

CITY OF **LACañADA FLINTRIDGE**

**Annual Progress Report
on the Implementation
of the General Plan**

Reporting Period:
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Chapter 1 - Introduction

Government Code Section 65400 mandates that General Law cities submit an *Annual Progress Report* (APR) on the status of the General Plan, and the progress of its implementation, to the Governor's Office of Planning and Research (OPR) and the California Department of Housing and Community Development (HCD) by April 1 of each year. The Annual Progress Report (APR) must be presented to the City Council for their review and acceptance before being submitted to the State. The purpose of the report is to provide information for the City Council to assess how the General Plan was implemented during the last calendar year (2023) and, more specifically, explain how land use decisions have related to adopted goals, policies, and implementation measures of the General Plan. The APR is also intended to provide enough information to identify necessary "course adjustments" or modifications to the General Plan and means to improve implementation.

California State law requires each city and county to adopt a comprehensive, long-term general plan to guide the physical development of the incorporated city and any land outside of the city boundaries that bears a relationship to its planning activities. A General Plan is the foundation for local land use planning and provides a vision for a jurisdiction's foreseeable planning period. The general plan translates the community's long-range vision into goals, objectives, and policies for the future distribution of land uses, both public and private. In essence, a city's General Plan serves as the blueprint for future growth and development. As a blueprint for the future, the plan must contain policies and programs designed to provide decision makers with a solid basis for land use related decisions. The General Plan is the official statement of policies governing all city council, advisory committee, and administrative decisions regarding zoning, subdivisions, and public improvements.

State law requires that the City's General Plan contain seven elements: Land Use, Circulation, Housing, Safety, Noise, Conservation, and Open Space. State law also allows the City to adopt any additional elements that the City deems necessary. The City of La Cañada Flintridge has adopted a General Plan to provide for comprehensive, long-range policy guidelines for future development which incorporates the following elements: Land Use, Open Space and Recreation, Conservation, Safety, Circulation, Noise, Air Quality, and Housing.

The City adopted its current General Plan in January 2013. This was the first comprehensive update of the General Plan since the original plan was adopted in 1980. Given the large number of new policies and programs coupled with the limited resources that are available to the City annually, every action and program cannot be funded simultaneously. Effective implementation of the General Plan will require a periodic process by the City Council to prioritize funding for specific actions and programs each year over the life of the General Plan. This year, the report addresses the major accomplishments that have been completed since adoption and the implementation measures that are currently underway. Future annual reports will progressively look at an expanded list of implementation measures and accomplishments.

Chapter 2 - Implementation of the General Plan

This chapter discusses the implementation of all adopted elements of the General Plan, with the exception of the Housing Element, which is discussed in Chapter 3.

1. Land Use Element

The Land Use Element of the General Plan functions as a guide to policy makers, decision makers, the general public, and planners in La Cañada Flintridge regarding the desired pattern of development through the 2030 planning period. It has the broadest scope of the General Plan elements, as it plays a central role in correlating all land use issues into a set of coherent development policies that relate directly to the other elements.

The primary function of the Land Use Element is to describe the Land Use Plan for La Cañada Flintridge (Plan), which includes the Land Use Policy Map; associated land use designations; and goals, objectives, and policies. The Plan establishes the policy foundation for land use decision making through the planning period to achieve the community's *Vision 2030*. The Land Use Element provides an overview of key planning terms and how they relate to the Plan; summarizes opportunities and issues for the planning period that influenced preparation of the Plan; and discusses implications of implementation of the Plan, including changes from the 1993 Land Use Element.

AMENDMENTS

Land Use Element Update: In September 2023, the City adopted an amendment to increase the density within the R-3 (Multifamily Residential) and Mixed Use Zones from 20-30 dwelling units per acre (du/ac) to 25-30 du/ac, implement a Housing Element Implementation Overlay Zone and amend maps to implement the 2021-2029 Housing Element.

PROGRESS TOWARDS MEETING THE GOALS OF THE LAND USE ELEMENT

Major projects that were submitted or being processed in 2023 include the following:

Zoning Code Update: The City has been working since adoption of the General Plan in 2013 to update the Zoning Code to implement the goals, objectives and policies of each of the General Plan elements. Eight Special Meetings to review the updated Zoning Code were held in 2021, but the effort was put on hold in 2022 to prioritize the Housing Element Update.

Rezone Program for Consistency with Housing Element: The 2021-2029 (6th Cycle) Housing Element Update was adopted by the City and certified by the State in 2023. The rezoning program was necessary to implement the adopted Housing Element, increase densities, to rezone sites to accommodate the City's Regional Housing Needs Assessment (RHNA) allocation and to reduce constraints on development associated with overly restriction development standards. The City Council approved two urgency ordinances at a Special Meeting on September 12, 2023 and adopted two regular ordinances on September 19, 2023 amending the Zoning Code and Downtown Village Specific Plan.

2. Open Space and Recreation Element

The Open Space and Recreation Element meets the requirements of the State-mandated Open Space Element as defined in Section 55302(e) of the Government Code. According to these requirements, an Open Space Element must contain policies concerned with managing all open space areas, including undeveloped lands and outdoor recreational areas. It must specifically identify open space that is left undeveloped for the preservation of natural resources, managed production of natural resources, protection of public health and safety, and lands for parks and recreation.

The Open Space and Recreation Element summarizes existing conditions regarding open space, parks and recreation facilities, and trails; describes guidelines for the preparation of an integrated parkland system; discusses implications and considerations for future parkland planning; and includes associated goals, objectives, and policies.

AMENDMENTS

There was no amendment of the Open Space and Recreation Element in 2023.

PROGRESS TOWARDS MEETING THE GOALS OF THE OPEN SPACE AND RECREATION ELEMENT

Projects that have begun design work, initiated or completed in 2023 include the following:

Foothill Boulevard Link Bikeway & Pedestrian Greenbelt Project: Provide protection and improve safety for bicyclists and pedestrians by providing a separated right-of-way for the exclusive use of a combined Class I bike path and walkway on the south side of Foothill Boulevard. The project provides traffic calming by reducing the overall street width, narrowing the through lanes, decreasing speeds through the use of center raised landscape medians and reducing the number of turning conflict points across bicycle and pedestrian routes. Construction of the Foothill Blvd. Link Bikeway & Pedestrian Greenbelt Project started in January 2022 and was substantially completed in November 2022. The landscape elements of the project were completed in May 2023. The Landscape Maintenance Period ended in September 2023 and a Notice of Completion will be prepared and filed with the County Recorder in Spring 2024.

Sister Cities Friendship Path (Alternate Entrance to the Descanso Trail): Design and construction of an alternate trail entrance with a slope of less than 8% grade, increasing the trail accessibility to Cherry Canyon for the general public and equestrian users. Since its opening in 2009, the trail entrance, with its 15% graded switchbacks, presents a challenge for novice hikers and the equestrian community who are required to dismount for safe passage. On May 28, 2022, a joint groundbreaking ceremony with City civic leaders and a delegation from our Sister City - Villanueva de la Cañada, Spain - was held, taking this long-awaited community desire one step closer to reality. Significant accomplishments towards achieving that goal transpired in 2023 including a grant award of \$400,000 to fund construction of the project with Los Angeles County Recreational and Open Space District Measure A funds. With grant funding secured, the City issued an award of contract and commenced construction in late November 2023. The project is scheduled to be completed and open to the public in the spring of 2024.

Gazebo at Olberz Park: The project consisted of installing a new gazebo and related site works at Olberz Park. Construction started on August 15, 2022 and the project was completed and opened for public use in April 2023.

Ongoing Tribal Consultation: California Native American Tribes: Government Code 65400(K) requires each city to report its progress in adopting or amending its general plan or local open-space element in compliance with its obligations to consult with California Native American tribes, and to identify and protect, preserve, and mitigate impacts to places, features, and objects described in Sections 5097.9 and 5097.993 of the Public Resources Code, pursuant to Chapter 905 of the Statutes of 2004. In 2023 there weren't any open space projects that required consultation. But to ensure compliance with its obligations to consult with Native American tribes, the City regularly notifies and/or consulted with the following tribes that are traditionally and culturally affiliated with the geographic area: Gabrieleño Band of Mission Indians – Kizh Nation, Gabrieleño/Tongva San Gabriel Band of Mission Indians, Gabrieleño/Tongva Nation, Gabrieleño/Tongva Indians of California Tribal Council, Gabrieleño/Tongva Tribe, Santa Rosa Band of Cahuilla Indians, Soboba Band of Luiseño Indians.

