

CITY  
OF **LA CAÑADA FLINTRIDGE**

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

Reporting Period:  
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Department of Community Development  
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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 (2021) 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 2021.

#### PROGRESS TOWARDS MEETING THE GOALS OF THE LAND USE ELEMENT

Major projects that were submitted or being processed in 2021 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. Eight Special Meetings to review the updated Zoning Code were held January through June 2021. The draft zoning code update is projected to reach council in early 2023 for formal review and adoption.

Rezone Program for Consistency with Housing Element: The 2021-2029 (6<sup>th</sup> 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 2021.

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

Projects that have begun design work, initiated or completed in 2021 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. The project was re-advertised for construction bids on February 25, 2021, and bids were opened on March 25, 2021. The City Council awarded the construction contract to the lowest bidder, Sequel Contractors, on May 4, 2021. A Notice to proceed for the procurement of long lead traffic items was issued to the Contractor on July 22, 2021. Due to COVID 19, the delivery of this material was delayed to the end of December 2021. (A notice to Proceed for construction was issued to the Contractor on January 3, 2022. Construction started on January 10, 2022, and it is expected to be completed by June 2022.)

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; in 2020 the City pursued required environmental permits and this continued in 2021.

Sister Cities Friendship Path (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. In 2021, the City accepted a conceptual plan for the proposed path and the environmental review concluded the project to be categorically exempt. (The project is scheduled for construction in summer and completed by the fall 2022.)

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 2021 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: Gabrieleno Band of Mission Indians – Kizh Nation, Gabrieleno/Tongva San Gabriel Band of Mission Indians, Gabrieleno/Tongva Nation, Gabrieleno/Tongva Indians of California Tribal Council, Gabrieleno/Tongva Tribe, Santa Rosa Band of Cahuilla Indians, Soboba Band of Luiseno 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 2021.

#### PROGRESS TOWARDS MEETING THE GOALS OF THE CONSERVATION ELEMENT

Programs and projects that have begun work, initiated or completed in 2021 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 9 projects with a combined area of 59,193 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 2021 for the City's residents.

Residential Solar (Photovoltaic): Building permits for 121 residential rooftop solar projects, totaling approximately 1,170 kWh, were approved in 2021.

EV Charging: No public electric vehicle charging stations were installed in 2021. 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 24 electric vehicle charging stations were approved to be installed in single-family residences.

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

Historic Preservation Ordinance, Registry and Mills Act: The City processed four Mills Act Contracts.

#### 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

In December 2020, the contract agreement was awarded for the Safety Element update. Two Safety Element public workshops were held with the Planning Commission in 2021. City Council is expected to adopt the Safety Element update in spring 2022.

#### 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.

Starting in 2021, the City was coordinating with other local agencies within Los Angeles County to identify and map evacuation areas and create evacuation routes utilizing ZoneHaven software. The software is a Community Evacuation Interface that provides a source for first-order evacuation updates and preparation resources.

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 2021, this work continued with an emphasis on the City's response to Covid-19 and emergency preparedness.

## 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 2021.

### 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:

2021 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. Plans and specifications were completed in November 2020. The project was advertised for construction bids on December 10, 2020, and bids were opened on January 7, 2021. The City Council awarded the construction contract to the lowest bidder on February 2, 2021. Construction started on March 16, 2021, and was completed on June 15, 2021.

2021 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. Plans and specifications were completed in January 2020. The project was advertised for construction bids on December 10, 2020, and bids were opened on January 7, 2021. The City Council awarded the construction contract to the lowest bidder on February 2, 2021. Construction started on March 16, 2021, and was completed on June 15, 2021.

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. The project was re-advertised for construction bids on February 25, 2021, and bids were opened on March 25, 2021. The City Council awarded the construction contract to the lowest bidder, Sequel Contractors, on May 4, 2021. A Notice to proceed for the procurement of long lead traffic items was issued to the Contractor on July 22, 2021. Due to COVID 19, the delivery of this material was delayed to the



end of December 2021. (A notice to Proceed for construction was issued to the Contractor on January 3, 2022. Construction started on January 10, 2022, and it is expected to be completed by June 2022.)

