



City of La Cañada Flintridge

Planning Commission Special Meeting

May 1, 2021

COMPREHENSIVE ZONING CODE UPDATE



Today's Topics

TODAY'S TOPICS:

Part 11.5 – General Regulations

- Chapter 11.5.01 – Affordable Housing Density Bonus (postponed until May 20, 21)
- Chapter 11.5.02 – Grading
- Chapter 11.5.03 – Mechanical Equipment
- Chapter 11.5.06 – Outdoor Lighting Standards
- Chapter 11.5.07 – Preservation & Protection of Designated Trees on Private Property
- Chapter 11.5.08 – Refuse & Recycling Storage Areas
- Chapter 11.5.010 – Story Poles & Site Marking Requirements
- Chapter 11.5.011 – Trails
- Chapter 11.5.012 – Trip Reduction & Travel Demand Management



General Approach & Organization

GENERAL APPROACH AND ORGANIZATION:

- Organizes general regulations into one Part, each with its own chapter.
- Several new categories of general regulations have been added.
- Existing general regulations have been updated for clarity and/or to address ongoing issues.
- Organizes General Regulations chapters to be consistent with format of other chapters to the extent possible and appropriate.



Chapter 11.5.02 (Grading)

- Chapter 11.5.02 (Grading)
(See Pages 11.5-5 - 6)
 - **New.** Specifically implements General Plan CNE Policy 2.1.4 of the Conservation Element, to minimize the visual impact of grading.
 - Establishes a review process and criteria for development that proposes grading in excess of fifty (50) cubic yards, to evaluate and mitigate potential impacts and to preserve natural landform.
 - Review Thresholds:
 - Grading which exceeds 50 cubic yards, up to and including 100 cubic yards, requires Director approval (DDRP)
 - Grading that exceeds 100 cubic yards requires Planning Commission approval (DRP).



Chapter 11.5.02 (Grading, *continued*)

- Chapter 11.5.02 (Grading, *continued*)
(See Pages 11.5-5 - 6)
 - Establishes development review criteria that apply to all grading that is subject to the chapter, including:
 - Maintaining prominent landforms
 - Blending impacts of earth-moving activities with existing terrain
 - Landscaping exposed slopes
 - Additionally, projects that would excavate to a depth of 10 feet or more, or that propose a total cut amount of 1,000 cubic feet or more, require monitoring by a qualified paleontologist (implements the mitigation monitoring requirements of the General Plan EIR).



Chapter 11.5.03 (Mechanical Equipment)

- Chapter 11.5.03 (Mechanical Equipment)
(See Pages 11.5-7 - 9)
 - **New.**
 - Establishes standards for installation and screening of various types of mechanical equipment.
 - Standards differentiate between single-family residential and all other development.
 - Replacement of “like-for-like” equipment that is smaller, more efficient, and/or quieter than the equipment being replaced is exempt.



Chapter 11.5.06 (Outdoor Lighting Standards)

- Chapter 11.5.06 (Outdoor Lighting Standards) (See Pages 11.5-39 - 43)
 - **New.**
 - The draft Outdoor Lighting Standards chapter was workshopped with the Planning Commission on April 11, 2017.
 - Adds a new chapter to provide standards for outdoor lighting, including:
 - General lighting standards
 - Standards for single-family residential uses
 - Standards for non-residential, multifamily, and mixed use zones.



Chapter 11.5.06 (Outdoor Lighting Standards, *continued*)

- Chapter 11.5.06 (Outdoor Lighting Standards, *continued*) (See Pages 11.5-39 - 43)
 - Applies to:
 - All outdoor light fixtures installed after the effective date of this chapter.
 - Construction that is considered “new” pursuant to the Zoning Code definition.
 - Alterations to an existing parking lot that require a permit pursuant to Part 6.
 - Non-residential property/use with outdoor lighting that is abandoned for 180 days or more.
 - Does not apply to signs.



Chapter 11.5.06 (Outdoor Lighting Standards, *continued*)

- Chapter 11.5.06 (Outdoor Lighting Standards, *continued*) (See Pages 11.5-39 - 43)
 - Standards differentiate between single-family residential and all other development.
 - Requires an Engineered Lighting Plan for:
 - All development on non-residentially, multifamily, and mixed use zoned property
 - For single-family development at the discretion of the Director.
 - Identifies prohibited lighting.
 - Includes a variety of exemptions.



Chapter 11.5.07 (Preservation and Protection of Designated Trees on Private Property)

- Chapter 11.5.07 (Preservation and Protection of Designated Trees on Private Property) (See Pages 11.5-44 - 57)
 - **Existing.**
 - Existing review processes were clarified and modified to be consistent with the new permit processes in Part 6.
 - No substantive changes were made.



Chapter 11.5.08 (Refuse and Recycling Storage Areas)

- Chapter 11.5.08 (Refuse and Recycling Storage Areas) (See Pages 11.5-58 - 61)
 - **New.**
 - Establishes standards for new development projects, including:
 - Minimum storage requirements
 - Location and access requirements
 - General design and screening
 - Landscaping
 - Security/gates
 - Sanitation and maintenance
 - Establishes standards and exceptions for existing developments that do not have refuse and recycling storage areas.



