

Notice of Exemption

Appendix E

To: Office of Planning and Research
P.O. Box 3044, Room 113
Sacramento, CA 95812-3044

County Clerk

County of: Los Angeles
P.O. Box 93115
Los Angeles, CA 90053-0115

From: (Public Agency): City of La Cañada Flintridge
One Civic Center Drive
La Cañada Flintridge, CA 91011

(Address)

Project Title: Hillside Development Permit (HILL-2024-0032) & Setback Modification (EXCP-2024-0007)

Project Applicant: SEC Development

Project Location - Specific:

450 Meadowview Drive

Project Location - City: La Cañada Flintridge Project Location - County: Los Angeles

Description of Nature, Purpose and Beneficiaries of Project:

The project includes the construction of a new 760 square-foot deck and four new retaining walls on a hillside lot with an average slope of 34 percent. One retaining wall will be constructed under a required pool barrier fence with a collective height over 42" within the front setback.

Name of Public Agency Approving Project: City of La Cañada Flintridge

Name of Person or Agency Carrying Out Project: Vardan Kasemyan

Exempt Status: **(check one):**

- Ministerial (Sec. 21080(b)(1); 15268);
- Declared Emergency (Sec. 21080(b)(3); 15269(a));
- Emergency Project (Sec. 21080(b)(4); 15269(b)(c));
- Categorical Exemption. State type and section number: 15303 (New Construction or Conversion of Small Structures)
- Statutory Exemptions. State code number: _____

Reasons why project is exempt:


The project includes a new 760 square-foot deck and four new retaining walls that include low impact grading and will not affect the hillside character of the property or area. With an added condition of approval requiring landscape screening, approved in a landscape plan prior to permit issuance, for all retaining walls 42 inches in height or greater, visual impacts will be mitigated. In addition, the deck and retaining walls are located on an existing flat pad and no protected trees are sited within the project area.

Lead Agency

Contact Person: Kurtis Fabela Area Code/Telephone/Extension: (818) 790-8881 x301

If filed by applicant:

1. Attach certified document of exemption finding.
2. Has a Notice of Exemption been filed by the public agency approving the project? ■ Yes No

Signature:  Date: 4/1/2025 Title: Assistant Planner

■ Signed by Lead Agency Signed by Applicant

Authority cited: Sections 21083 and 21110, Public Resources Code.
Reference: Sections 21108, 21152, and 21152.1, Public Resources Code.

Date Received for filing at OPR: _____