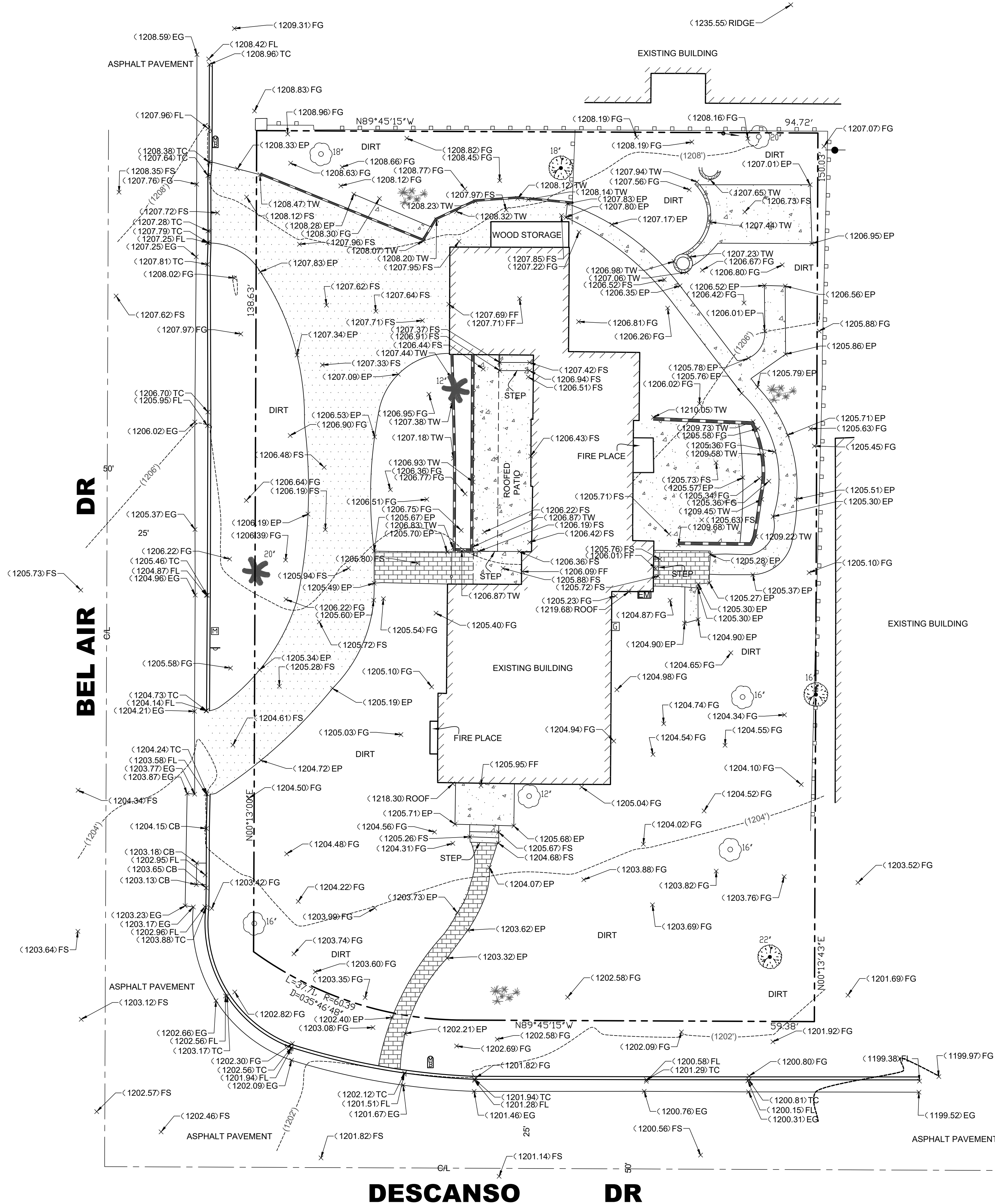
FOR REVIEW

DATE: 12/30/2025

SCALE: 1" = 10'

SHEET NO.

