

CITY
OF **LA CAÑADA FLINTRIDGE**

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

Reporting Period:
Calendar Year 2020

Presented to the City Council:
March 16, 2021



City of La Cañada Flintridge
Department of Community Development
One Civic Center Drive
La Cañada Flintridge, CA 91011

Contents

Chapter 1 - Introduction	2
Chapter 2 - Implementation of the General Plan	3
1. Land Use Element	3
2. Open Space and Recreation Element	3
3. Conservation Element	5
4. Safety Element	6
5. Circulation Element	6
6. Noise Element	8
7. Air Quality Element	8
Chapter 3 - Housing Element	10
1. Goals and Actions Taken to Implement the Housing Element	10
2. Program Implementation Status	12
3. Regional Housing Needs Allocation	15
Chapter 4 - General Plan Implementation Issues/Opportunities	19
Chapter 5 - Planning and Development Activities	24
1. Zoning Code Amendments Adopted in 2020	24
2. Zoning Code Amendment Priorities in 2020	24
3. Municipal Code Amendments Adopted in 2020	25
4. Municipal Code Amendments Priorities in 2020	25
5. Other Major Activities Undertaken	25
6. Regional/Sub-Regional Coordination	25
7. Discretionary Development Applications	27
Appendix 1 – Annual Housing Element Progress Report	28

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 (2020) 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

There was no amendment of the Land Use Element in 2020.

PROGRESS TOWARDS MEETING THE GOALS OF THE LAND USE ELEMENT

Major projects that were submitted or being processed in 2020 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 the each of the General Plan elements. In early 2020, staff continued work with the planning consultants to ready the draft for presentation to the Planning Commission. Hearings were scheduled throughout the year but only three were held before the pandemic forced the closure of City Hall in March and halted in-person events. These meetings recommenced (virtually) in 2021.

Rezone Program for Consistency with Housing Element: The 2021-2029 (6th Cycle) Housing Element Update is being undertaken and it is recognized that a rezone program will be necessary to accommodate the City's Regional Housing Needs Assessment (RHNA) allocation.

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 2020.

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

Projects that have begun design work, initiated or completed in 2020 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 will provide 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. *Plans and Specifications were completed in June 2020 and the project was advertised for construction bids on July 30, 2020. Bids were publicly opened on September 17, 2020 and all bids received were over the project budget. Subsequently, the City Council rejected all bids on October 20, 2020. The project was re-advertised for construction bids on February 25, 2021 after minor changes made to the scope of work.*

Seco Trail: Adoption of a Mitigated Negative Declaration to legally permit, enhance, and expand an existing trail that has been created in an area designated as Cherry Canyon Open Space. The trail begins near the bottom (lowest elevation) of Owl Trail, approximately 0.2 miles west of the Hampstead Road trailhead, and terminates west of the Cherry Canyon Motorway. It is approximately 1,825 feet in length and has an average width of three feet. Plans were completed in 2019 and in 2020 the City pursued required environmental permits.

Sister Cities Friendship Trail (Alternate Entrance to the Descanso Trail): Design and construct an alternative trail entrance on the Descanso Trail. Project objective is to create a trail entrance with a slope of less than 8% grade, increasing the trail accessibility to Cherry Canyon for the general public and equestrian users. A Professional Services Request for Proposal (RFP) for the preparation of Environmental Documentation, Survey, Plans, Specifications and Estimates was issued on November 17, 2020. Proposals were received on December 17, 2020. The City Council approved award of contract at their February 16, 2021 City Council meeting.

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 2020.

PROGRESS TOWARDS MEETING THE GOALS OF THE CONSERVATION ELEMENT

Programs and projects that have begun design work, initiated or completed in 2020 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 17 projects with a combined area of 93,702 square feet of landscaping, were reviewed for water efficiency.

Home Energy Renovation Opportunity (HERO): The program was developed in 2010 and is available to Californians to obtain financing for energy-efficient, water-efficient, and renewable energy products to home and business owners. The financing provided by the HERO Program is repaid through annual property tax payments. The Program makes purchasing and installing the upgrades more affordable for homeowners. However, possibly due to the COVID-19 pandemic, no applications were processed in 2020 for the City’s residents.