3. Conservation Element

The City of La Cañada Flintridge possesses many topographic and biological resources—such as trees, wildlife, and stunning mountain and valley views—which contribute to its unique character, beauty, and desirability as a place to live, work, and recreate. To maintain a healthy and vibrant community, natural resources, such as water and energy, must be preserved and used in a sustainable manner, and waste must be managed responsibly. In addition, cultural resources provide a link to a city's past and help shape its present-day character.

The purpose of the Conservation Element is to identify important natural and cultural resources in the City and region that are consumed or affected by the decisions and actions of those who live, work, and recreate in the City, and to provide policies and implementation programs to protect those resources and guide their utilization in a sustainable manner. The topics addressed in the Conservation Element include water, energy, and biological resources; topographic and visual resources; and cultural, historical, and paleontological resources.

AMENDMENTS

There was no amendment of the Conservation Element in 2023.

PROGRESS TOWARDS MEETING THE GOALS OF THE CONSERVATION ELEMENT

Programs and projects that have begun work, initiated or completed in 2023 include the following:

Water Efficient Landscape: The City continues to implement its Water Efficient Landscape Ordinance in accordance with Executive Order B-29-15. A total of six projects, with a combined area of 56,784 square feet of landscaping, were reviewed for water efficiency.

Climate Action Plan Update: A Request for Proposals (RFP) was issued in May 2022 to solicit proposals for completion of an update to the City's 2016 Climate Action Plan (CAP). The City Council approved a contract with Blue Strike Environmental to assist staff with updating the CAP and work began in September 2022. Staff continue to work with a subcommittee comprised of

members of the City Council, Jet Propulsion Laboratory (JPL), and the La Cañada Unified School District on the updated plan which will be presented to the City Council for future consideration. Blue Strike Environmental's project work has included data collection efforts, development of an Outreach & Engagement Plan, researching State, local, and international greenhouse gas reduction targets, and developing a Vulnerability Assessment to identify the City's exposure to the future impacts of climate change. Community workshops were held in May 2023 and a community survey was completed. A draft of the updated plan was available for public review and comments in October/November 2023. The CEQA compliance documentation is being posted in early January 2024 before the CAAP will be presented to the Planning Commission and City Council for adoption.

Renewable Energy Improvements: Due to the dissolution of the Home Energy Renovation Opportunity (HERO) Program, staff explored other energy efficiency programs for City residents. Staff presented to City Council the option of joining as an associate member in a Joint Exercise of Powers Authority, consenting to the inclusion of properties within the City's jurisdiction with the Golden State Finance Authority (GSFA) Program, which would be financed by Ygrene Energy. Doing so would allow for City residents to finance renewable energy improvements on their properties under the Property Assessed Clean Energy (PACE) Program. Unfortunately, staff was notified that the finance authority dissolved. Staff explored other possible programs for residents. In June 2023 City Council authorized the establishment of a partnership with the California Statewide Communities Development Authority (CSCDA) and approved Associate Membership in the Joint Powers Authority (JPA) to empower residents and businesses to make energy-efficient upgrades. Operating for the past fourteen years, the CSCDA PACE program provides financing for residential and commercial property owners to overcome the strain of up-front payments to implement renewable energy upgrades. Property owners can repay their improvement fees over a period of five to twenty-five years through annual property assessments, offering flexibility and affordability. The program involves no taxpayer dollars or staff obligation.

Residential Solar (Photovoltaic): Staff continues to expedite the streamlined permitting process for small residential rooftop solar energy systems, with 231 residential solar permits being issued in 2023.

EV Charging: No public electric vehicle charging stations were installed in 2023. The City continued to manage and operate the existing electric vehicle charging stations accessible to the public: one dual-port station at Caltrans Park and Ride lot and five single port stations (Mayors' Discovery Park, Winery Channel Trailhead parking lot, Foothill Boulevard west of Commonwealth, west side of the City Hall public parking lot, and Lanterman Auditorium parking lot). A total of 17 electric vehicle charging stations were approved to be installed in single-family residences.

Community Choice Aggregation: The City Council authorized the implementation of a Community Choice Aggregation (CCA) program and approved the City's membership in Clean Power Alliance (CPA). The result could be an estimated reduction of greenhouse gas emissions up to 123 million pounds per year for the city, depending on the default rate selected.

Historic Preservation Ordinance, Registry and Mills Act: The City did not process any new Mills Act Contracts in 2023.

5. Safety Element

The safety of a community is a key component of its quality of life. Protection of its citizens, visitors, structures, infrastructure, and public facilities from natural and human-made hazards is an important function of local government. The purpose of the Safety Element of the General Plan is to identify natural and human-made hazards in or near the City that pose potential danger to the safety and welfare of the community, and to establish goals, objectives, and policies to reduce risk to life and property from these hazards.

The Safety Element addresses seismic and other geologic hazards, flooding and other hydrologic hazards, fires and fire-related hazards, hazardous material and sites, crime, and emergency preparedness. Hazardous incidents most likely to occur in La Cañada Flintridge include earthquakes, landslides, wildfire, hazardous material spills on the Interstate (I) 210 Freeway, and storm-related incidents such as debris and mud flows. Summaries of pertinent technical information regarding each of these topics are provided in the Safety Element for general information and to provide a context for the goals, objectives, and policies.

AMENDMENTS

No amendment to the Safety Element occurred in 2023.

PROGRESS TOWARDS MEETING THE GOALS OF THE SAFETY ELEMENT

The City of La Cañada Flintridge Local Hazard Mitigation Plan (LHMP) includes resources and information to assist La Cañada Flintridge residents, public and private sector organizations, and others interested in participating in planning for natural and manmade hazards. The LHMP provides a list of activities that may assist in reducing risk and preventing loss from future disastrous events. The action items address multi-hazard issues, as well as specific activities for earthquakes, floods, windstorms, landslides, wildfires, and manmade hazard. In 2021 and 2022, the City coordinated with other local agencies within Los Angeles County to identify and map evacuation areas and create evacuation routes utilizing genasys Protect software. The software is a Community Evacuation Interface that provides a source for first-order evacuation updates and preparation resources.

A stakeholder meeting as well as a public meeting before the Public Safety Commission were held in order to solicit public input on updating the Plan. Additional stakeholder meetings will be held in 2024.

City Emergency Coordinator: In 2018, the City created a part-time Emergency Coordinator position to coordinate and maintain the City's emergency response and preparedness efforts, including updating the City's emergency response and hazard mitigation plans to maintain compliance with State and local requirements. In 2020, the position was elevated to full-time and in 2023, this work continued with an emphasis on the City's response to Covid-19 and emergency preparedness.

7. Circulation Element

The Circulation Element of La Cañada Flintridge's General Plan is intended to guide the development of the City's circulation system in a manner that is compatible with the Land Use Element. Due to the importance of a well-planned circulation system, the State has mandated the adoption of a citywide Circulation Element since 1955. The current State mandate for a Circulation Element is found in Government Code section 65302(b).

AMENDMENTS

There was no amendment of the Circulation Element in 2023.

PROGRESS TOWARDS MEETING THE GOALS OF THE CIRCULATION ELEMENT

The City has begun design work, initiated or completed construction of the following improvements to improve traffic on the current street system:

2023 City-wide Street Resurfacing Program: The ongoing project consists of variable depth cold milling of existing pavement; paving with asphalt rubber hot mix (ARHM) and conventional asphalt concrete; miscellaneous curb and gutter removal and replacement; ADA access ramps; installation of traffic striping, marking, raised pavement marker, traffic loops and curb addresses; and miscellaneous appurtenant work. Work was completed in July 2023 and a Notice of Completion recorded on July 28, 2023.

2023 Miscellaneous Concrete Repair: The ongoing project consists of removal and reconstruction of existing Portland cement concrete (PCC) curbs, gutters, sidewalks, driveways, and cross gutters; grinding uplifted sidewalk; restoration and/or installation of traffic/thermoplastic striping, legends, and markings, raised pavement markers, and curb addresses. Work was completed and a Notice of Completion recorded in June 2023.

Foothill Boulevard Link Bikeway & Pedestrian Greenbelt: Improve safety for bicyclists and pedestrians by providing a separated right-of-way for the exclusive use of a combined Class I bike path and walkway on the south side of Foothill Boulevard from west of Hillard Ave to east of La Cañada Plaza Road. The project provides traffic calming by reducing the overall street width, narrowing the travel lanes, decreasing speeds through the use of center raised landscape medians and reducing the number of turning conflict points across bicycle and pedestrian routes. Construction of the Foothill Blvd. Link Bikeway & Pedestrian Greenbelt Project started in January 2022 and was substantially completed in November 2022. The landscape elements of the project were completed in May 2023. The Landscape Maintenance Period ended in September 2023 and a Notice of Completion filed and recorded.

