

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 53115

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-2024-0020)

Project Applicant: Ecumena Design Studio

Project Location - Specific:

926 Monarch 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 8,392 square-foot one-story house, attached garage, and a 5'-6" high inward-facing retaining wall on a hillside lot at 926 Monarch Drive.

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

Name of Person or Agency Carrying Out Project: Gary Akopian

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 is categorically exempt because it includes the construction of a new, one-story, single-family dwelling unit with an attached garage and retaining wall. The new house utilizes much of the footprint of the existing house and preserves the hillside character and topography of the lot and area. Massing and view impacts are minimized to due the existing topography, vegetation/trees, orientation of proximate homes, and setbacks.

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: 5/29/2025 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: _____