TS-1
SHEET 1 OF 1



LEGEND		
SANITATION	MISCELLANEOUS	ABBREVIATIONS
M MAINTENANCE HOLE	○ MONITORING WELL	CB = CATCH BASIN
⊙ SEWER MAINT HOLE	□ SIGN	CL = CENTERLINE
⊙ SEWER CLEAN-OUT	□ GUARD POST	CF = CURB FACE
STORM WATER	□ NEWS STAND	CLF = CHAIN LINK FENCE
⊙ STORM DRAIN MH	□ PARKING METER	CONC = CONCRETE
□ CATCH BASIN	□ HANDICAP ACCESS	DWY = DRIVEWAY
POWER	□ MAIL BOX	EG = EDGE OF GUTTER
⊙ POWER MH	⊙ FD MONUMENT AS NOTED	ELEC = ELECTRIC
● POWER POLE	⊙ SPOT ELEVATION	EP = EDGE OF PAVEMENT
— GUY WIRE	⊙ AREA LIGHT	FF = FINISHED FLOOR
⊙ ELEC. VENT	— PLASTIC FENCE	FS = FINISHED SURFACE
⊙ ELECTRIC PULLBOX	— WOOD FENCE	GA = GAS VALVE
WATER	— CHAIN LINK FENCE	PA = PLANTER AREA
⊙ WATER VALVE	— WROUGHT IRON FENCE	PD = PARKWAY DRAIN
⊙ WATER METER	— STONE WALL	RRT = RAILROAD TIE
⊙ FIRE HYDRANT	— CONCRETE BLOCK WALL	TC = TOP OF CURB
⊙ PULLBOX IRRIGATION	— BOUNDARY LINE	TW = TOP OF WALL
GAS	— CONCRETE PAVEMENT	TPP = TOP OF PARAPET
⊙ GAS VALVE	— ASPHALT PAVEMENT	
⊙ GAS METER	— BRICK PAVEMENT	
COMMUNICATIONS	— TREE	
⊙ TELEPHONE MH	— 22" OAK TREE	
⊙ CABLE T.V. BOX	— PALM TREE	
⊙ MULTI TRUNK		
		TRAFFIC CONTROL
		⊙ LIGHT STANDARD
		⊙ STREET LIGHT
		⊙ TRAFFIC STANDARD
		⊙ LIGHT & TRAFFIC STANDARD
		⊙ TRAFFIC SIGNAL PULLBOX
		— OHE OVER HEAD WIRE
		⊙ ELECTRIC METER

LEGAL DESCRIPTION:

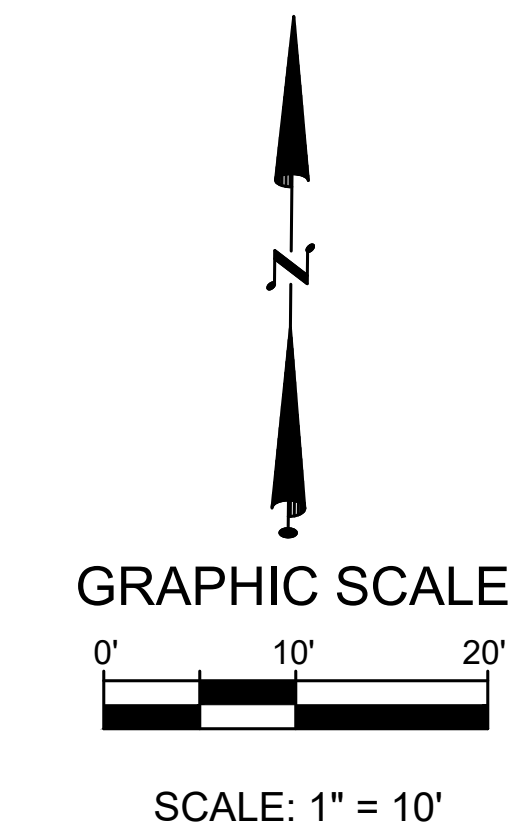
LOT'S A & B OF FLINTRIDGE TRACT, IN THE CITY OF LA CANADA FLINTRIDGE, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, RECORDED IN BOOK 52 PAGE 33 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY. APN: 5814-011-027