Foothill Boulevard Traffic Signal Improvements Project: Upgrade traffic signals at 4 intersections: Commonwealth Ave; Hillard Ave; Hampton Road and Gould Ave to improve safety to motorists and comply with ADA requirements. The project is fully funded with Federal funds through the Highway Safety Improvement Program – Cycle 9 Grant Program. The City Council awarded the construction contract at their meeting on March 15, 2022, after which a Notice to Proceed for the procurement of the long lead traffic equipment was issued to the contractor. Work was completed in January 2024 and a Notice of Completion recorded.

Citywide Pedestrian Crossing Upgrade (HSIP-Cycle 10): The project consists of installation of pedestrian crossing enhancements including Pedestrian Countdown Signal Heads and ADA Pedestrian Push Buttons along Foothill Boulevard at Alta Canyon Road, Castle Road, Lasheart Drive, La Canada Plaza Road, and Ocean View Boulevard; and along Verdugo Boulevard at La Tour Way and Descanso Drive. In addition, the project includes the installation of bulb-outs, ADA curb ramps, overhead flashing beacons, striping and signage at Foothill Blvd and Union Street. The City Council awarded a contract to Willdan Engineering for the preparation of Plans, Specifications and Estimates for the project at their meeting on February 8, 2022. The project was designed and was advertised for construction bids on June 23, 2023 and bids were opened on July 20, 2023. Two bids were received and both exceeded the budget allotted for the project. Staff recommended that the City Council reject the bids at their regular meeting of September 19, 2023. It is expected that the project will be put back out to bid in 2024.

Traffic Signal Upgrades at Various Locations: The project consists of the upgrade of the traffic signals at the following intersections: Foothill Boulevard at Verdugo Boulevard and La Canada Boulevard; Foothill Boulevard at Oakwood Avenue; and Verdugo Boulevard at Descanso Drive/Alta Canyon Road. On May 17, 2022, the City Council awarded a contract to IDS Group, Inc. to provide Professional Services for the Preparation of Plans, Specifications and Estimates (PS&E) and Construction Support for the project. A Notice to Proceed was issued to IDS Group, Inc. on June 16, 2022, and a kick-off meeting was held on June 30, 2022. The design phase continued into 2023 and is expected to be completed in 2024.

Knight Way Sinkhole Repair: The project consists of repairing depressions on Knight Way using a polymer/polyurethane injection per the Geotechnical Report dated August 21, 2021. The City Council awarded the contract at their meeting on September 20, 2022. The work started on December 19, 2022 and was completed on January 4, 2023. The restoration of the pavement, including excavation and backfilling the top 4 feet with slurry, began in July 2023 and was completed in July 2023.

8. Noise Element

The quality of life in a city can be affected by the level of noise experienced by those who live, work, and recreate there. The Noise Element of the City's General Plan is intended to identify noise-sensitive land uses and noise sources, define areas of noise impacts, and establish policies and programs to protect the community from excessive noise and to reduce negative impacts from those noise sources.

AMENDMENTS

There was no amendment of the Noise Element in 2023.

PROGRESS TOWARDS MEETING THE GOALS OF THE NOISE ELEMENT

The City has initiated or completed the following projects to implement the Noise Element:

I-210 Soundwall Improvements Project, Phase II: In 2020, City staff worked on the final design for the second phase of the sound wall project, which is approximately 1,220 feet in length and

located along eastbound I-210 west of the Alta Canyon Road overpass. By the end of 2020, the design plans were 95% complete and construction was scheduled to start in early 2021. However, Caltrans requested few documents related to right-of-way acquisition to be updated and the relocation of the power pole, in conflict with the alignment of the proposed, is no longer feasible because the property owner has recently constructed a new deck where the new pole was going to be placed. As a result, a new alignment of the wall was required, and staff coordinated with Caltrans and Metro on the new alignment. On September 21, 2021, the City Council awarded a contract to the Consultant for the design of the new alignment of the wall and design work began. Final Plans, Specifications and Estimates (PS&E) were completed in December 2022 and construction began in July 2023 and continues into 2024.

I-210 Soundwall Improvements Project, Phase III: Design and construction of three soundwall segments S311, S335, and S336 along eastbound and westbound I-210 from Alta Canyon UC to Meadow Grove Street POC. A Consultant was selected in March 2020 and worked through 2020 on the design of the project. Plans and specifications were completed in October 2021. The project was advertised for construction bids on October 21, 2021, and bids were opened on November 18, 2021. The City Council awarded the construction contract on December 21, 2021. Construction started on February 7, 2022 and was completed in 2023.

I-210 Soundwall Improvements Project, Phase IV: Design and construction of four soundwall segments: S298 from Waltonia Drive to Glenhaven Drive (north side of I-210); S300 from La Granada Way to Vista Place (north side of I-210); S318 from La Cañada Boulevard to Angeles Crest Highway (north side of I-210); and S326 from Commonwealth Avenue to Oakwood Avenue (north side of I-210). In June 2020, the City prepared and submitted a grant application under the SB-1 LPP Program. In December 2020, the California Transportation Commission approved \$5.5M in SB1-LPP funds, in addition to the available \$5.5M in State funds. On June 15, 2021, the City Council awarded a contract the preparation of the plans and specifications and design work began. Final Plans, Specifications and Estimates (PS&E) were completed in December 2022. Construction commenced in 2023 and continues into 2024.

7. Air Quality Element

The Air Quality Element is an optional element of the General Plan as authorized by Section 65303 of the Government Code. The overall goal of this element is for La Cañada Flintridge, as a city within the South Coast Air Basin (Basin), to assist other governmental agencies in the attainment of healthful air for La Cañada Flintridge and other Basin residents, including those sensitive to air pollution.

The intent of the Air Quality Element is to recognize and consider the relationship between land use, transportation, air quality, and other City policies in La Cañada Flintridge's planning efforts; to identify ways in which the City can reduce its emissions of air pollutants through various policies and programs; to assist the City and region to meet ambient air quality standards set by the U.S. Environmental Protection Agency (EPA) and the California Air Resources Board (ARB); and to reduce greenhouse gas (GHG) emissions.

AMENDMENTS

There was no amendment of the Air Quality Element in 2023.

PROGRESS TOWARDS MEETING THE GOALS OF THE AIR QUALITY ELEMENT

Climate Action Plan: The City Council adopted the Climate Action Plan (CAP) in June 2016. The CAP complements the Energy Action Plan that was prepared in 2013 and incorporates Greenhouse Gas Emissions inventories prepared in 2010 as part of the General Plan Update. The City continues to implement the policies contained within the CAP, to reduce greenhouse gas emissions (GHG), while maintaining or improving the quality of life for residents and reducing costs for individuals and businesses.

A Request for Proposals was issued in May 2022 to solicit proposals for completion of an update to the City's 2016 CAP. The City Council approved a contract with Blue Strike Environmental/EcoShift, to assist staff with updating the CAP and work began in September 2022. Staff continue to work with a subcommittee comprised of members of the City Council, Jet Propulsion Laboratory (JPL), and the La Cañada Unified School District on the updated plan which will be presented to the City Council for future consideration.

Climate Action Adaptability Plan (CAAP) – Consultant, Blue Strike Environmental was selected in 2022 to update the 2016 Climate Action plan. Since that time, Blue Strike Environmental's project work has included data collection efforts, development of an Outreach & Engagement Plan, researching State, local, and international greenhouse gas reduction targets, and developing a Vulnerability Assessment to identify the City's exposure to the future impacts of climate change. Community workshops were held in May 2023 and a community survey was completed. A draft of the updated plan has been provided to the public and public comments received. The CEQA compliance documentation was posted in early January 2024 before the CAAP is presented to the Planning Commission and City Council for adoption.

Community Choice Aggregation: The City Council authorized the implementation of a Community Choice Aggregation (CCA) program and approved the City's membership in Clean Power Alliance (CPA). The result could be an estimated reduction of greenhouse gas emissions up to 123 million pounds per year for the city, depending on the default rate selected.

Chapter 3 - Housing Element

The California State Legislature has identified the attainment of a decent home and suitable living environment for every Californian as the state's major housing goal. Recognizing the important role of local planning programs in pursuit of this goal, the state law requires each jurisdiction to periodically prepare a housing element as part of its comprehensive general plan. Section 65583 of the Government Code sets forth the specific components to be contained in a housing element. The Housing Element identifies strategies and programs that focus on:

- conserving and improving existing affordable housing,
- providing adequate housing sites,
- assisting in the development of affordable housing,
- removing governmental and other constraints to housing development, and
- promoting equal housing opportunities.

