

May 6, 2021

**NOTICE OF PUBLIC HEARING
NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION**

Case Type / Number: General Plan Amendment (PLAN-2020-0002)
Zone Change (PLAN-2020-0001)
Conditional Use Permit (USE-2020-0750)
Vesting Tentative Tract Map 83375 (LAND-2021-0001)
Tree Removal Permit (DEV-2020-0057)
Density Bonus Agreement

Applicant / Property Owner: 600 Foothill Owner, LP

Project Location: 600 Foothill Boulevard, La Cañada Flintridge, CA 91011

NOTICE IS HEREBY GIVEN that on Thursday, June 24, 2021, at 6:00 p.m., the Planning Commission of the City of La Cañada Flintridge will hold a public hearing to consider a request for a General Plan Amendment and Zone Change to implement a new Mixed Use 3 designation within the Downtown Village Specific Plan, and a Conditional Use Permit to allow demolition of the two existing structures and surface parking lot and construction of a 77,310 square foot, three-story, mixed-use structure with 47 active senior housing units (age-restricted to seniors aged 55 years old and over), 12 non-serviced hotel units, 7,600 square feet of office uses, and one level of underground parking containing 107 vehicle parking spaces. The Vesting Tentative Tract Map would permit the 47 residential units to be sold as condominiums and a Density Bonus Agreement with the City per state law would permit a 20 percent increase in the density based upon the provision of senior housing units. A Tree Removal application is requested for the removal of ten trees to facilitate site development. Two large Coastal Oaks located on, and adjacent to, the project site will be preserved.

In accordance with the California Environmental Quality Act (CEQA), a Draft Mitigated Negative Declaration has been prepared, declaring that no significant environmental effects will result from the project with the implementation of mitigation measures. Comments on the Draft Mitigated Negative Declaration will be received from May 6, 2021 through June 7, 2021. Copies of the application, maps, plans, environmental documents, and other pertinent materials related to this application are available for public viewing on the City's website: www.cityoflcf.org. Please contact the Planning Department at 818-790-8881 for any assistance required.

In accordance with Executive Order N-29-20, the City of La Cañada Flintridge is authorized to hold public meetings via teleconferencing and allows members of the public to observe and address the meeting telephonically or electronically to promote social distancing due to the state and local State of Emergency resulting from the threat of the Novel Coronavirus (COVID-19). If you are interested in addressing the Planning Commission regarding a public hearing item, you may participate telephonically and speak during the public hearing or submit your comment via email to pcpubliccomment@lcf.ca.gov. You can access the meeting by logging into the Zoom meeting or dialing the following telephone number and you will be placed on listen only mode, muted until it is your turn to speak:

Zoom Meeting ID: 938 7805 0302
Phone No.: 1 (301) 715-8592

The Planning Commission meeting may be viewed via the City website, livestream (URL: <https://cityoflcf.org/city-clerk/agenda-minutes/>) or on Charter Spectrum (channel 3 or 16). Remote public comment for an item listed on the agenda is available via email to pcpubliccomment@lcf.ca.gov. E-mails will be accepted beginning at the time the meeting agenda is posted on the City's website and/or bulletin

board, up through and until the close of the “public comments” period for that particular agenda item.

If you challenge the entitlement applications and/or the environmental determination in court, you may be limited to raising only those issues raised at the public hearing described in this notice, or in correspondence delivered to the Planning Commission at, or prior to, the public hearing. (Case Planner: Emily Stadnicki).

Susan Koleda, AICP, Director of Community Development
Ad # 10604-077