Residential Solar (Photovoltaic): Building permits for 113 residential rooftop solar projects, totaling approximately 900 kWh, were approved in 2020.

EV Charging: Four electric vehicle charging stations were installed and available to the public and 22 were approved to be installed in single family residences.

Bicycle Racks: 20 bicycle racks were installed utilizing a \$50,000 grant from the South Coast Air Quality Management District.

Construction and Demolition: The City’s Construction and Demolition ordinance was revised and updated for compliance with applicable State laws.

Historic Preservation Ordinance and Registry: The City adopted an Historic Preservation Ordinance with revised Mills Act Program and Local Registry.

4. 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

There was no amendment of the Safety Element in 2020, but an RFP for consultant services was drafted and consultant was awarded a contract agreement by the City Council in December 2020. The Safety Element will be revised to address climate vulnerability and adaptation, flooding, and fire hazards.

PROGRESS TOWARDS MEETING THE GOALS OF THE SAFETY ELEMENT

The City of La Cañada Flintridge Local Hazards 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, wind storms, landslides, wildfires, and manmade hazards.

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. This work continued and in 2020 the position was elevated to full-time.

5. 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 2020.

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:

2020 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, adjustment to grade of manhole and valve cover; installation of traffic striping, marking, raised pavement marker, traffic loops and curb address painting; and miscellaneous appurtenant work

2020 Miscellaneous Concrete Repair: The ongoing project consists of removal and reconstruction of existing Portland cement concrete (PCC) curb, gutter, sidewalk, driveway, cross gutter, spandrel and asphalt concrete pavement, base material, native soil, and other material; grinding uplifted sidewalk; restoration of landscaping and irrigation system; restoration and/or installation of traffic/thermoplastic striping, legend, and marking, raised pavement marker, and curb address painting.

Foothill Boulevard Link Bikeway & Pedestrian Greenbelt: 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 will provide 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. Plans and Specifications were completed in June 2020 and the project was advertised for construction bids on July 30, 2020. Bids were publicly opened on September 17, 2020 and all bids received were over the project budget. Subsequently, the City Council rejected all bids on October 20, 2020. The project was re-advertised for construction bids on February 25, 2021 after minor changes made to the scope of work.

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. In 2020, a RFP was issued and the Consultant was selected in May 2020. The design of the project began in 2020 and continues. Anticipated schedule: complete environmental, design - Spring 2021; receive Caltrans approval to proceed to construction - Summer 2021; begin construction - Fall 2021; complete construction - early 2022.

Descanso Drive Resurfacing Project: Reconstruct and resurface Descanso Drive from Chevy Chase Drive to Verdugo Boulevard, including construction of a new sidewalk from Verdugo Boulevard to Descanso Gardens, upgrade of traffic signals and pedestrian flashing signal. In 2020, the City has executed a funding agreement with the Los Angeles County Department of Public Works for \$350,000, which is half of the project cost, and work begins. Design work began and expected to be completed in March 2021.

Vehicles Miles Travelled (VMT) Threshold of Significance: Based on guidance provided through an implementation process led by the San Gabriel Valley Council of Governments, staff prepared new CEQA transportation impact thresholds that were adopted in July 2020. The development of the VMT thresholds analyzed existing traffic conditions in the region to arrive at a baseline

standard from which to determine significance thresholds for future land use and transportation projects.

6. 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 2020.

PROGRESS TOWARDS MEETING THE GOALS OF THE NOISE ELEMENT

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

I-210 Soundwall Improvements Project, Phase II: In 2020, City staff continued work 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 the year, 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 will be required and staff is currently coordinating with Caltrans and Metro on the new alignment.

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. Anticipated schedule: complete environmental, design, and right of way acquisition - Spring 2021; receive Caltrans approval to proceed to construction - Summer 2021; begin construction - Fall 2021; complete construction - early 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 has approved \$5.5M in SB1-LPP funds at its December 2, 2020 meeting, in addition to the available \$5.5M in State funds. The project is now totally funded and the RFP for professional services for the design and environmental review will be issued early 2021.

