

# 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: Tentative Parcel Map 85076 (LAND-2025-0009)

Project Location - Specific:  
1237 Descanso Drive

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

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

The project is a request for a tentative parcel map to subdivide a 1.42 acre parcel into two new single-family residential lots within the R-1-20,000 zone. Each newly created lot would be almost 31,000 square feet in size, well above the 20,000 square-foot minimum requirement for the zone. 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: Jae Lee; JL Construction Services

### 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: 15315 (Minor Land Divisions)
- Statutory Exemptions. State code number: \_\_\_\_\_

### Reasons why project is exempt:

The request involves a large property within an urbanized area and the creation of two new lots for single-family residential use. The subject lot comprises 1.42 acres, well above the 20,000 square-foot minimum lot size for the zone. The request is in conformance with the General Plan and Zoning Code and no variances or exceptions are required. As the lot was previously developed, all services, utilities and access to the proposed new parcels are available. The parcel was not involved in a division of a larger parcel within the previous two-years and the parcel does not have an average slope greater than 20 percent. There is no sensitive fish or wildlife habitat on the project site or in the immediate area so there is no potential to cause substantial environmental damage or injury to fish and/or wildlife or their habitat. The proposed lots are consistent with the existing character of the neighborhood, where lot sizes typically range from 20,000-30,000 square feet.

Lead Agency Contact Person: Chris Gjolge 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: 03/16/2026 Title: Planner

- Signed by Lead Agency Date received for filing at OPR: \_\_\_\_\_
- Signed by Applicant

Revised 2005