

# Notice of Exemption

Form D

To: Office of Planning and Research  
P.O. Box 3044, Room 212  
Sacramento, CA 95812-3044

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

(Address)

County Clerk  
County of Los Angeles  
P.O. Box 53115  
Los Angeles, CA 90053-0115

Project Title: Second-Floor Review (DEV-2025-0021); Floor Area Review (DEV-2025-0020)

Project Location - Specific:  
4415 Chevy Chase Drive

Project Location – City: La Canada Flintridge

Project Location – County: Los Angeles

### Description of Nature, Purpose and Beneficiaries of Project:

The project involves construction of a new two-story 6,100 sf residence and attached garage on a 22,009 sf non-hillside lot. An existing vacant one-story residence in disrepair would be removed in conjunction. This would enhance the use and value of the subject property for the benefit of the current owners.

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

Name of Person or Agency Carrying Out Project: James V. Coane & Associates

### 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 involves construction of a new two-story residence and related site improvements on a non-hillside lot in a built-out residential neighborhood developed primarily with a mixture of one and two-story homes of varied size and design. The project complies with all applicable zoning code standards pertaining to allowable floor area, setbacks and building height. No protected trees would be removed or affected by the project and no major grading is proposed. A new driveway would be created along the north side of the property to access an attached 3-car garage. In the process, a non-conforming detached 2-car garage along the south side property line would be demolished.

Lead Agency Contact Person: Chris Gjolme 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: 03/02/2026 Title: Planner

Signed by Lead Agency

Date received for filing at OPR: \_\_\_\_\_

Signed by Applicant

Revised 2005