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 2020.

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.

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

There was no amendment of the Housing Element in 2020, but an RFP for consultant services for the 2021-2029 (6th Cycle) Housing Element Update was drafted and a consultant was awarded a contract agreement by the City Council in December 2020.

1. Goals and Actions Taken to Implement the Housing Element

HE Goal 1: Facilitate the provision of a variety of types 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, Accessory Dwelling Units (ADU), moderate density apartments and condominiums, and mixed use residential development, mixed use and senior housing development through the implementation of the existing Zoning Code. The update of the Zoning Code, being undertaken at the current time, will ensure the above-referenced residential development types are provided for and ensure reasonable development standards are adopted for such uses.
- b. The City proposed amendments to ADU ordinance in 2019 to comply with the provisions of Assembly Bill (AB) 68, AB 881, AB 587, AB 671, and Senate Bill (SB) 13. City Council approved the new ADU Ordinance in June 2020.

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

Action Taken:

- a. 317 Code Enforcement actions were undertaken in 2020 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. The City has promoted the use of the Home Energy Renovation Opportunity (HERO) program, however, possibly due to the COVID-19 pandemic, no applications were processed in 2020 for the City's residents.

HE Goal 3: Address the housing needs of lower and moderate-income households and those households with special needs.

Action Taken:

- a. In 2020, one application was received for a mixed-use project containing a market-rate senior living facility, non-service hotel, and office uses at 600 Foothill Boulevard. The facility would include 47 senior housing units (age-restricted to seniors aged 55 years old and over). Staff began review of the project. An RFP for the environmental documentation was released in November and a consultant was selected in December. The project includes a General Plan Amendment and new zone in the Downtown Village Specific Plan that would allow for a higher density.
- b. The aforementioned project included an application for a 20% density bonus in accordance with state housing law and City Municipal Code.
- c. No application for Reasonable Accommodation was submitted in 2020.
- d. The City continues to address governmental constraints to the development and preservation of housing for lower income households and those with special needs during the preparation of the Zoning Code update.

HE GOAL 4: Ensure that housing is sensitive to the existing natural and built environment.

Action Taken:

- a. The City adopted a Community Noise ordinance to protect residential neighborhoods from excessive noise in 2016.
- b. The City has implemented a streamlined approval process for the approval of photovoltaic panels on single-family residences.
- c. In 2020, the City adopted by Reference the 2020 Edition of the Los Angeles County Building Code (Title 26), Electrical Code (Title 27), Plumbing Code (Title 28), Mechanical Code (Title 29), and Residential Code (Title 30).

HE GOAL 5: Promote equal housing opportunities for all persons in accordance with 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 2020.
- c. City Council adopted a Resolution Approving Participation in the 2020-21 Permanent Local Housing Allocation (PLHA) Program for Urban County Participating Cities and Authorized the Allocation of the City's Eligible Funds to the San Gabriel Valley Regional Housing Trust.

2. Program Implementation Status

The City has a number of housing programs identified in the Housing Element. These programs continue to be in effect. Their status is listed herein:

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 Regional Housing Needs Assessment (RHNA) of 343 units, including 92 very low, 57 low, 62 moderate, and 132 above moderate income units. The City anticipates revised (6th cycle) final RHNA allocation in 2021.

Action Taken: In February 2014, the City rezoned property from lower density residential and commercial to higher density residential to permit multi-family residential development by right without discretionary review at up to 30 dwelling units per acre. This property remains available for high density development in order to meet RHNA requirements.

In 2020, staff applied for or were awarded two grants to encourage the production of additional housing, including the following:

- A \$160,000 State SB 2 Planning grant. The grant is designed to fund projects that promote housing production and will be utilized for upgrades to the Connect LCF online permitting system, new computer hardware, upgrades to the GIS system, updating the Density Bonus Ordinance, creation of new Objective Design Standards for multifamily uses.
- A \$150,000 State Local Early Action Planning (LEAP) grant. The grant is designed to fund projects that promote housing production. It also aids cities in updating their planning documents and implementing processing improvements that will facilitate the acceleration of housing production. Staff's primary intent for applying for the LEAP Grant Program is to obtain funding for the preparation and adoption of an updated Housing Element which is required to be updated every eight (8) years.

