



City of La Cañada Flintridge

Planning Commission Special Meeting

March 18, 2021

COMPREHENSIVE ZONING CODE UPDATE



Today's Topics

TODAY'S TOPICS:

Part 11.4 – Special Regulations

1. Chapter 11.4.01 (Accessory Dwelling Units)
2. Chapter 11.4.02 (Adult Oriented Businesses) (RESERVED)
3. Chapter 11.4.03 (Alcoholic Beverage Sales)
4. Chapter 11.4.04 (Animal Keeping & Animal Clubs in Residential Zones)
5. Chapter 11.4.05 (Animal Sales & Services)
6. Chapter 11.4.06 (Bed & Breakfast Inns)
7. Chapter 11.4.07 (Community Gardens)
8. Chapter 11.4.08 (Conversion to Condominiums)
9. Chapter 11.4.09 (Cottage Food Operations)



Today's Topics

TODAY'S TOPICS, CONTINUED:

Part 11.4 – Special Regulations, continued

10. Chapter 11.4.10 (Day Care Facilities – Child & Adult)
11. Chapter 11.4.11 (Donation Collection Bins)
12. Chapter 11.4.12 (Drive-In & Drive-Through Facilities Prohibited)
13. Chapter 11.4.13 (Emergency Shelter Facilities)
14. Chapter 11.4.14 (Flags & Flagpoles)
15. Chapter 11.4.16 (Home Occupations)
16. Chapter 11.4.17 (Kiosk Uses)



General Approach & Organization

GENERAL APPROACH AND ORGANIZATION:

- Organizes uses with special regulations into one Part, each with its own chapter, whether they are permitted or require some level of discretionary review.
- Many new uses have been added that have special regulations.
- Special regulations for several existing uses have been updated.
- Organizes Special Regulations chapters to be consistent with format of other chapters to the extent possible and appropriate.



Chapter 11.4.01 (Accessory Dwelling Units)

- Chapter 11.4.01 (Accessory Dwelling Units)
 - **Existing; was updated separately.** Existing Zoning Code was updated in 2020 to remain consistent with State law – refer to existing Chapter 11.33. (NOTE: Most updated version will be included in final updated Zoning Code.)
 - State law requires ongoing consistency with housing element laws – jurisdictions cannot be more restrictive than State law requires but can be less restrictive to facilitate construction.
 - AB 671 (Friedman), which became effective January 1, 2020, requires that local jurisdictions develop a plan to incentivize and promote creation of accessory dwelling units that can be offered at affordable rents for very-low, low- or moderate-income households. The City will develop a plan to comply with this requirement as part of the 6th Cycle Housing Element update (in progress).



Chapter 11.4.02 (Adult Oriented Businesses)

- Chapter 11.4.02 (Adult Oriented Businesses)
(See Pages 11.4-11)
 - Existing.
 - Currently in Title 6 – Business Licenses and Regulations as Chapter 6.29 (Regulation of Adult Business). Being moved to Title 11.
 - **RESERVED.** This chapter is being updated and will be discussed at a later date.



Chapter 11.4.03 (Alcoholic Beverage Sales)

- Chapter 11.4.03 (Alcoholic Beverage Sales)
(See Pages 11.4-12 - 15)
 - **New.**
 - Establishes regulations that are intended to mitigate potential adverse land use impacts on peace, health, and safety that may arise from the undue proliferation and/or inappropriate location of establishments selling alcoholic beverages.
 - Includes findings that must be made in addition to those required for use permits.
 - Codifies a process for City decision-making authorities to determine “Public Convenience or Necessity” findings in accordance with the California Department of Beverage Control (ABC).



Chapter 11.4.04 (Animal Keeping & Animal Clubs in Residential Zones)

- Chapter 11.4.04 (Animal Keeping & Animal Clubs in Residential Zones) (See Pages 11.4-16 - 24)
 - **Existing, updated.**
 - Reorganizes several sections & uses tables in lieu of text for clarity.
 - Provides for animals in multifamily and residential portions of mixed use developments.
 - Adds minimum space requirements for various types of farm fowl.
 - Reorganizes & reformats existing registration & special permits, & modifies certain procedures for consistency with new permits & procedures established in updated Code.
 - Establishes Zoning Hearing Officer as the decision-making authority for Excess Animal Permits (previously the Director) and Animal Club Permits (previously the City Council).



Chapter 11.4.05 (Animal Sales & Services)

- Chapter 11.4.05 (Animal Sales & Services)
(See Pages 11.4-25 - 26)
 - **New.**
 - Establishes standards for various new animal sales and service uses to mitigate potentially adverse effects.
 - Addresses animal boarding, animal grooming, animal sales, and veterinary clinic uses.