Chapter 11.5.10 (Story Pole and Site Marking Requirements)

- Chapter 11.5.10 (Story Pole and Site Marking Requirements)
(See Pages 11.5-63 - 65)
 - **New.**
 - City currently requires story poles for certain development, but it is not codified. A new chapter was created to establish standards and criteria for story poles and site marking requirements.
 - Applies to:
 - All projects in the R-1 zone approved by the PC
 - As may otherwise be required by the Zoning Code or by the designated decision-making body

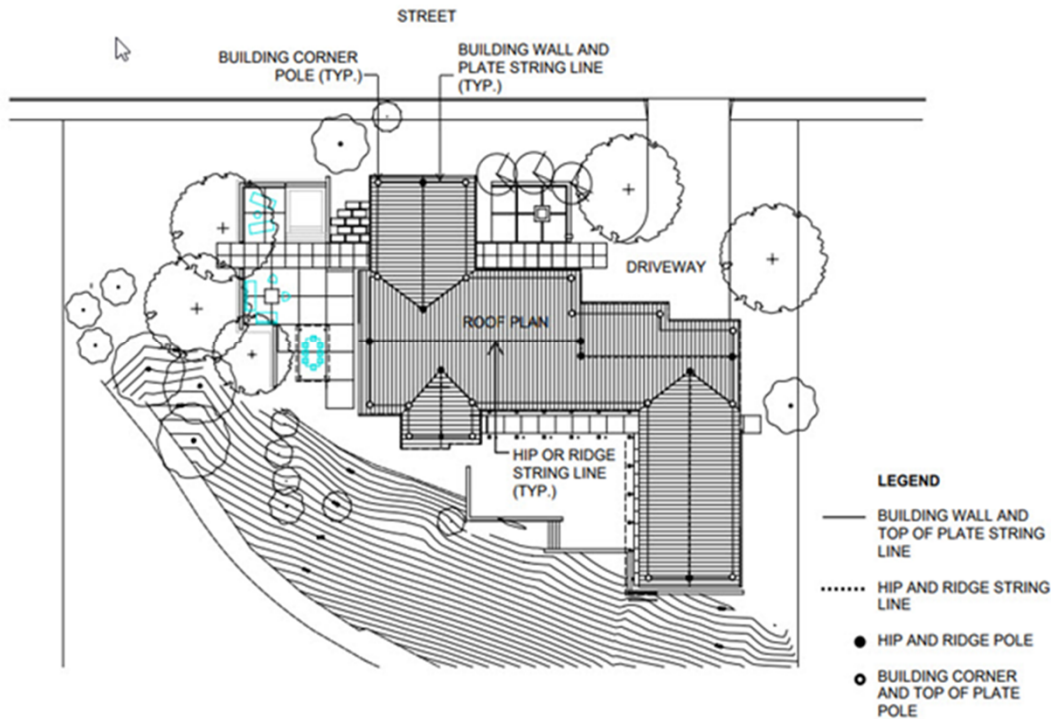


Chapter 11.5.10 (Story Pole and Site Marking Requirements, *continued*)

- Chapter 11.5.10 (Story Pole and Site Marking Requirements, *continued*)
(See Pages 11.5-63 - 65)
 - Establishes procedures that include:
 - Requirement for a Story Pole Plan
 - Hearing will not be scheduled until story poles are in place
 - Identifies construction requirements
 - Requires installation by a licensed contractor
 - Requires certification as to accuracy of story pole installation
 - Establishes time frame for removal

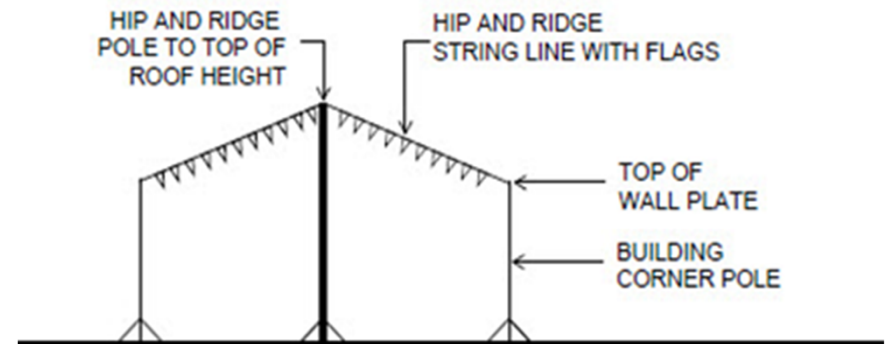
■ Chapter 11.5.10 (Story Pole and Site Marking Requirements, *continued*) (See Pages 11.5-63 - 65)

Figure 11.5.10-1 (Story Poles – Plan View)



STORY POLES - PLAN VIEW

Figure 11.5.10-1 (Story Poles – Elevation View)





Chapter 11.5.11 (Trails)

■ Chapter 11.5.11 (Trails) (See Page 11.5-66)

- **New.** Implements General Plan LUE Policy 1.3.3, which requires land use proposals involving trails to comply with the Trails Master Plan.
- Codifies the requirements of the City's Trails Master Plan for all projects that are determined to be "trails-affected," which requires review as provided for in Appendix 7 of the Trails Master Plan.
- "Trails-Affected" defined in Part 8 as: *A project or project-related property that is part of, on or adjacent to a trail, staging area, trailhead, entryway, proposed trail, or dedicated but unused trail as specified in the City's Trails Master Plan, as adopted by the City Council and which may be amended from time to time.*



Chapter 11.5.12 (Trip Reduction & Travel Demand Management)

- Chapter 11.5.12 (Trip Reduction and Travel Demand Management)
(See Pages 11.5-67 - 70)
 - Existing.
 - No substantive changes.



*Questions, Comments, and
Discussion*