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: In February 2014, the City amended those portions of the DVSP that allowed multi-family residential for seniors only to allow for all household types, not just seniors. It is also intended to amend the DVSP in the future to increase the multi-family density allowance.

Lot Consolidation: 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: The City recognizes that lot consolidation would be required for much of the development in the DVSP. There have been no requests at this time; however, the City is prepared to facilitate lot consolidation in the future, if requested and necessary.

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.

Action Taken: In 2019, the City proposed amendments to the ADU ordinance to ensure consistency with Assembly Bill (AB) 68, AB 881, AB 587, AB 671, and Senate Bill (SB) 13, with the goal of decreasing regulation, cost and the timeframe for approval of accessory units and limiting the restrictions on ADUs. The amendment included provisions for Junior ADUs, reduced development standards and eliminated parking requirements consistent with State law. Staff continued to process ADUs throughout 2020 and worked on handouts and fact sheets to inform the public about these new updates to the Zoning Code. Twelve building permits for ADU's were issued in 2020 and 21 additional ADU building permits submitted in 2020 are in plan check.

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.

Action Taken: A total of 415 Code Enforcement actions were undertaken in 2020 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.

Residential Rehabilitation and Sewer Connection Grant 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.

Action Taken: The City funded two Residential Rehabilitation projects in FY 2020.

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: There were no applications for condominium conversions received in 2020.

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).

Action Taken: No action was taken in 2020.

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: In February 2014, the City amended the Zoning Ordinance to provide the availability of density bonuses and other related incentives for providing affordable housing in the City. As mentioned, in 2020, there was one request for density bonus.

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.

Action Taken: The City incorporated changes to the Zoning Ordinance in February 2014 to address Transitional Housing, Supportive Housing, Emergency Shelters, Single Room Occupancies, and Reasonable Accommodation. These regulations will continue to be monitored to address their effectiveness in facilitating a range of housing options in the City.

In 2020, City Council adopted a Resolution Approving Participation in the San Gabriel Valley Council of Government's Homeless Prevention/Diversion Program Grant and Authorized the Allocation of the City's Eligible Funds to the City of Arcadia. The City is working in cooperation with the City of Arcadia on this effort.

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: 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. The City has not been approached in the past year to develop workforce housing. As mentioned, one request for market-rate Senior Housing was submitted in 2020.

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.

Action Taken: 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.

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.

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

Hillside Development Standards: The Hillside Development Standards provide development criteria and public review of single-family development in hillside areas and on lots with an average slope of 15 percent or greater to reduce environmental impacts such as drainage and slope stability, as well as aesthetic considerations, such as view impacts on surrounding properties.

Action Taken: The City continues to enforce the Hillside Development Standards on an on-going basis, with a total of 29 Hillside Development Permits submitted in 2020.

Green Task Force: The Green Task Force was convened to explore measures to promote energy conservation in the community, implement the Construction and Demolition Debris Management program, and CalSense by the Public Works Department.

Action Taken: The Green Task Force has identified a list of recommendations regarding outreach and education; amendments to the municipal code and City policy; demonstration projects; and funding.

Fair Housing Program: The City will continue to use the contract for fair housing services through the Los Angeles County Community Development Commission CDBG program. Fair housing services include outreach and education, tenant/landlord dispute resolution, and fair housing investigations. The role of the service provider (hired by the CDC) is to provide services to participating jurisdictions, agencies and the general public to further fair housing practices in the sale or rental of housing. La Cañada Flintridge continues to advertise the fair housing program through placement of fair housing services brochures at the public counter and the City's website. (On-going)

Action Taken: This is an on-going program. No complaints were received by the City in 2020.