AMENDMENTS

The City's General Plan was adopted and updated in 2022 and 2023 when the City Council adopted the 6th Cycle Housing Element for the period of 2021 - 2029. To ensure all the City's planning documents complied with state law, amendments to the General Plan Land Use Element, Zoning Code and Downtown Village Specific Plan (DVSP), necessary to implement the adopted 2021-2029 Housing Element. The amendments were approved by the City Council on September 19, 2023. The documents were forwarded to the California Department of Housing and Community Development (HCD) for review. In November 2023, HCD provided the City with a letter that the Housing Element was substantially compliant. As a result, staff began working with Housing Planner consultant, Psomas, whom the City Council approved a contract with in November 2023, to work on the Housing Programs identified within the new Housing Element.

The last remaining sections of the City's Zoning Code that are not directly tied to the Housing Element are expected to be brought once again before the public for input and ultimately a recommendation from the Planning Commission and City Council approval by the April 2024.

1. Goals and Actions Taken to Implement the 2021-2029 Housing Element

HE Goal 1: HE Goal 1: Provide a wide variety of housing types, tenure, affordability levels, and adequate supply of housing to meet the existing and future needs of city residents.

Action Taken:

- a. *The City facilitates a range of residential development types in the City, including low density single-family homes, Urban Dwelling Units, Accessory Dwelling Units (ADU), moderate density apartments and condominiums, and mixed-use residential development, mixed use and senior housing development. The update of the Zoning Code to rezone parcels to accommodate the RHNA and allow for expanded residential uses occurred in September 2023, ensuring the above-referenced residential development types are provided for and ensure reasonable development standards were adopted for such uses.*
- b. *A Zoning Code Amendment was adopted in 2023 that significantly relaxed development standards for multifamily and mixed use development projects.*

- c. *An amendment of the Downtown Village Specific Plan was adopted in 2023 that significantly relaxed development standards for multifamily and mixed use development projects.*
- d. *An Ordinance amending Chapter 11.33 (Accessory Dwelling Units) of Chapter 11 (Zoning) of the City's Municipal Code amending the City's regulations and development standards for Accessory Dwelling Units (ADUs) was adopted in 2024 with the latest revisions to state law.*
- e. *One property on the Sites Inventory, zoned Mixed Use, was listed for sale within 2023. Staff met and worked with both the selling agent and provided information to multiple potential buyers on the revised development standards for mixed use intended to promote multifamily or mixed use development on the site.*

HE Goal 2: Maintain and enhance the quality of existing residential neighborhoods in the City.

Action Taken:

- a. *5 Code Enforcement actions were undertaken in 2023 to bring substandard units into compliance with the City's Property Maintenance Ordinance and other codes, and to ensure the maintenance of the overall condition of the City's residential neighborhoods.*
- b. *2023 was the second year in which the City's zip code, 91011, was included within the State's brace and bolt grant program. The opening date for applications was advertised during City Council meetings and on the City's social media.*

HE Goal 3: Facilitate and encourage the development of housing for lower- and moderate-income households and households with special needs, including seniors and persons with disabilities.

Action Taken:

- a. *Two applications for Reasonable Accommodation was submitted and approved in 2023.*
- b. *The City continues to support the development of Accessory Dwelling Units by integrating the Planning entitlement into the building permit application, reducing the time and cost associated with permitting an ADU.*

HE GOAL 4: Ensure that new housing is located and designed to be sensitive to the existing natural and built environment and to mitigate safety concerns.

Action Taken:

- a. *The City completed construction of Soundwalls on I-210 (Phase III) in 2023, and started on Soundwalls (Phase II and IV).*
- b. *The City has implemented a streamlined approval process for the approval of photovoltaic panels on single-family residences. In 2023, the City was awarded a \$40,000 grant by the California Energy Commission to integrate the SolarApp+ automated approval process for qualifying rooftop solar projects.*
- c. *The rezoning to implement the 2021-2029 Housing Element concreated increased density along the Foothill Boulevard corridor, the City's commercial corridor to promote the benefits of smart growth principles, including vehicle miles travelled.*

- d. *The City worked on a policy and procedures for implementing limited on-street parking to ensure evacuation routes and access for first responders is available during an emergency.*

HE GOAL 5: Promote equal housing opportunities for all persons in accordance with state and federal fair housing laws.

Action Taken:

- a. *The City provides information on its website, in both English and Spanish, on fair housing practices and contact information for the Housing Rights Center, which contracts with the County of Los Angeles to provide residents with free services including landlord-tenant counselling, outreach and education, litigation and advocacy, and discrimination complaint investigation.*
- b. *The City received no fair housing complaints in 2023.*
- c. *Two Reasonable Accommodation requests were approved in 2023.*

2. Program Implementation Status

The City has a number of housing programs identified in the adopted 2021-2029 Housing Element. Some of these programs were implemented in previous Housing Elements and continue to be in effect and some are new programs (identified by an *asterisk). The status of all programs is listed herein:

PROGRAM 1 - Adequate Residential Sites*: The City of La Cañada Flintridge is primarily built out. Much of the City's land area is constrained by topographic and other environmental features. With limited opportunities for future residential development, the City will ensure that it maintains an inventory of residential sites to accommodate the City's total revised (6th cycle) final Regional Housing Needs Assessment (RHNA) allocation of 612 units, including 387 very low and low, 139 moderate, and 86 above moderate-income units.

Action Taken:

- a. *The City amended the Land Use Element to increase multifamily and mixed use density, redesignate some parcels and amend the Zoning Map to rezone the properties identified in the Sites Inventory to accommodate the RHNA. A total of 72 properties consisting of 30.5 total acres (including properties in the DVSP) allow residential development. Of the 72 total sites, 25 properties (19.14 acres) are appropriately zoned to allow by-right approval of lower income units at a density of 25-30 dwelling units per acre for a net potential of 483 units. For a lower income development, residential use must occupy at least 50% of the total floor area of a mixed-use project. Total FAR for both the residential and nonresidential portion of a mixed-use building shall not exceed 1.5.*

PROGRAM 2 - No Net Loss*: The City will ensure that it monitors its compliance with SB 166 (No Net Loss) and maintains an inventory of residential sites to accommodate the City's total 6th Cycle Regional Housing Needs Assessment of 612 units, including 252 very low, 135 low, 139 moderate, and 86 above moderate-income units.

Action Taken:

- a. *The City maintains an inventory of sites to accommodate the 6th Cycle RHNA. One site on the list was for sale within 2023. Staff worked and met with the seller's agent and several potential buyers to explain the new development standards for Mixed Use that encourage multifamily or mixed use development over purely commercial development of the site.*

PROGRAM 3 - Governmental Constraints to Housing Development*: The City will amend certain development standards to mitigate the identified constraints and ensure that the development standards are adequate to allow the achievement of the maximum density permitted to accommodate housing types that are affordable to households in all income categories, while preserving and revitalizing existing communities. The comprehensive Zoning Code update also proposes amendments to permitting processes to revise development review processes for residential uses, including changing the requirement for a CUP for residential uses in the MU zone to a ministerial permit. The update also proposes to add a separate use category for senior housing that would be allowed via a ministerial permit.

Action Taken:

- a. *In 2023, an amendment to the Zoning Code was adopted, revising and reducing development standards associated with setbacks, floor area ratio, open space, and parking.*
- b. *An amendment to the Zoning Code removed subjective design standards for multifamily and mixed-use developments.*
- c. *An amendment to the Zoning Code ensured that affordable housing projects are permitted with ministerial approval, and not a Conditional Use Permit.*
- d. *An amendment to the Zoning Code ensured that 100% residential projects are now permitted within the Mixed Use zone.*
- e. *The "rounding up" of density calculations, rather than rounding down, was codified.*

PROGRAM 4 - Downtown Village Specific Plan (DVSP) Amendment: Provide information on sites within the DVSP area and development incentives available through the City's density bonus ordinance in support of affordable housing and on available financial assistance through the City, county, and state. The City will also amend the DVSP designation to allow multi-family housing for all household types, not just senior multi-family housing, prior to adoption of the 2013-2014 Housing Element.

Action Taken:

- a. *The City amended the DVSP to rezone the properties identified in the Sites Inventory to accommodate the RHNA. Within the DVSP, there are 46 properties on the Sites Inventory consisting of 12.78 acres, which will be redesignated and rezoned to allow residential development with a net potential of 241 units. Of the 46 properties, 2 sites (1.7 acres) will be appropriately zoned to allow by-right approval of lower income units at a density of 25-30 dwelling units per acre, for a net potential of 43 units.*
- b. *An amendment to the DVSP removed subjective design standards for multifamily and mixed-use developments.*

- c. *An amendment to the DVSP ensured that affordable housing projects are permitted with ministerial approval, and not a Conditional Use Permit.*
- d. *An amendment to the DVSP ensured that 100% residential projects are now permitted within the mixed-use land use districts.*

PROGRAM 5 - Religious Institution Housing Overlay Zone*: Encouraging religious institutions to build housing on property owned by religious institutions (also known as congregational land) would provide sites that otherwise would not be available for affordable housing. Due to the built-out nature of La Cañada Flintridge, this is a valuable strategy to provide additional housing opportunities for lower income households. Adopting a religious institution housing overlay zone (RI-OZ) would enable churches to build or partner with others to build affordable housing by-right.