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, an RFP was issued, and the Consultant was selected in May 2020. Plans and specifications were completed in November 2021. (The project was advertised for construction bids on January 6, 2022, and bids were opened on February 3, 2022. The City Council will consider the award of the construction contract to the lowest bidder at their meeting on March 15, 2022. Construction is expected to start in April 2022 and to be completed in September 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 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 began. Plans and specifications were completed in August 2021 and the project was advertised for construction bids on September 23, 2021. Bids were opened on October 21, 2021. The City Council awarded the construction contract to the lowest bidder at their meeting on November 16, 2021. (Construction started on January 3, 2022, and work was substantially completed on February 28, 2022, except for the installation of the traffic signal, which is expected to be completed by end of April 2022.)

Community Center ADA Parking Lot Improvements: The project consists of reconstructing two parking stalls in front of the Community Center to meet ADA requirements and is funded with Community Development Block Grant funds. The City Council awarded the construction contract at their meeting on November 16, 2021. (Construction started on February 1, 2022 and was completed on February 22, 2022.)

Lanterman House Concrete Repairs: This project includes the repair of the exterior walkways, rear stairs, and handrail installation. The RFP was drafted in 2021. (The project was advertised for construction bids on March 3, 2022, and bids to be opened on March 24, 2022. It is expected that construction will start late April 2022 and be completed in June 2022.)

Gould Ave between Vineta Ave and Knight Way: This project consists of the construction of a new sidewalk on the east side of Gould Ave between Vineta Ave and Knight Way. The project was advertised for construction bids on May 27, 2021, and bids were opened on June 17, 2021. The City Council awarded the construction contract to the lowest bidder on June 24, 2021. Construction started on July 6, 2021 and was completed on September 15, 2021.

## 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 2021.

## 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 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 the new alignment of the wall and design work began. (It is expected that plans and specifications will be completed in Fall 2022 after which the project will be advertised for construction bids. Construction is expected to start in early 2023 and be completed in Fall 2023.)

I-210 Soundwall Improvements Project, Phase III: Design and construction of three soundwalls 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 to the lowest bidder on December 21, 2021. (Construction started on February 7, 2022, and it is expected to be completed in February 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. On June 15, 2021, the City Council awarded a contract to a Consultant for the preparation of the plans and specifications and design work began. (It is expected that the plans and specifications will be completed in Fall 2022, after which the project will be advertised for construction bids. It is expected that construction will start in early 2023 and be completed in Fall 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 2021.

#### 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.

In 2021, the City Council allocated a total of \$60,000 to complete a CAP update. A subcommittee was designated, and staff began work on an RFP for the update.

## 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

A Draft Housing Element was released for public review and comment on September 22, 2021. 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 numerous comments on the draft element from HCD on December 3, 2021.

#### 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, Urban Dwelling Units, 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 adopted an Urban Dwellings and Urban Lot Split (urgency) ordinance consistent with state law Senate Bill (SB) 9 in 2021.

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

Action Taken:

- a. 341 Code Enforcement actions were undertaken in 2021 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 2021 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). The project includes a General Plan Amendment and new zone in the Downtown Village Specific Plan that would allow for a higher density. Staff reviewed and processed the project in 2021. Planning Commission recommended approval, but the project was denied by City Council.
- 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 2021.
- 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.

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 2021.
- 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 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: 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 was awarded two grants to encourage the production of additional housing. In 2021, staff expended funds from the following:

- A \$160,000 State SB 2 Planning grant. The grant is being utilized for upgrades to the Connect LCF online permitting system, new computer hardware, and upgrades to the GIS system. Work is ongoing to update the Density Bonus Ordinance and create new Objective Design Standards for multifamily uses.
- A \$150,000 State Local Early Action Planning (LEAP) grant. The grant is being utilized for the preparation and adoption of an updated Housing Element, which is required to be updated every eight years. A Sites Inventory is part of this update.

