

Notice and Agenda

REVISED AGENDA

(Added Selection of Chair, Vice Chair and Admin. Meeting Officer)

(Added Applicant information to Item 2)

Regular Meeting

of the

La Cañada Flintridge Planning Commission

Thursday, July 9, 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 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 *REVISED AGENDA*
(Added Selection of Chair, Vice Chair and Admin. Meeting Officer)
(Added Applicant information to Item 2)
Regular Meeting

Preliminary Business

Call to Order

Next Resolution: 26-28

Roll Call

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

Pledge of Allegiance

Selection of Chair and Vice-Chair of the Planning Commission

Selection of Administrative Meeting Officer

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 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. Please give a completed Public Comment Card to the Clerk prior to the conclusion of this item. Speakers will be called in the order that public comment cards are received.

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. 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 Regular Planning Commission Meeting of June 11, 2026.

Public Hearings

- 2) **Hillside Development Permit (HILL-2026-0011) / Second-Floor Review (DEV-2026-0025); Kaveh Arbab / StudioBNDL; 206 Inverness Drive:** A request to allow construction of a qualified new two-story residence and retention of an existing detached garage comprising a total of 8,766 square feet on a 36,929 square-foot hillside lot.

Recommendation: 1) Adoption of Planning Commission Resolution No. 26-xx finding the project exempt from the California Environmental Quality Act and approving Hillside Development Permit (HILL-2026-0011) to allow construction of a qualified new two-story residence on a hillside lot at 206 Inverness Drive; 2) Adoption of Planning Commission Resolution No. 26-xx approving Second-Floor Review (DEV-2026-0025) to allow construction of a qualified new two-story residence at 206 Inverness Drive.

Other Business

3) **Director's Reviews**

a) Hillside Development Permit (HILL-2025-0043) / Director's Review - Setback Modification (DIR-2026-0012); 920 Bay Tree Road: A request to allow first-floor additions to an existing residence and garage totaling 220 square feet and a maximum 3'-0" tall inward-facing retaining wall on a hillside lot.

b) Second-Floor Review-DIR (DEV-2024-0082)(Amendment); 4261 Commonwealth Avenue: A request for an amendment to a previously approved Second-Floor Review application to allow an additional 94 square feet of second-floor area at the rear of the house.

c) Hillside Development Permit (HILL-2026-0015); 5236 Stardust Road: A request to allow a new 3'-0" tall retaining wall in the front yard on a hillside lot.

d) Hillside Development Permit (HILL-2026-0013); 5464 Rock Castle Drive: A request to allow a 589 square-foot first-floor addition and 126 square-foot front porch to an existing residence on a hillside lot.

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