Chapter 11.4.06 (Bed & Breakfast Inns)

- Chapter 11.4.06 (Bed and Breakfast Inns)
(See Pages 11.4-27 - 28)

- **New.**

- Provides operational and development standards for bed and breakfast inns (B&Bs), a new use.

- Requires B&Bs to pay transient occupancy tax (TOT), if a TOT is approved by a vote of City residents.



Chapter 11.4.07 (Community Gardens)

- Chapter 11.4.07 (Community Gardens) (See Pages 11.4-29 - 30)
 - **New.**
 - Provides standards for the operation and maintenance of community gardens, a new use.



Chapter 11.4.08 (Conversion to Condominiums)

- Chapter 11.4.08 (Conversion to Condominiums) (See Pages 11.4-31 - 40)
 - **Existing, updated.**
 - Makes minor modifications for clarity and consistency. No substantive changes made.
 - NOTE: Since Public Review Draft was published, State law added provision for density bonuses and incentives per CA Government Code §65915.5, which will be added prior to final adoption of the updated Zoning Code.



Chapter 11.4.09 (Cottage Food Operations)

- Chapter 11.4.09 (Cottage Food Operations)
(See Pages 11.4-41 - 42)
 - Existing, updated.
 - Revises the permit requirement to be consistent with the new permits in the updated Zoning Code (now requires a Director's Use Permit) while retaining compliance with State law regarding the use. No substantive changes made.



Chapter 11.4.10 Day Care Facilities (Child and Adult)

- Chapter 11.4.10 (Day Care Facilities – Child and Adult) (See Pages 11.4-43 - 44)
 - **New.**
 - Delineates uses and standards as allowed pursuant to State law for various day care facilities, including facilities for children and adults.
 - Provides standards for day care centers.



Chapter 11.4.11 (Donation Collection Bins)

- Chapter 11.4.11 (Donation Collection Bins)
(See Pages 11.4-45 - 48)
 - **New.**
 - Provides standards and regulations for unattended donation collection bins, consistent with settled court cases, to mitigate potential adverse effects on the health, safety, and welfare of persons and property, both on the subject property and within neighboring areas, which may arise from the undue proliferation and/or inappropriate placement and operation of donation collection bins.
 - Establishes a special permit (Donation Collection Bin Permit).



Chapter 11.4.12 (Drive-In & Drive-Through Facilities Prohibited)

- Chapter 11.4.12 (Drive-In and Drive-Through Facilities Prohibited) (See Page 11.4-49)
 - **New.**
 - New drive-in and drive-through commercial businesses are specifically prohibited.
 - Establishes existing drive-in and drive-through businesses as legal nonconforming uses.
 - The prohibition of drive-in and drive-through establishments implements General Plan Land Use Element Policy LUE3.1.13.



Chapter 11.4.13 (Emergency Shelter Facilities)

- Chapter 11.4.13 (Emergency Shelter Facilities) (See Pages 11.4-50 - 52)
 - **Existing.**
 - Makes minor changes to the permit process to be consistent with the new permits in the updated Zoning Code while retaining compliance with state law regarding the use. No substantive changes made.
 - NOTE: State law requires ongoing consistency with housing element laws – jurisdictions cannot be more restrictive than State law requires but can be less restrictive to facilitate construction. This chapter will be reviewed for consistency with current State law during the 6th Cycle Housing Element update and will be updated if necessary, at the time of adoption of the Housing Element.



Chapter 11.4.14 (Flags & Flagpoles)

- Chapter 11.4.14 (Flags and Flagpoles) (See Pages 11.4-53 - 54)
 - **New.**
 - Regulates the height and placement of flagpoles and the flags flown on them. Without regulations, flagpole installations may impact neighboring properties negatively in the areas of noise and visual clutter.
 - General standards are established, while additional standards differentiate between residential and all other zones.
 - NOTE: These regulations are in no way intended to prevent one from flying an American or State of California flag. They are intended only to ensure the impacts to neighboring properties are mitigated.



Chapter 11.4.16 (Home Occupations)

- Chapter 11.4.16 (Home Occupations) (See Pages 11.4-71 - 73)
 - **Existing, updated.**
 - Moves home occupations out of the R-1 Zone and into its own chapter, since home occupations also apply to residential zones and uses other than the R-1 Zone.
 - Uses that are specifically prohibited as home occupations are provided.



Chapter 11.4.17 (Kiosk Uses)

- Chapter 11.4.17 (Kiosk Uses) (See Pages 11.4-74)
 - **New.**
 - Establishes standards for kiosks on private property.



*Questions, Comments, and
Discussion*