Action Taken:

- a. *An amendment of the Zoning Code and DVSP was adopted to implement a "Housing Element Implementation Overlay" Zone for parcels owned by religious institutions and included on the Sites Inventory. A density of 25-30 du/ac was permitted for religious sites and development standards were consistent with those adopted for the R-3 and Mixed Use zones.*

PROGRAM 6 - By-Right Approval for Projects with 20 Percent Affordable Units*: Pursuant to AB 1397 passed in 2017, the City will amend the Zoning Code to require by-right approval of housing development that includes 20 percent of the units as housing affordable to lower income households.

Action Taken:

- a. *An amendment of the Zoning Code and DVSP was adopted to allow affordable housing projects by-right (LCFMC § 11.36.150 Permitted Lower Income Housing) (<https://ecode360.com/43925773#43925773>)*

PROGRAM 7 - Lot Consolidation (Merger of Parcels): Allowing administrative processing of lot consolidation requests, providing assistance with site identification and entitlement processing.

Offer fee deferrals for affordable housing projects, work with property owners to facilitate lot consolidation and identify redevelopment potential.

Action Taken:

- a. *An amendment to Chapter 11.63 (Merger of Parcels) was adopted to create an administrative procedure to allow for voluntary merger of parcels by property owners (lot consolidation) instead of requiring Planning Commission approval. (<https://ecode360.com/43926861#43926861>)*

PROGRAM 8 – Accessory Dwelling Units (ADUs): Support the development of second units as a source of affordable housing for lower and extremely low-income persons and monitor annually to ensure adherence to codes and to assess rental rates. The City will develop and advertise programs that facilitate the development of a minimum of 15 ADUs/JADUs per year with immediate implementation. The City will develop a monitoring program to ensure the City is on

track to meeting the construction goals. The City will adopt an amnesty program to allow conversion of unpermitted, existing accessory structures that function as ADUs into accessory dwelling units without the double fee penalty for unpermitted construction, and a building plan check and fee reduction of 30% if the property owner guarantees the ADU would be rented to senior(s), extremely low income or low-income person(s), or persons with disabilities, provided that all other applicable Code requirements are met.

Action Taken:

- a. *A Zoning Code amendment to update the ADU provisions consistent with the latest changes in state law, and consistent with HCD's review of the City's 2022 ADU ordinance, was started in 2023 and adopted in January 2024. (<https://ecode360.com/43925419#43925419>)*
- b. *The City's Housing Element consultant started work on a City website dedicated to the development of ADUs, the necessary process and approvals required, a list of Frequently Asked Questions, and other informational material that can be posted or distributed throughout the community.*
- c. *The City's Housing Element consultant started work on identification of changes necessary to the online permitting software to allow for better tracking of the income levels associated with new ADUs.*

PROGRAM 9 - Code Enforcement (Community Preservation): The objective of the City's Code Enforcement Program is to ensure the safety of residents and prevent structures and properties from falling into substandard condition. Potential code violations are identified based on complaints reported to the City. When a Code Enforcement case is received for property or building maintenance issues, the property owner is provided information on the Residential Rehabilitation Program (RRP) to ensure those that may qualify for the program receive direct information on how to apply.

Action Taken:

- a. *A total of 5 building maintenance and 145 property maintenance actions were taken by Code Enforcement in 2023 to bring substandard units into compliance with the City's Property Maintenance Ordinance and other codes, and to ensure the maintenance of the overall condition of the City's residential neighborhoods.*

PROGRAM 10 - Residential Rehabilitation Programs: The Community Development Block Grant program provides assistance to lower/moderate income qualified households to rehabilitate their own properties. Improvements address lead/asbestos found in older homes as well as roofing, windows, electrical, plumbing, and painting needs. The City also has specialized assistance to help with connecting houses to the City sewer system. All monies are provided as outright grants. Other avenues of outreach the City will initiate are partnering with the school district, religious organizations and other organizations that provide services within the community to provide information on the availability of the CDBG program. The City will advertise the availability of the CDBG grant programs through email blasts, social media, cable television channel as well as handouts at City Hall, the Los Angeles County Library Branch located within the City and other public buildings and facilities. The City will also reach out to local organizations, institutions, and agencies (such as school districts, religious organizations, social and service organizations, non-profits, etc.) who have special needs populations and very low/low-income residents as members

or clients and will provide them with the information to share with their members/clients.

Action Taken:

- a. *The City funded one Residential Rehabilitation projects in FY 2022-2023 and has three applications for FY 23-24.*

PROGRAM 11 - Sewer Connection Grant Program: The City implemented a Sewer Connection Grant Program to assist lower and moderate-income households, especially extremely low-income households, with the costs of connecting single-family homes to the City's sewer system in the City's sewer districts. Consistent with state law (SB 1087), establish a written policy document to provide affordable housing with priority for water and sewer services. The City will conduct targeted advertising regarding the availability of the Sewer Connection Grant program to the lower and extremely low-income households, including seniors and persons with disabilities (including persons with developmental disabilities). The City will advertise the availability of the Sewer Connection Grant Program through brochures at the public counter, the Los Angeles County Library branch located within the city and at other public buildings and facilities; posting on the City's website; the City's newsletter (LCF Vista); email blasts; the City's government access channel; and other appropriate venues. The City will annually include an article on the Sewer Connection Grant program within the LCF Vista, a community newsletter prepared by the City and direct-mailed to every property within the city. The City will reach out to local organizations, institutions, and agencies (such as school districts, religious organizations, social and service organizations, non-profits, etc.) who have special needs populations and very low/low-income residents as members or clients and will provide them with the information to share with their members/clients.

Action Taken:

- a. *The City has no applications for Sewer Connection projects in FY 2022-2023.*
- b. *Permit holds have been placed on parcels within a Sewer District but not connected to the public sewer system. When a permit is applied for, staff advise the property owner of the Sewer Connection Grant Program.*

PROGRAM 12 - Condominium Conversion Ordinance: The City has had a condominium conversion ordinance since 1982. The ordinance has a number of tenant provisions such as priority of purchase, notice of hearing, relocation assistance, and adequate notice to vacate. In addition, the applicant must file a report indicating the impact of the condominium conversion upon the rental market in the community and the availability of adequate replacement units. Before approving a conversion, the Planning Commission must consider the effect of the proposed conversion on the City's low- and moderate-income housing supply. This ordinance is Chapter 11.64 of the Zoning Ordinance.

Action Taken:

- a. *There were no applications for condominium conversions received in 2023.*

PROGRAM 13 - Multi-Family Housing Acquisition and Rehabilitation: The City will identify apartments and duplexes in the community in need of substantial rehabilitation and will contact property and housing corporations regarding opportunities for acquisition and rehabilitation. Program will target assistance to units occupied by lower income households (especially extremely

low income senior households and persons with disabilities). The City is a member of the San Gabriel Valley Regional Housing Trust Fund (SGV RHTF) Joint Powers Authority.

Action Taken:

- a. *The City paid to participate in the SGV RHTF to help fund affordable housing projects in the San Gabriel Valley.*

PROGRAM 14 - Density Bonus: Density bonuses, together with the incentives and/or concessions, can result in a lower average cost of land per dwelling unit, thereby making the provision of affordable housing more feasible. A density bonus up to 35 percent over the otherwise maximum allowable residential density under the applicable zoning district is available to developers who provide affordable housing as part of their projects. Developers of affordable housing are also entitled to at least one concession or incentive.

Action Taken:

- A. *In 2023, there was one request for density bonus agreement, which is being processed.*

PROGRAM 15 - Special Needs Housing: Provision for Transitional housing, emergency shelters, supportive housing, or single-room occupancy units, which are housing options appropriate for special needs households and lower income households, including extremely low-income households, must be provided within the Zoning Code. As a part of the comprehensive update to the Zoning Code, the City proposes to amend the Reasonable Accommodation ordinance (2014) to simplify the approval process to better accommodate persons with disabilities.

Action Taken:

- a. *The City reviewed and approved two applications for Reasonable Accommodation in 2023.*

PROGRAM 16 - Senior and Workforce Housing: Facilitate and encourage the development of affordable housing for lower income households (including extremely low incomes, and housing for seniors and persons with disabilities, including developmental disabilities).