3. Regional Housing Needs Allocation

The Southern California Association of Governments (SCAG) approved a new housing construction goals of 112 housing units during the 2014-2021 planning period (5th cycle) under its Regional Housing Needs Allocation (RHNA). Government Code Section 66583 requires this goal be reflected in the City's General Plan Housing Element. Based on the cumulative housing unit requirement provided for under AB 1233, the City's 2006-2014 (4th cycle) RHNA allocation is 235 housing units. The City had a total of 231 (with four constructed) housing units carried over from the 2008-2014 planning period (4th cycle); therefore, the City's total RHNA allocation is 343 units.

The 2013-2021 La Cañada Flintridge Housing Element was prepared in compliance with state law and covers the period of October 15, 2013 through October 15, 2021. The Housing Element was adopted by the City Council in February 2014 and certified by the State Department of Housing and Community Development (HCD) on March 5, 2014.

The number of housing units identified under the RHNA by income level, cycle and overall obligation is shown in the following tables:

**City of La Cañada Flintridge Share of the Regional Housing
Needs Allocation (RHNA) January 1, 2006 – December 13, 2013**

INCOME LEVEL	NUMBER OF UNITS	PERCENT
Very Low (50% or less of median)	62	26.4
Low (51% to 80% of median)	39	16.6
Moderate (80% to 120% of median)	42	17.9
Above Moderate (>120% of median)	92	39.1
TOTAL	235	100.0%

**City of La Cañada Flintridge Share of the Regional Housing
Needs Allocation (RHNA) January 1, 2014 – October 1, 2021**

INCOME LEVEL	NUMBER OF UNITS	PERCENT
Very Low (50% or less of median)	30	27.0
Low (51% to 80% of median)	18	16.5
Moderate (80% to 120% of median)	20	17.6
Above Moderate (>120% of median)	44	38.8
TOTAL	112	100.0%

**City of La Cañada Flintridge Regional Housing Needs Allocation (RHNA)
Overall Obligation for 2013-2021 Housing Element**

INCOME LEVEL	NUMBER OF UNITS	PERCENT
Very Low (50% or less of median)	92	26.8
Low (51% to 80% of median)	57	16.6
Moderate (80% to 120% of median)	62	18.1
Above Moderate (>120% of median)	132	38.5
TOTAL	343	100.0%

For the 2008-2014 Housing Element period, the City achieved a total of four units. Based on units constructed, the City had a remaining RHNA of 231 units (62 very low-income, 39 low-income, 42 moderate-income, and 88 above moderate-income units) for the 2008-2014 Housing Element period. This was added to the 2013-2021 allocation, resulting in the overall obligation shown above.

The following table provides a breakdown on new construction for housing units since January 2014, the start of the 5th RHNA cycle reporting period.

Year	Very Low	Low	Moderate	Above Moderate	Total Units
2014				9	9
2015				18	18
2016				15	15
2017				11	11
2018				20	20
2019				9	9
2020*				17	17
TOTAL				99	99

**net new units*

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

The City's General Plan Housing Element must be revised and updated every eight years. To adhere to this requirement, the updated Housing Element must be adopted by October 15, 2021. In addition, the General Plan Safety Element, which was adopted in 2013, must also be revised to address regulations that impact the climate. To ensure that these Elements are appropriately updated, in 2020, an RFP for consultant services was drafted and a consultant was awarded a contract agreement by the City Council in December.

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 currently in development. 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 Housing Element was adopted in February 2014 for the fifth housing element cycle. Much of the General Plan implementation that has occurred thus far has been to ensure that the Housing Element would be certified by the State Department of Housing and Community Development (HCD). *The Housing Element for La Cañada Flintridge was certified by HCD on March 5, 2014.*
2. A new Mixed Use land use designation was added to the General Plan, which applies to certain Commercial/Office and Medium Density Residential properties on Foothill Boulevard near the west end of the City and to property on Verdugo Boulevard located southeast of the I-210 and SR-2 interchange. *The rezoning of this property, including a new designation with development standards, was completed in February 2014.*
3. Approximately 2.4 acres of Commercial/Office and Medium Density Residential properties were redesignated to High Density Residential to implement the Housing Element in the area of Foothill Boulevard, Curran Street, and Union Street. *The City completed the action of rezoning this property to R-3 in February 2014 including updated standards for the zone and density bonus standards. Within this area, the City will consider incentives for lot consolidation by vacating the existing public streets to allow for an integrated development.*

