



City of La Cañada Flintridge

Planning Commission Special Meeting

June 3, 2021

COMPREHENSIVE ZONING CODE UPDATE



Today's Topic

TODAY'S TOPIC:

Part 11.8, Chapter 11.8.01 (Definitions)

- Section 11.8.01.001 ("A" Definitions) through Section 11.8.01.026 ("Z" Definitions)



General Approach & Organization

GENERAL APPROACH AND ORGANIZATION:

- Many terms that were referenced in the existing Zoning Code but were not defined have now been defined. This provides both clarification and consistency in interpretation.
- Figures have been added to many existing and new definitions.
- All land uses in the Land Use Permit Table for All Zones (Table 11.3.02-1) have definitions—land use definitions are distinguished from other definitions by the phrase (land use) behind the term. While land use definitions do not include standards, they are specific enough to provide direction regarding appropriate operations.
- Definitions that are not referenced in the Zoning Code have been deleted.



Future Considerations

FUTURE CONSIDERATIONS:

- NOTE: Chapter 11.8.01 (Definitions) will be updated to reflect applicable changes to other chapters. In particular, definitions for the following topics will be considered at a later date:
 - Accessory dwelling unit (ADUs)
 - Adult businesses
 - Legal non-conforming (building/structure, parcel, and use)
 - Signs (and anything related)
 - Short-term vacation rental
 - Proposed definition of “Story” and associated figure
 - Anything related to wireless communication facilities



“Structure, New”

“STRUCTURE, NEW” (see Page 11.8-48):

- Definition has been significantly revised to address a proposed policy change (workshopped with the Planning Commission on 11/22/16)
- Instead of a structure being considered “new” when 30% or more of it is demolished (the “30% rule”), it has been changed to 50%. However, it is now not limited to demolition; it also includes:
 - Demolition of more than 50% of floor area;
 - Demolition of more than 50% of existing walls, including doors and windows;
 - Expansion of an existing structure, where the square footage of the addition is more than 50% of the floor area;
 - Alteration or removal of more than 50% of solid roofed area, including changing the roof type, pitch, and construction involving framing one roof on top of another (but not including replacing roofing materials);
 - *Cumulative* expansion, alteration, and removal of more than 50% within any 5-year period



*Questions, Comments, and
Discussion*