Action Taken:

- a. *The City continues to facilitate and encourage the development of affordable housing for lower income households including extremely low incomes, and housing for seniors and persons with disabilities, and developmental disabilities. City staff will continue to inform the development community of opportunity sites (such as the sites rezoned for high density multi-family use), development incentives, and financial assistance for development of workforce and senior housing.*
- b. *There was one application that included a 20% affordability component in late 2022, which is being processed.*

PROGRAM 17 - Mortgage Credit Certificate (MCC) and the Home Ownership Program (HOP): The Mortgage Credit Certificate (MCC) program is a federal program that allows qualified first-time homebuyers to take an annual credit against federal income taxes of up to 15 percent of the annual interest paid on the applicant's mortgage. This enables homebuyers to have more income available to qualify for a mortgage loan and make the monthly payments. The value of the MCC program has covenant restrictions to ensure the affordability of the participating home for a

period of 15 years. The Los Angeles County HOP provides zero-interest loans with no repayment due until the home is sold, transferred, or refinanced. The loan is secured by second trust deed and a promissory note. The home must be owner occupied for the 20-year life of the loan. The City will advertise the MCC program in the City's LCF Vista newsletter, on the City's website, through email blasts and social media, and on the City's government access channel, and provide brochures at the public counter and public buildings and facilities to interested homebuyers. (Expand advertising methods by October 2023; maintain advertising on an ongoing basis).

Action Taken:

- a. *The City advertises these programs on the City website and provides brochures at the public counter to interested homebuyers. In addition, the City will work with local realtors to make them aware of these programs.*

PROGRAM 18 - Home Ownership Program (HOP)*: The Los Angeles County HOP provides zero-interest loans with no repayment due until the home is sold, transferred, or refinanced. The loan is secured by second trust deed and a promissory note. The home must be owner occupied for the 20-year life of the loan. Advertise the programs in the City newsletter and website and provide brochures at the public counter to interested homebuyers and work with local realtors to make them aware of this program.

Action Taken:

- a. *No implementation actions have been taken thus far.*

PROGRAM 19 - Housing Choice Voucher Program: This is the HUD Section 8 voucher program that is administered by the Los Angeles County Community Development Commission (CDC). The Program extends rental subsidies to extremely low- and very low-income households who spend more than 30 percent of their gross income on housing. Promote program to extremely low-income households.

Action Taken:

- a. *This is an on-going program available to residents of the County, including the City of La Cañada Flintridge.*

PROGRAM 20 - Energy Use and Greenhouse Gas Emissions Reduction: The City's Climate Action Plan (CAP), which was adopted in 2016, is a long-range plan to reduce greenhouse gas emissions (GHGs) from City government operations and community activities in La Cañada Flintridge and prepare for the anticipated effects of climate change. The CAP also will help achieve multiple community goals that relate to housing, such as lowering energy costs, reducing air pollution, supporting local economic development, and improving public health and quality of life for persons of all socioeconomic sectors of the community.

Action Taken:

- a. *The City funded the CAP Update and work continued throughout 2023, with the draft CAAP being made available for public review in October/November 2023. Staff continues to work with a subcommittee comprised of members of the City Council, Jet Propulsion Laboratory (JPL), and the La Cañada Unified School District on the updated plan which will be presented to the City Council for future consideration.*

- b. *Renewable Energy Improvements: Due to the dissolution of the Home Energy Renovation Opportunity (HERO) Program, staff explored other energy efficiency programs for City residents. In June 2023 City Council authorized the establishment of a partnership with the California Statewide Communities Development Authority (CSCDA) and approved Associate Membership in the Joint Powers Authority (JPA) to empower residents and businesses to make energy-efficient upgrades. Operating for the past fourteen years, the CSCDA PACE program provides financing for residential and commercial property owners to overcome the strain of up-front payments to implement renewable energy upgrades. Property owners can repay their improvement fees over a period of five to twenty-five years through annual property assessments, offering flexibility and affordability. The program involves no taxpayer dollars or staff obligation.*
- c. *Residential Solar (Photovoltaic): Staff continues to expedite the streamlined permitting process for small residential rooftop solar energy systems, with 231 residential solar permits being issued in 2023.*
- d. *EV Charging: No public electric vehicle charging stations were installed in 2023. The City continued to manage and operate the existing electric vehicle charging stations accessible to the public: one dual-port station at Caltrans Park and Ride lot and five single port stations (Mayors' Discovery Park, Winery Channel Trailhead parking lot, Foothill Boulevard west of Commonwealth, west side of the City Hall public parking lot, and Lanterman Auditorium parking lot). A total of 17 electric vehicle charging stations were approved to be installed in single-family residences.*

PROGRAM 21 - Community Safety*: As identified in the recently updated and adopted Safety Element, there are several environmental hazards that could impact the health and safety of the community. The updated Safety Element identifies housing-related goals and policies that, when implemented, will reduce risks to persons and property. While the goals and policies are not duplicated here, the following program supports their implementation as it relates to the Housing Element. The City will update the Zoning Code to require all new residential development and redevelopment to incorporate fire safe design, including sufficient ingress/egress, evacuation routes, emergency vehicle access, defensible space, visible home addressing and signage, and fuel modification zones, in accordance with the updated Safety Element. The City will update the Zoning Code to prohibit the construction of ADUs and JADUs and the conversion of existing spaces to ADUs and JADUs in areas with only one point of ingress and egress, in accordance with the updated Safety Element.

Actions Taken:

- a. *The City has adopted the most recent LA County Building and Fire Codes, including actions designed to fire harden homes.*
- b. *Qualifying projects are reviewed and approved by LA County Fire Department and include Fuel Modification to mitigate against wildfires.*
- c. *The City's public safety, public works and community development staff are collaborating on a plan to implement limited on-street parking during red flag days, to ensure evacuation routes and access for first responders is available throughout the city.*

PROGRAM 22 - Removal of Racial Covenants*: In order to confirm its commitment to making housing available to people of all races and ethnicities, the City will provide homeowners with instructions detailing how to remove these types of restrictions from their property titles. Information will be provided via public bulletins at the planning counter, as well as on the City's website.

Actions Taken:

- a. A City website incorporating history, detailed instructions and links has been created regarding the removal of racial covenants. The Housing Consultant has designed information material to be distributed throughout the community and via the City's social media channels on the topic.*

PROGRAM 23 - Affirmatively Furthering Fair Housing*: To affirmatively further fair housing in accordance with AB 686, and adequately meet the housing needs of all segments of the community, the Housing Plan must promote housing opportunities for all people. The City will be engaged in a variety of the aforementioned activities and programs to achieve this.

Actions Taken:

- a. Rezoning to ensure adequate sites to accommodate the RHNA was completed in 2023 and the City's Housing Element certified by HCD.*
- b. The City monitored development on sites included on the Sites Inventory to ensure adequate sites remain to accommodate the RHNA.*
- c. Rezoning for R-3, Mixed Use and DVSP was completed to increase densities, allow by-right affordable housing development and to eliminate constraints, by reducing setbacks, parking, open space and FAR for zones and sites allowing multifamily and mixed use.*
- d. Rezoning to implement a Housing Element Implementation Overlay Zone was completed, allowing religious sites included within the Sites Inventory to develop residential housing.*
- e. Two Reasonable Accommodation applications were approved in 2023.*
- f. Detailed instructions for the Removal of Racial Covenants were posted on the City's website.*
- g. Rezoning to allow stand along residential developments on mixed use sites was completed.*
- h. Code Enforcement addressed 5 building maintenance and 114 property maintenance complaints.*
- i. One Residential Rehabilitation grant was completed.*

PROGRAM 24 - Mitigation for Housing in Proximity to Freeways*: The City's General Plan (2013) and General Plan Environmental Impact Report (EIR) acknowledged the potential for adverse air quality impacts on future residents should new residential development occur in the vicinity of the I-210 and SR-2 freeways. Specific goals, objectives and policies were included in both the Air Quality Element and the Land Use Element to avoid, reduce or mitigate those negative air quality impacts. The Mitigation Monitoring Program (MMP) in the EIR commits the City to review the

potential health risk associated with siting residences near existing pollutant sources, such as the I-210 and SR-2 freeways, and, if potential health impacts are identified, develop avoidance or minimization measures to ensure that the health risk be reduced to a level below South Coast Air Quality Management District (SCAQMD) thresholds for health risk. The City will require building design measures of new residential development that is in proximity to the I-210 and SR-2 freeways if it is determined that potential air quality health risks exist for future residents of those developments.