NOTES:

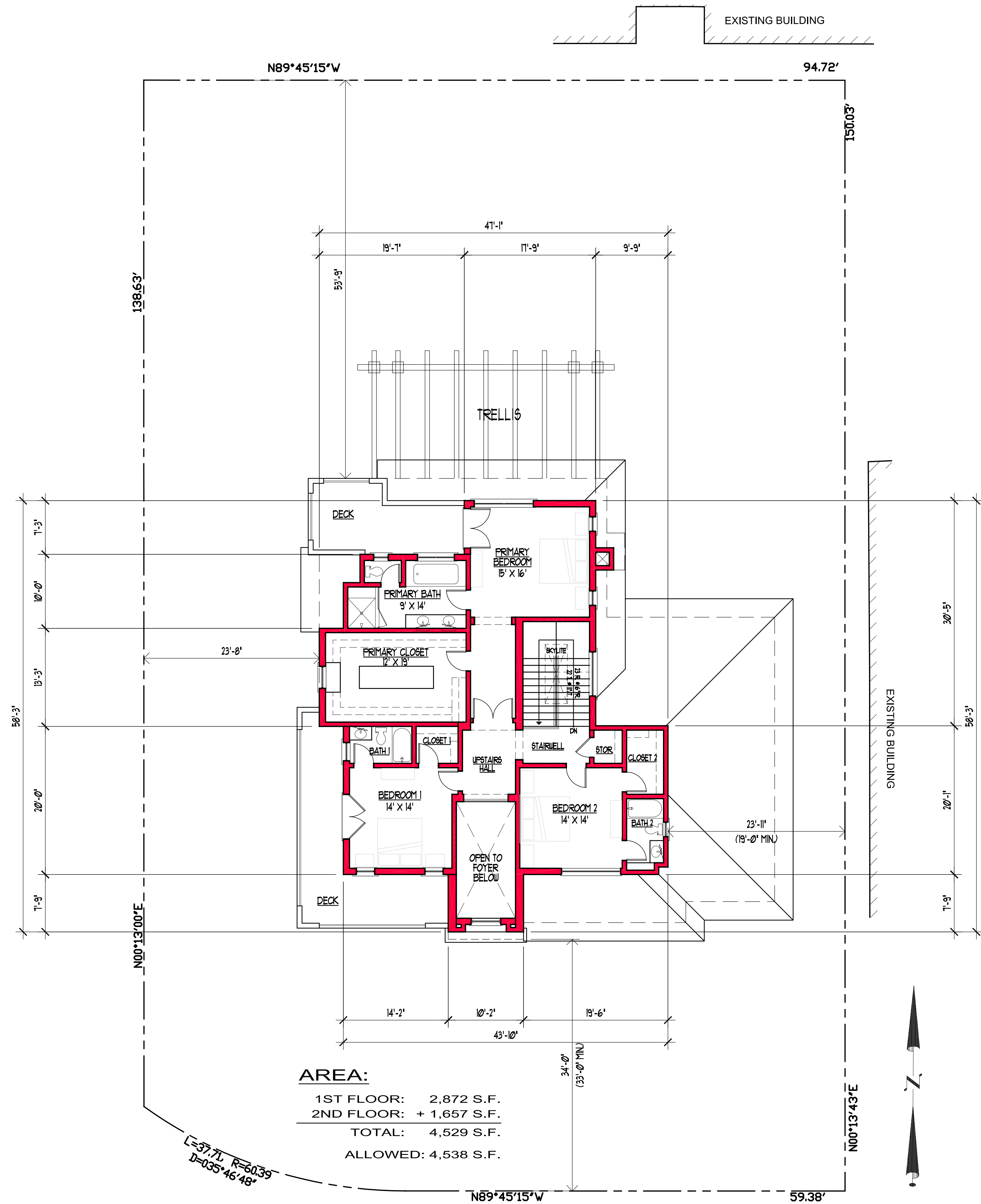
1. THE LEGAL DESCRIPTION, BOUNDARIES SHOWN HEREON ARE PER RECORD DATA OF PWF# 1822 P 2269/2270.
2. FOR PLOT THE EASEMENT IF ANY, OWNER NEED TO PROVIDE HYPER LINK OF PRELIMINARY TITLE REPORT.
3. TOTAL PROPERTY AREA: 14079 SQ. FT.