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. In 2021, amendments to the DVSP were considered but that effort is on hold until the Housing Element and associated rezoning is approved.

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/Urban Dwellings/Urban Lot Splits: 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 2021 and worked on handouts and fact sheets to inform the public about these new updates to the Zoning Code. Twenty-four building permits for ADU's were issued in 2021 and 46 additional ADU building permits submitted in 2021 are in plan check.

Also in 2021, the City adopted an Urgency Ordinance to comply with SB 9 provisions relating to streamlining the production of housing.

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 341 Code Enforcement actions were undertaken in 2021 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 2021.

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 2021.

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 2021.

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 2021, there was one request for density bonus. The project was recommended for approval by the Planning Commission but was not approved by City Council.

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 and this continued through 2021.

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 2021 but the project was not approved.

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 47 Hillside Development Permits submitted in 2021.

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 2021.

Sites Inventory: The City's Housing Element includes an inventory of land suitable and available for residential development (GC 65583(a)(3); GC 65583.2). No sites on that list were owned by the City and were sold, leased, or otherwise disposed of during calendar year 2021.

### 3. Regional Housing Needs Allocation

The Southern California Association of Governments (SCAG) approved a housing construction goal of 112 housing units during the 2014-2021 planning period (5<sup>th</sup> 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 (4<sup>th</sup> 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 (4<sup>th</sup> cycle); therefore, the City's total RHNA allocation for the 5<sup>th</sup> cycle 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**

<b>INCOME LEVEL</b>	<b>NUMBER OF UNITS</b>	<b>PERCENT</b>
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
<b>TOTAL</b>	235	100.0%

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

<b>INCOME LEVEL</b>	<b>NUMBER OF UNITS</b>	<b>PERCENT</b>
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
<b>TOTAL</b>	112	100.0%

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

<b>INCOME LEVEL</b>	<b>NUMBER OF UNITS</b>	<b>PERCENT</b>
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
<b>TOTAL</b>	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 5<sup>th</sup> RHNA cycle reporting period. Note that the 5th RHNA cycle reporting period end on October 15, 2021 so this year's numbers differ from the calendar year totals.

<b>Year</b>	<b>Very Low</b>	<b>Low</b>	<b>Moderate</b>	<b>Above Moderate</b>	<b>Total Units</b>
2014				9	9
2015				18	18
2016				15	15
2017				11	11
2018				20	20
2019				9	9
2020				17	17
2021 <sup>1</sup>				18 <sup>2</sup>	18 <sup>2</sup>
<b>TOTAL</b>				<b>117<sup>2</sup></b>	<b>117<sup>2</sup></b>

In 2021, the City received a final (6th cycle) Regional Housing Needs Assessment (RHNA) allocation of 612 units, including 387 very low and low, 139 moderate, and 86 above moderate income units.

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 2020, an RFP was drafted and a consultant was awarded a contract for the update. In 2021, during preparation of the draft, two public workshops were held during Planning Commission meetings and input obtained from both the Planning Commission and public. Additionally, staff and the City's consultant met with both non-profit and for-profit developers and representatives of various groups within the community to obtain feedback and comments. All information gathered was included within the draft that was released for public review on September 22, 2021. The draft was then submitted to HCD as required for a 60-day review and comments. Formal comments from HCD were received by staff on December 3, 2021.

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

<sup>1</sup> This reporting period ends October 15, 2021.

<sup>2</sup> This number includes ADUs beginning in 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 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, and the project was advertised for construction bids on February 25, 2021. Bids were publicly opened on March 25, 2021. The City Council awarded the construction contract to the lowest bidder, Sequel Contractors, on May 4, 2021. A Notice to proceed for the procurement of long lead traffic items was issued to the Contractor on July 22, 2021. Due to COVID 19, the delivery of this material was delayed to the end of December 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. 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 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 and began the process of updating it in 2021. 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 nine years. *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 2021.*

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 2021 and City priorities for code updates for 2021, major activities and projects undertaken in 2021 and regional/sub-regional coordination activities.