Actions Taken:

- a. An amendment to the Zoning Code was adopting standards for residential air quality (LCFMC § 11.36.140 <https://ecode360.com/43925766>)

3. Regional Housing Needs Allocation

In October 2021, the Draft Housing Element was submitted to the Department of Housing and Community Development (HCD) for review and comment. The City received comments on the draft element from HCD on December 3, 2021. Work on the revisions took place from February to October of 2022, when the City Council adopted a second version of the Housing Element, which was then submitted to HCD for review. The City received a response/comment letter from the HCD on December 6, 2022. HCD noted that certain limited clarifications were needed to ensure the Housing Element was in substantial compliance with state housing law. (The requested clarifications were incorporated and resubmitted in February 2023.)

**City of La Cañada Flintridge Regional Housing Needs Allocation (RHNA)
Overall Obligation for 2021-2029 Housing Element**

INCOME LEVEL	NUMBER OF UNITS	PERCENT
Very Low (50% or less of median)	252	41.1
Low (51% to 80% of median)	135	22.1
Moderate (80% to 120% of median)	139	22.7
Above Moderate (>120% of median)	86	14.1
TOTAL	612	100.0%

The following table provides a breakdown on permits issued for new construction for housing units (including ADUs) since October 16th, 2021, the start of the 6th RHNA cycle reporting period.

Year	Very Low	Low	Moderate	Above Moderate	Total Units
2021 ¹				8	8
2022				41	41
2023				47	47
2024					
2025					
2026					
2027					
2028					
2029					
TOTAL				96	96

The Annual Element Progress Report, as required by the State Housing and Community Development Department, is attached as Appendix 1.

¹ This reporting period started October 16, 2021.

Chapter 4 - General Plan Implementation Issues/Opportunities

Ten implementation issues/opportunities were identified with the adoption of the General Plan in 2013. The following chapter identifies the Implementation Issues identified within the General Plan and the actions taken to date to address such issues. Many implementation issues will be addressed in the comprehensive update to the Zoning Code expected in 2023. This program will include rezoning of various properties to be consistent with the Land Use Element map and land use regulations.

Implementation Issue 1: Provide additional housing opportunities for senior citizens who want to continue to live in the City but no longer choose to stay in their single-family homes especially for seniors and families who may desire other housing options that are smaller, closer to transit and local-serving uses within walking distance and/or may be more affordable than the typical house in La Cañada Flintridge.

Action Taken:

1. *The 6th Cycle Housing Element was adopted by City Council in October 2022 and revised in February 2023. The Housing Element was certified by HCD on November 17, 2023.*
2. *Rezoning in 2023 to implement the 2021-2029 6th Cycle Housing Element included increased density, reduction of development standards to remove constraints and allowing affordable housing by-right.*

Implementation Issue 2: Preserve the remaining undeveloped hillsides to the extent possible for their value as open space, to retain the scenic beauty they provide, and to protect the safety of persons and property as a result of potential future development.

Action Taken:

1. *The Land Use Policy Map was revised to redesignate a total of 70.25 acres of land from various residential land use designations to Open Space. Final rezoning of these properties will occur with adoption of a revised and updated Zoning Code expected in 2024.*

Implementation Issue 3: Protect existing single-family residential neighborhoods from intrusion of noise, traffic, and other impacts.

Action Taken:

1. *Goals, objectives, and policies were included in the Land Use Element to ensure that development is designed, constructed, and maintained to preserve the integrity of residential neighborhoods and to protect them from potential negative impacts of non-residential development. The City created a community noise ordinance to address nuisance issues in residential and non-residential areas. The Community Noise Ordinance was adopted in June 2016.*
2. *The most prevalent noise issue in the community is the one involving freeway noise. The City's General Plan contains policy direction to reduce impacts from roadway noise sources and to actively aid in the installation of noise barriers. The City paid for a Noise Barrier Scope Summary Report (NBSSR) to identify where freeway sound barrier walls should be placed and has further lobbied for and received money to construct initial sections of freeway sound*

walls. One phase was completed in 2023 and two additional phases are currently in process. see Noise Element discussion for more detail.

Implementation Issue 4: Preserve the City's animal keeping tradition and the ability of residents to own certain domestic and farm animals and fowl on their residentially used property, subject to specific conditions.

Action Taken:

1. A policy was included in the Land Use Element that supports the City's tradition of keeping horses and other animals on residentially zoned property. The City Council has previously indicated its intent for a full update in the future of the animal-keeping Chapter of the Zoning Code.

Implementation Issue 5: Continue to enhance and improve Foothill Boulevard.

Action Taken:

1. The Downtown Village Specific Plan (DVSP) was incorporated by reference into the Land Use Element.
2. The policy direction, recommendations, and identified Districts from the Foothill Boulevard Master Plan, which was completed in 1991, were incorporated into the Land Use Element. The Districts provide direction to enhance Foothill Boulevard by encouraging a variety of interesting places that are linked by a village character, emphasizing pedestrian and human scale, and multi-modal opportunities. The districts will be more formally addressed in the forthcoming Comprehensive Zoning Code update.
3. The Land Use Policy Map expanded the DVSP boundary in two places to reflect existing parking uses that are associated with development within the existing DVSP. At least one of those properties has already been rezoned at the request of the property owner and is now under development. Remaining properties may be addressed with an update to the DVSP.
4. The Land Use Policy Map redesignated certain property from the Park to the Mixed Use 1 designation to allow additional parking in the DVSP area. The City Council has indicated its desire to review the DVSP (originally adopted in 2000) for updates in the future.
5. Goals, objectives, and/or policies were included in the Land Use Element to promote and encourage pedestrian, transit, and bike-friendly development. These issues will be addressed in the forthcoming update of the Zoning Code that is expected in 2024.
6. The recommendations in the Link and West Gateway Corridor Improvement Recommendations (2004) were incorporated into the Land Use Element. They include a linear park, a multi-use pedestrian/bike parkway, a trail, and wayfinding and other signage. The City's Capital Improvement Program (CIP) addresses these projects. Construction of the Foothill Blvd. Link Bikeway & Pedestrian Greenbelt Project started in January 2022 and was completed in 2023.
7. There were concerns that the development standards in the Downtown Village Specific Plan (DVSP) were stifling economic development. In 2020, consultant Applied Development

Economics (ADE), completed an economic analysis of commercial properties in the Downtown Village Specific Plan (DVSP) area. The study provided a review of the mix of commercial, office, and service-oriented businesses in the Mixed Use 1 and 2 Districts of the DVSP. Also reviewed were the provisions that allow/prohibit these uses on the ground floor in these districts. Recommendations for potential changes to the land use table for the Specific Plan that furthers the goal of continued economic vitality in the area were made. In 2021, the City Council provided staff with guidance on how they envision improving the DVSP area to encourage more economic vitality and potential new housing options for the area. Amendment of the DVSP, an associated CEQA review, will likely occur after adoption of the Zoning Code Update.

Implementation Issue 6: Incorporate the principles and practices of sustainability into land use decisions and actions to: conserve energy, water, and other natural resources; manage the use of renewable and non-renewable resources in an efficient and responsible manner; preserve and improve the environment from the local to the global level; reduce pollution and greenhouse gas (GHG) emissions; reduce vehicle miles travelled; improve human health and safety; and strengthen the economy.

Action Taken:

- 1. The General Plan incorporated the DVSP (a pedestrian-oriented development area); various Mixed Use land use designations; supportive goals, objectives, and policies to promote walkable neighborhoods near local-serving commercial businesses, transit routes, parklands, and trails. These policies will be implemented in the forthcoming Zoning Code update as development standards/requirements. The City will be updating the DVSP at a future date.*
- 2. The goals, objectives, and/or policies in the Land Use Element include a variety of building and site design policies and principles, design guidelines, development standards, and/or City-sponsored demonstration projects to promote sustainable land use, design, and decision making. The City's Design Options Manual and Residential Design Guidelines will be referenced in the update to the Zoning Code.*
- 3. Certain properties have been redesignated to the Open Space land use designation to preserve and protect them. These properties will be rezoned in conjunction with the update to the Zoning Code expected in 2024.*
- 4. Strategies and detailed actions regarding "green" and sustainable building and development practices and techniques, and policies to reduce GHG emissions pursuant to AB 32 and in keeping with the spirit of SB 375 have been incorporated into various elements of the General Plan. The City Council adopted a Climate Action Plan in June 2016 and continued the process of updating the CAP in 2023. The City has also adopted Los Angeles County's 2014 Low Impact Development (LID) standards. The City will utilize the Los Angeles County LID regulations and review systems in conjunction with our current MOU for Building & Safety services to coordinate, expedite and unify review processes.*
- 5. The General Plan has directed that the public's safety be protected by evaluating land and environmental constraints prior to development and requiring that projects mitigate potential negative environmental and safety impacts. The City is currently undertaking a comprehensive update to its Local CEQA Guidelines.*

6. *The conservation of water supplies has become more important as the State continues to suffer from several years of drought conditions. The General Plan has established policies to promote water conservation. The City has instituted the State's Model Water Efficient Landscape Ordinance, Los Angeles County's Low Impact Development Ordinance, and is working with local water purveyors in their efforts to construct local water recycling facilities.*
7. *Policies in the General Plan encourage development of solar energy for commercial and residential uses. The City implemented a quick and very low-cost permit system for installation of PV solar panels.*

Implementation Issue 7: Preserve, improve, and expand the trail system to support recreational purposes and encourage non-vehicular circulation.