BENCHMRK:

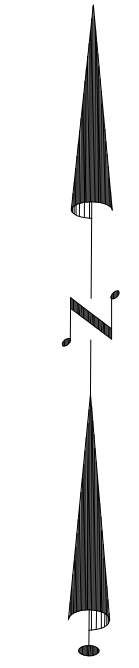
TOP OF S&W LS 8294 IN DESCANSO DR AND CROSS ST BEL AIR DR ASSUMED AS BENCH MARK
ASSUMED ELEVATION : 1202.00 FT



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AREA:
 1ST FLOOR: 2,872 S.F.
 2ND FLOOR: + 1,657 S.F.
 TOTAL: 4,529 S.F.
 ALLOWED: 4,538 S.F.



PRELIMINARY SECOND FLOOR PLAN
 SCALE: 1/8"=1'-0"

REVISIONS:

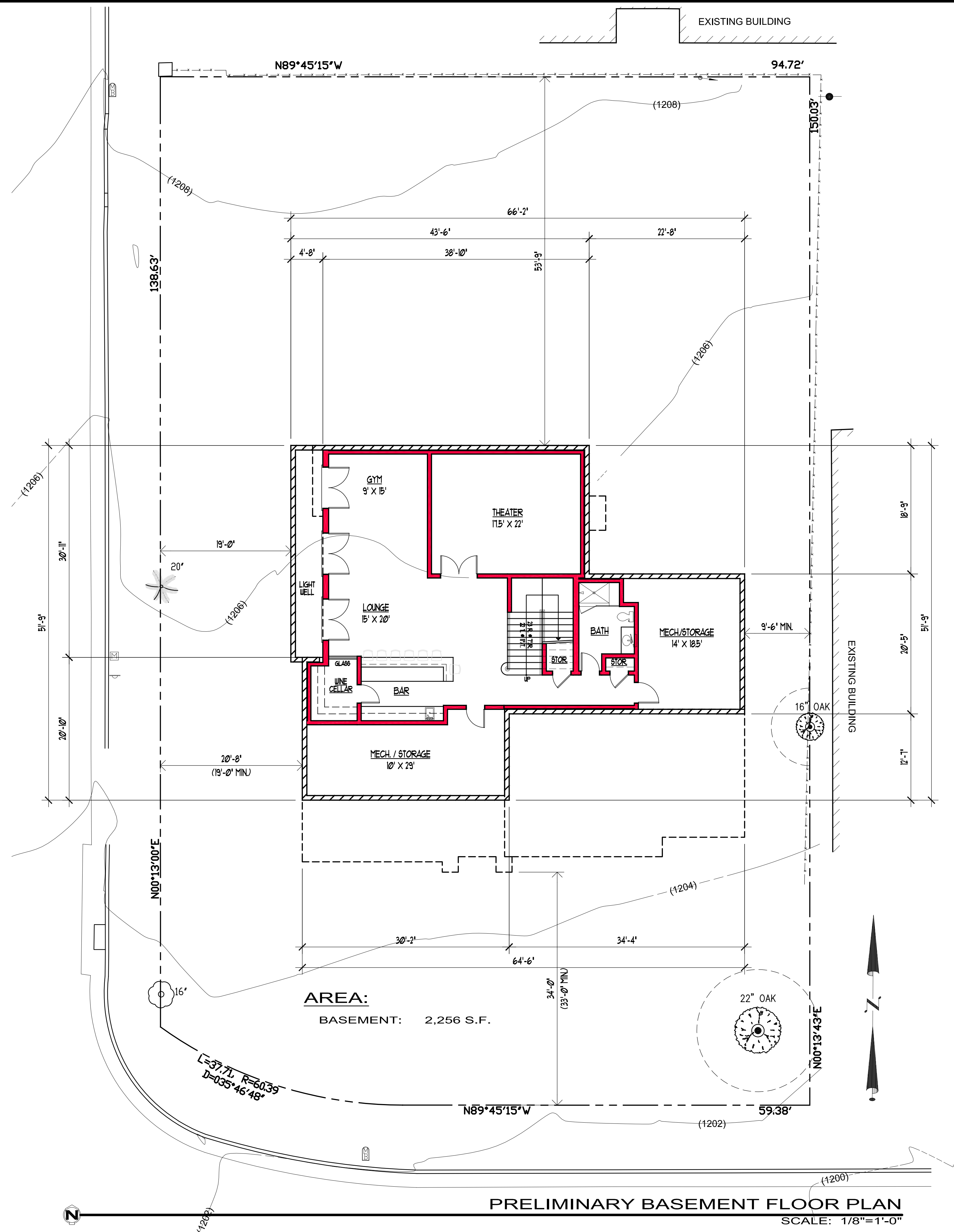
C.A. STODDARD A.I.A. & ASSOC. INC.
 ARCHITECTURE & PLANNING
 4452 OCEAN VIEW BLVD. SUITE 200, MONTROSE, CA 91020 • (818) 249-8386
 FAX: (818) 248-5236 • EMAIL: CSTODDARD@SBCGLOBAL.NET

