

Notice of Exemption

Form D

To: Office of Planning and Research
P.O. Box 3044, Room 212
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 Canada Flintridge
One Civic Center Drive
La Canada Flintridge, CA 91011

(Address)

Project Title: Hillside Development Permit (HILL-2026-0011); Second-Floor Review (DEV-2026-0025)

Project Location - Specific:
206 Inverness Drive

Project Location – City: La Canada Flintridge

Project Location – County: Los Angeles

Description of Nature, Purpose and Beneficiaries of Project:

The project involves first and second-floor expansion and substantial remodeling of an existing two-story residence, including removal and reconstruction of the roof, on a hillside parcel to increase interior habitable living area and improve the home's exterior design for the use and enjoyment of the subject property by the owners.

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

Name of Person or Agency Carrying Out Project: Kaveh Arbab; Studio BNDL

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 first and second-floor expansion and remodeling of an existing two-story residence on a hillside lot in a built-out area developed with a mixture of one and two-story homes. Since the entirety of the roof would be removed and rebuilt, the project qualifies as new construction. The project complies with all applicable zoning code standards pertaining to allowable floor area, setbacks and building height. The main expansion/addition's location at the rear of the existing residence would combine with dense, mature landscaping along the east and south property lines to mitigate any view, use or massing impacts that could potentially result from expansion as proposed. No major grading or landscaping alteration is proposed as part of the project. The existing garage and driveway would be retained as part of the project.

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: 07/10/2026 Title: Planner

☒ Signed by Lead Agency

Date received for filing at OPR: _____

☐ Signed by Applicant

Revised 2005