

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

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

(Address)

Project Title: La Canada Townhouse MJL

Project Applicant: CORBeL Architects, Inc.

Project Location - Specific:

4600 Ocean View Boulevard, La Canada Flintridge, CA 91011

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

Description of Nature, Purpose and Beneficiaries of Project:

The project consists of construction of an approximately 68,877 square-foot, three-story, 30-unit condominium complex consisting of five detached buildings, associated parking, a private driveway, landscaping and other related site improvements. A subdivision map creates airspace parcels for the individual townhouse-style units as well as a common parcel for access and utilities. A Tree Removal Permit is necessary for the removal of 22 trees protected by City ordinance.

Name of Public Agency Approving Project: Planning Commission of the City of La Canada Flintridge

Name of Person or Agency Carrying Out Project: Ted Ka (CORBeL Architects, Inc.)

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: _____
- ☒ Statutory Exemptions. State code number: 21080.66

Reasons why project is exempt:

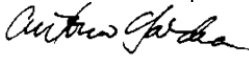
The project is statutorily exempt per Section 21080.66 of the Public Resources Code. The housing development project is located on a site that is less than five acres in size within an urbanized area.

Lead Agency

Contact Person: Antonio Gardea Area Code/Telephone/Extension: 818.790.8881

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: 02-05-2026 Title: Deputy Director of Community Development

☒ 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: _____