PRELIMINARY SECOND FLOOR PLAN
AMBARCHYAN RESIDENCE
 929 DESCANSO DRIVE, LA CANADA-FLINTRIDGE, CA 91101

DATE: 04-2026
 DRAWN BY: HW
 JOB NO. 26001

SHEET NO.
A2.2

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AREA:
BASEMENT: 2,256 S.F.

PRELIMINARY BASEMENT FLOOR PLAN
SCALE: 1/8"=1'-0"

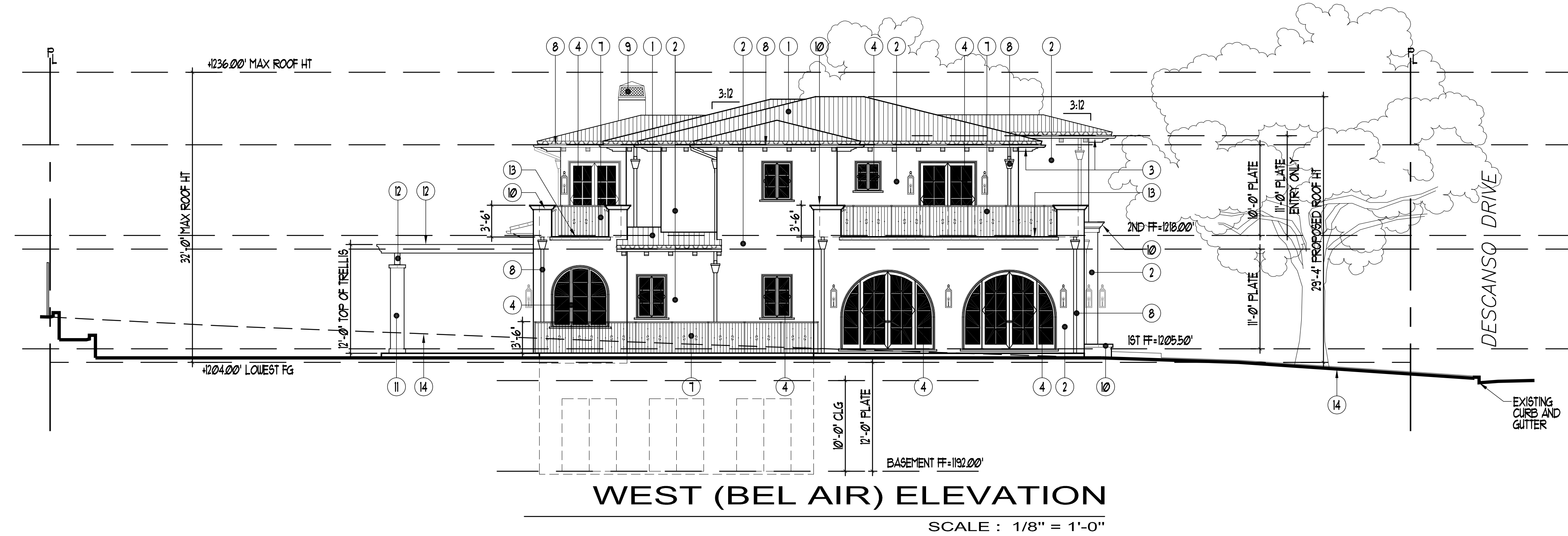
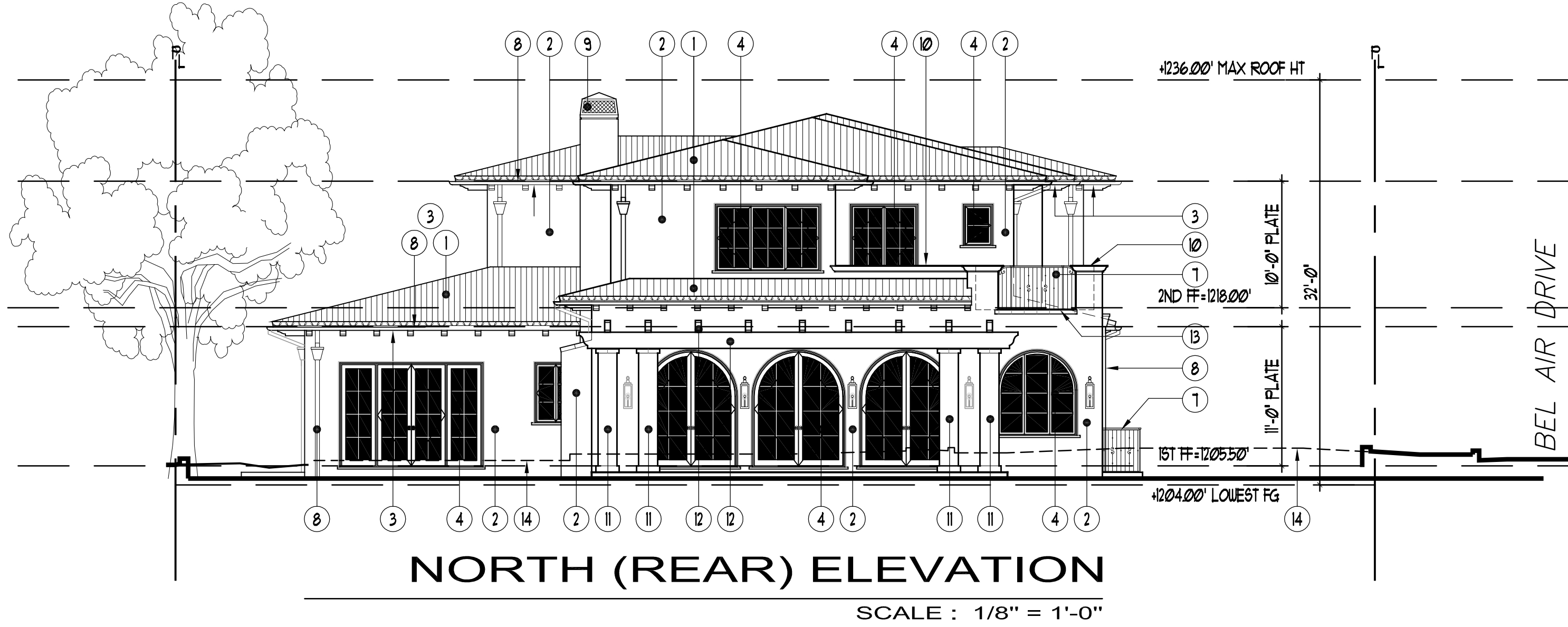
REVISIONS:

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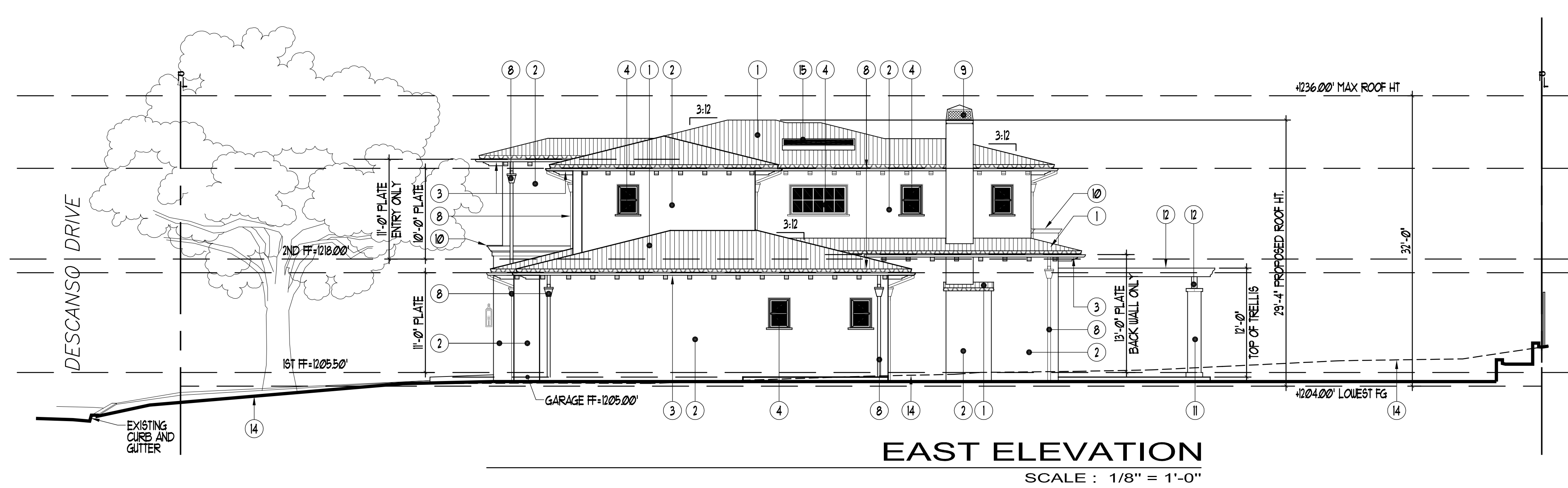
PRELIMINARY BASEMENT FLOOR PLAN
AMBARCHYAN RESIDENCE
929 DESCANSO DRIVE, LA CANADA-FLINTRIDGE, CA 91101

DATE: 04-2026
DRAWN BY: HW
JOB NO. 26001

SHEET NO.
A2.3



- ELEVATION KEYED NOTES**
 (S.B.O. = SELECTED BY OWNER)
- 2-PIECE CLAY TILE CLASS 'A' ROOF
 - 1/8" STUCCO, SMOOTH HAND-TROUFL FINISH
 - STUCCO EAVE SOFFIT, SMOOTH HAND-TROUFL FINISH, WITH 6X SHAPED RAFTER TAILS AT 32" O.C.
 - CLAD FRENCH DOOR / WINDOW, INSET IN 10X EXT. WALL
 - CUSTOM FRONT ENTRY DOOR
 - GARAGE DOOR, NAT. WHITE OAK, INSET IN 10X EXT. WALL
 - 42" HT. WROUGHT IRON GUARDRAIL
 - COPPER RAIN GUTTERS AND DOWNSPOUTS
 - COPPER FIREPLACE TERMINATION CAP / CHIMNEY CAP W/APPROVED SPARK ARRESTER
 - PRECAST WALL CAP MOLDING
 - STUCCO COLUMN WITH PRECAST BASE & CAP
 - TRELLIS BEAM, PER STRUCTURAL
 - PRECAST DECK EDGE
 - EXISTING GRADE
 - SKYLIGHT



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