Action Taken:

1. *The City's Trails Master Plan was incorporated by reference into the General Plan. Goals, objectives, and/or policies have been included in the Land Use Element to ensure that the importance of trails is considered when new development is proposed. These policies will be translated into appropriate development standards within the Zoning Code update that is expected in 2024.*

Implementation Issue 8: Foster the preservation of landmark and historic properties in the City.

Action Taken:

1. *In 2020, an Historic Preservation Ordinance was officially adopted by the City Council and includes regulations amending the City's Mills Act requirements and removing them from Chapter 3.20 of Title 3 (Revenue and Finance), as well as establishing Mills Act Administrative Guidelines and formalizing and updating the Official Register of Historic Properties. Four Mills Act properties were processed through the Mills Act Program in 2022; however, none were approved in 2023.*

Implementation Issue 9: Encourage the development of childcare facilities, including infant and toddler care and pre- and after-school care, in the Commercial, Public, and Institutional use categories to serve the needs of La Cañada Flintridge families and workers.

Action Taken:

1. *The General Plan includes policies to reduce barriers to childcare services due to zoning regulations or expensive permit requirements. The comprehensive update of the Zoning Code will address this with regulations that allow these types of uses as permitted by right accessory uses to other appropriate principally permitted uses.*

Implementation Issue 10: Establish and implement land division practices and standards of residential character relating to residential subdivisions that preserve the City's predominantly single-family residential character.

Action Taken:

1. *The General Plan includes policies that address design of land divisions. The City will be incorporating subdivision design standards into the update of the Zoning Code and the update to the Subdivision Ordinance.*

Chapter 5 - Planning and Development Activities

The Zoning Code is the primary tool for administering the General Plan. The General Plan identified broad land use designations, while the Zoning Code identified parcel-specific use and development standards. As mandated by State law, the Zoning Code must be consistent with the General Plan. The following chapter provides information on code updates undertaken in 2022 and City priorities for code updates for 2022, major activities and projects undertaken in 2022 and regional/sub-regional coordination activities.

1. Zoning Code Amendments Adopted in 2023

Zoning Code map and/or text amendment that were processed by the City in calendar year 2023 are noted below:

- Zone Change (PLAN-2022-0004) – an Ordinance Amending Chapter 11.33 (Accessory Dwelling Units) of Title 11 (Zoning) to the La Cañada Flintridge Municipal Code.
- Zone Change (PLAN-2023-0002) – Ordinance amending various chapters of the Zoning Code to implement the 2021-2029 Housing Element

2. Zoning Code Amendment Priorities in 2023

Zoning Code Update: With the adoption of the General Plan in 2013, the City has been preparing an updated Zoning Code. The current structure is pre-1977 and the update is necessary not only for consistency with the General Plan but to ensure the code is compliant with current planning law. A goal is to also reorganize the code into a more logical and easier to understand structure and more user-friendly through use of graphics. (on hold in 2022 as Housing Element Update took priority)

3. Municipal Code Amendments Adopted in 2023

- Ordinance No. 510 – Repealing Prohibition of Pinball Machines
- Ordinance No. 511 – Regular Ordinance repealing and replacing Urgency ordinance regarding regulation of ADUs
- Ordinance No. 512 – Amending Various Sections of Title 2(administration and Personnel)
- Ordinance No. 513-U – Urgency Ordinance amending various section of Title 11 (Zoning) to implement the 2021-2029 Housing Element
- Ordinance No. 514-U – Urgency Ordinance amending various section of the Downtown Village Specific Plan to implement the 2021-2029 Housing Element
- Ordinance No. 515 – Regular Ordinance mending various section of Title 11 (Zoning) to implement the 2021-2029 Housing Element
- Ordinance No. 516 – Regular Ordinance Amending various section of the Downtown Village Specific Plan to implement the 2021-2029 Housing Element
- Ordinance No. 517 – Approval and execution of public contracts
- Ordinance No. 518 – Approving a Joint Powers Agreement for Clean Power Alliance

5. Other Major Activities Undertaken

Community Development Block Grant (CDBG) Program

The Los Angeles County Community Development Authority (LACDA) provided the City funding of \$58,450 for FY 2022-23. In recent years the City has concentrated on two programs; the Residential Rehabilitation Program and the Sewer Grant Program. The sewer districts have been in place for over five years and legal stimulus provides incentives to those who have not yet connected. Additionally, the City continues to provide those not yet connected with information about the City's Sewer Connection Grant Program. The City funded one Residential Rehabilitation projects and had no applications for the Sewer Connection projects in FY 2022-2023.

The Community Development Block Grant (CDBG) program is designed to provide grant funding to the community, as well as enable qualifying residents to preserve their properties. The City had two continuing programs in 2023: the Residential Rehabilitation Program and the Sewer Connection Program. The CDBG Program completed one Residential Rehabilitation and no Sewer Connection grants in 2023. Willdan Engineering took over the administrative consultant duties for the program from LDM in 2023. Though creative and diligent in their efforts to attempt to enable a solar project last fiscal year under the Residential Rehabilitation Program, the consultant was counseled by Los Angeles County Development Authority (LACDA) staff to continue the project to the current fiscal year. No other jurisdiction that utilizes CDBG funding in the region have completed such a project due to the complex nature and difficulty navigating the process through private solar companies that are often unwilling to alter their procedures to comply with City, County, and Federal grant funding requirements. In the end, the solar project has been determined to not be feasible and the project scope has changed to a roof replacement instead. Over the last two fiscal years, due to a small pool of city residents still remaining to hook up to the City sewer system, as well as their inability to income qualify due to sufficient incomes, no new applications have been received. This continues to be the case despite information about the Sewer Connection program being provided to those residents that are still not in compliance. Given this, staff is recommending, based on advice from LACDA, that the Sewer Connection program be discontinued beginning in Fiscal Year 2024-25 and all CDBG funding be obligated to the Residential Rehabilitation program. However, as the Sewer Connection program is identified within the Housing Element as a program that needs to be continued, future grants will be financed from general funds and included within the Community Development Department budget.

It should be noted that the funding allocation available by the LACDA to the City each year is still contingent upon the Federal Government's allocation process to Los Angeles County. Along with the preparation of annual program contracts and supporting documentation, staff manages contract staff, prepares quarterly reports on the program's status to comply with the LACDA's reporting requirements, and makes monthly funding requests for reimbursement of expended funds.

5. Regional/Sub-Regional Coordination

The following interagency and intergovernmental coordination efforts were undertaken in 2023 in collaboration with the San Gabriel Valley Council of Governments:

- SGV Regional Food Recovery Program
- Update of Vehicle Miles Traveled Modelling Tool

6. Discretionary Development Applications

The following table provides a 5-year synopsis of discretionary planning approvals processed by the Planning Division.

TOTAL PLANNING PERMITS	2019	2020	2021	2022	2023
Hillside Dev. Permits (PC)	8	6	13	21	12
Hillside Dev. Permits (Dir)	36	23	34	26	23
Variances	3	3	2	3	1
Setback Modifications (PC)	17	8	17	9	9
Floor Area Review	1	4	1	3	2
Large Garage Review	0	1	1	2	0
Telecom Permit	1	1	0	1	0
Conditional Use Permit	11	6	10	8	13
Lot Line Adjustments/Lot Mergers	4	3	2	2	2
Tentative Parcel Maps	1	0	0	0	0
Tentative Tract Maps	0	0	2	0	2
General Plan Amendments	0	1	0	1	1
Zone Changes	4	2	1	2	2
Overhead Utility Appeal	0	0	0	0	0
Second Floor Review (PC)	28	14	35	18	7
Second Floor Review (Dir)	9	4	8	7	7
Decorative Fences (Dir)	7	4	14	6	9
Tree Removal	22	39	35	27	47
Certificate of Compliance	2	1	3	1	0
TUP	4	4	2	1	1
Preliminary Reviews	0	5	11	9	1
Miscellaneous (Dir)	42	57	42	30	28
TOTAL	200	186	233	177	167

Appendix 1

Annual Housing Element Progress Report – HCD Forms