



REGULAR COMMISSION MEETING

CALL TO ORDER: Vice Chair Mehrotra called the Regular Meeting to order at 6:02 p.m.

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

Chair Oh was absent.

STAFF PRESENT: Assistant City Attorney Cohen, Director Koleda, Planner Gjolme, and Management Analyst Karaguozyan.

Via Zoom: Surabhi Barbhaya from Kimley-Horn.

PLEDGE OF ALLEGIANCE: Led by Vice Chair Mehrotra

COMMENTS FROM THE PUBLIC: None.

REORDERING OF THE AGENDA: None.

CONSENT CALENDAR:

1. Approval of Minutes of the Planning Commission Meeting of April 23, 2026

A **MOTION** was made by Vice Chair Mehrotra, seconded by Commissioner Aposhian and carried 4-0 (Chair Oh was absent), to approve the Planning Commission meeting minutes from April 23, 2026.
(Approved 4-0, as recommended)

2. Approval of Minutes of the Planning Commission Meeting of May 14, 2026

A **MOTION** was made by Commissioner Aposhian, seconded by Commissioner Koeppen and carried 4-0 (Chair Oh was absent), to approve the Planning Commission meeting minutes from May 14, 2026.
(Approved 4-0, as recommended)

PUBLIC HEARINGS:

- 3. 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.

Vice Chair Mehrotra recused himself at 6:06 p.m.

Planner Gjolme gave a presentation and answered questions from the Commissioners

Commissioner Koeppen opened the public hearing at 6:25 p.m.

The following individuals provided public comment: Craig Stoddard, Doug LeBlanc and Arthur Ambarchyan.

Commissioner Koeppen closed the public hearing at 6:35 p.m.

A **MOTION** was made by Commissioner DerHartunian, seconded by Commissioner Aposhian, and carried 3-0-1 (Chair Oh was absent and Vice Chair Mehrotra recused himself) to adopt proposed Planning Commission Resolution No. 26-24 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.

Vice Chair Mehrotra returned at 6:38 p.m.

4. General Plan Amendment (PLAN-2026-0001): Review and recommendation to the City Council on adoption of updates to the General Plan's Open Space and Recreation Element, Conservation Element and Circulation Element. This projects impacts properties citywide.

Director Koleda gave a presentation and answered questions from the Commissioners.

A **MOTION** was made by Commissioner DerHartunian, seconded by Vice Chair Mehrotra, and carried 4-0 (Chair Oh was absent) to adopt proposed Planning Commission Resolution No. 26-25 recommending that City Council find the Project exempt from the California Environmental Quality Act and approve the General Plan Amendment (PLAN-2026-0001), adopting updates of the General Plan's Open Space and Recreation Element, Conservation Element, and Circulation Element.

OTHER BUSINESS: None

CONCLUDING BUSINESS:

Comments from Commissioners:

Commissioner Aposhian had questions regarding the objective standards for public safety, and Director Koleda provided feedback.

Comments from Staff:

Director Koleda discussed the next meeting and a potential upcoming recess for the Commission.

ADJOURNMENT Vice Chair Mehrotra adjourned the Planning Commission regular meeting at 7:26 p.m.

DocuSigned by:
Susan Koleda
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Susan Koleda
Director of Community Development

Minutes approved by the Planning Commission on July 9, 2026.