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:

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 currently under development.*

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 and now three different soundwall projects 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:

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 update of the City's Zoning Code.*
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 currently in development.*
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. *Plans and Specifications were completed in mid 2020 and the project was advertised for construction bids on July 30, 2020. Bids were publicly opened in September; all bids received were over the project budget. Subsequently, the City Council rejected all bids and project was re-advertised for construction bids in early 2021.*
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.*

ADE studied the impacts e-commerce and the COVID-19 pandemic continue to have on retail in general, and specifically, the DVSP area. A joint study session of the City Council and Planning Commission is anticipated to take place at the beginning of 2021 to discuss potential changes to land use in the DVSP area. This will coincide well with the Zoning Code Update review that is currently underway.

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 that is currently under development.*

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. 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: 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 currently in development.*

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

Action Taken: In 2012 the City Council adopted an ordinance that authorizes the use of Mills Act contract. This ordinance was updated and amended in 2015. The Mills Act ordinance has resulted in 16 designations of historic structures in the past eight years. No additional Mills Act contracts have been approved since in 2017, as the City was in the process of integrating the Mills Act into the proposed Historic Preservation Ordinance in process since 2018. *In 2020, staff worked with consultant, Architectural Resources Group (ARG), to bring forth for City Council adoption, a new Historic Preservation Ordinance with revised Mills Act Program. The Ordinance was officially adopted by the City Council and includes regulations for Historic Preservation, 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.*

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: The General Plan includes policies to reduce barriers to child care 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: 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 2020 and City priorities for code updates for 2020, major activities and projects undertaken in 2020 and regional/sub-regional coordination activities.

1. Zoning Code Amendments Adopted in 2020

Zoning Code map and/or text amendment that were processed by the City in calendar year 2020 are noted below:

- Urgency Ordinance and Regular Ordinance to Amend Municipal Code Sections 7.08.030, 7.08.040, 7.12.010, 7.16.010, 7.20.010, and 7.30.010, of the La Cañada Flintridge Municipal Code, Adopting by Reference the 2020 Edition of the Los Angeles County Building Code (Title 26), Electrical Code (Title 27), Plumbing Code (Title 28), Mechanical Code (Title 29), and Residential Code (Title 30).
- Ordinance amending Chapter 11.37 (Sign Regulations) of Title 11 (Zoning) of the La Cañada Flintridge Municipal Code regarding electronic service station signs.
- Ordinance to Repeal and Replace Urgency Ordinance 491-U, which Replaced Chapter 11.33 (Accessory Dwelling Units) of Title 11 (Zoning) of the La Cañada Flintridge Municipal Code.
- Ordinance Adding Chapter 11.90 (Historic Preservation) to Title 11 (Zoning) of the La Cañada Flintridge Municipal Code, to adopt regulations for historic preservation and amend the City's Mills Act requirements.

2. Zoning Code Amendment Priorities in 2020

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. (ongoing)

Historic Preservation Ordinance

The preservation, rehabilitation and maintenance of landmark and historic properties within the City is identified as a goal within the Conservation Element of the General Plan. The ordinance would ensure appropriate review of historical significance prior to the alteration or demolition of structures will safeguard the heritage of the City by protecting resources that reflect its cultural, historical and architectural legacy. (complete)

Subdivision Ordinance Update

The update Subdivision Ordinance is intended to replace the existing Subdivision Ordinance, which is the Los Angeles County Subdivision Ordinance (No. 4478) as adopted by reference by

the City if 1978 and subsequently amended. The General Plan Implementation Program includes updating the existing ordinance and amendments with a comprehensive and current ordinance for the subdivision of land. The new ordinance is intended to conform to the provisions of the City's General Plan, Hillside Ordinance, existing and updated Zoning Code, and be consistent with the California Subdivision Map Act. (forthcoming)

3. Municipal Code Amendments/Policies Adopted in 2020

- Vehicles Miles Travelled (VMT) Threshold of Significance was adopted.

4. Municipal Code Amendments Priorities in 2020

- The City Council reviewed, but did not adopt, an ordinance permitting Short Term Rentals.

5. Other Major Activities Undertaken

Community Development Block Grant (CDBG) Program

The Los Angeles County Community Development Authority (LACDA) provided the City funding of \$91,125 for FY 2020-21. 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 two Residential Rehabilitation projects in FY 2020, but the number of residents qualifying for the Sewer Connection grant program continues to decrease.

Sustainability

- The City, in conjunction with LA County with whom the City contracts for Building and Safety services, continue to implement AB 2188, which mandated an expedited, streamlined permitting process for small residential rooftop solar energy systems.
- The Home Energy Renovation Opportunity (HERO) was developed in 2010 by Renovate America (a company that provides financing solutions for homes and communities in the areas of energy and water in the United States). This opportunity is available to Californians to obtain financing for energy-efficient, water-efficient, and renewable energy products to home and business owners. The financing provided by the HERO Program is repaid through annual property tax payments. The Program makes purchasing and installing the upgrades more affordable for homeowners. No applications were processed in 2020 for the City's residents.

6. Regional/Sub-Regional Coordination

The following interagency and intergovernmental coordination efforts were undertaken in 2020 in collaboration with the San Gabriel Valley Council of Governments, Arroyo Verdugo Council of Governments, Southern California Association of Governments, and the Metropolitan Transportation agency:

- SB 375 Green House Gases – housing and transportation implementation (GP)
- AB 32 Green House Gases – policies and programs (GP related)
- Congestion Management Plan – policy/program change
- Regional Transportation Plan/Sustainable Communities Strategy Update
- Climate Action Plan

- Regional Housing Needs Allocation 6th cycle, Local Input and Methodology through the Southern California Association of Governments
- Vehicles Miles Travelled (VMT) Threshold of Significance
- Homeless Prevention/Diversion Program Grant
- Permanent Local Housing Allocation (PLHA) Program for Urban County Participating Cities

7. Discretionary Development Applications

The following table provides a 10-year synopsis of discretionary planning approvals processed by the Planning Department.

TOTAL PLANNING PERMITS	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020
Hillside Dev. Permits	8	19	21	18	19	14	24	18	8	6
Variances	3	3	11	5	10	7	8	5	3	3
Modifications (PC)	23	15	15	24	20	12	16	15	17	8
Floor Area Review	1	0	1	1	4	3	1	1	1	4
Large Garage Review	0	0	1	1	2	1	1	1	0	1
Telecom Permit	0	2	3	1	0	1	0	1	1	1
Conditional Use Permit	11	14	11	16	13	5	12	9	11	6
Lot Line Adjustments/Lot Mergers	0	5	5	4	6	4	5	8	4	3
Tentative Parcel Maps	0	0	0	0	1	1	0	0	1	0
Tentative Tract Maps	0	0	0	0	0	0	0	1	0	0
General Plan Amendments	0	1	2	0	0	1	0	2	0	1
Zone Changes	6	3	8	3	1	1	5	7	4	2
Overhead Utility Appeal	0	0	0	0	1	0	0	0	0	0
Second Floor Review	34	27	31	46	43	28	36	29	28	14
TOTAL	86	89	109	119	120	78	108	97	78	49

Director Reviews:	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020
HDP - Director	26	33	37	24	26	32	26	25	36	23
MISC - Director	30	47	42	44	51	48	54	34	42	57
Decorative Fences	12	7	10	6	11	22	9	7	7	4
Tree Removal Permits	43	56	44	24	22	23	40	38	22	39
Certificates of Compliance	11	9	3	10	10	11	14	8	2	1
Second Floor Review	7	11	6	7	11	28	6	5	9	4
DVSP/Temporary Use Permits	9	11	11	14	18	5	3	5	4	4
Preliminary Reviews	-	-	-	-	-	-	-	-	-	5
TOTAL:	138	174	153	129	149	169	152	122	122	137

Appendix 1 – Annual Housing Element Progress Report