### **1. Zoning Code Amendments Adopted in 2021**

Zoning Code map and/or text amendment that were processed by the City in calendar year 2021 are noted below:

- Urgency Ordinance to Add Chapter 11.85 (Urban Dwellings and Urban Lot Splits) of Title 11 (Zoning) to the La Cañada Flintridge Municipal Code.

### **2. Zoning Code Amendment Priorities in 2021**

#### 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 ensures 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. (completed 2020)

#### 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 in 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)

Urban Lot Splits per SB9 Urgency Ordinance were codified by adding a Section to the City's Subdivision Chapter of the Zoning Code.

### 3. Municipal Code Amendments/Policies Adopted in 2021

- City Council adopted a Resolution Providing for the Availability of an Extension of Expiring Building Permits for a Period of Six-Months to March 1, 2022.
- City Council adopted a Resolution for Extension/Expiring Planning Entitlements through March 2022.
- City Council adopted an ordinance adding a new chapter to Title 9 (Sanitation and Health) of the La Cañada Flintridge Municipal Code requiring the installation and maintenance of backflow prevention devices.
- City Council adopted an ordinance adding a new chapter to Title 9 (Sanitation and Health) of the La Cañada Flintridge Municipal Code adopt and enforce an ordinance or other enforceable mechanism to implement relevant provisions of the SB 1383 Regulations, and to reduce community food insecurity by requiring commercial edible food generators to arrange to have the maximum amount of their edible food, that would otherwise be disposed, be recovered for human consumption.
- City Council approved a Memorandum of Agreement Between the San Gabriel Valley Council of Governments (SGVCOG) and the City of La Cañada Flintridge for Participation in the Development of the San Gabriel Valley Regional Vehicle Miles Travelled (VMT) Mitigation Fee Structure.
- City Council adopted a Resolution Approving Participation in the 2021-22 Permanent Local Housing Allocation (PLHA) Program for Urban County Participating Cities and Authorized the Allocation of the City's Eligible Funds of approximately \$55,000 to the San Gabriel Valley Regional Housing Trust.

### 4. Municipal Code Amendments Priorities in 2021

- 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 \$88,450 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 2021, 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 2021 for the City's residents.

### 6. Regional/Sub-Regional Coordination

The following interagency and intergovernmental coordination efforts were undertaken in 2021 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:

- Regional Transportation Plan/Sustainable Communities Strategy Update
- Climate Action Plan
- Vehicles Miles Travelled (VMT) Mitigation Fee Structure
- 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.

<b>TOTAL PLANNING PERMITS</b>	<b>2012</b>	<b>2013</b>	<b>2014</b>	<b>2015</b>	<b>2016</b>	<b>2017</b>	<b>2018</b>	<b>2019</b>	<b>2020</b>	<b>2021</b>
Hillside Dev. Permits	19	21	18	19	14	24	18	8	6	13
Variances	3	11	5	10	7	8	5	3	3	2
Modifications (PC)	15	15	24	20	12	16	15	17	8	17
Floor Area Review	0	1	1	4	3	1	1	1	4	1
Large Garage Review	0	1	1	2	1	1	1	0	1	1
Telecom Permit	2	3	1	0	1	0	1	1	1	0
Conditional Use Permit	14	11	16	13	5	12	9	11	6	10
Lot Line Adjustments/Lot Mergers	5	5	4	6	4	5	8	4	3	2
Tentative Parcel Maps	0	0	0	1	1	0	0	1	0	0
Tentative Tract Maps	0	0	0	0	0	0	1	0	0	2
General Plan Amendments	1	2	0	0	1	0	2	0	1	0
Zone Changes	3	8	3	1	1	5	7	4	2	1
Overhead Utility Appeal	0	0	0	1	0	0	0	0	0	0
Second Floor Review	27	31	46	43	28	36	29	28	14	35
<b>TOTAL</b>	<b>89</b>	<b>109</b>	<b>119</b>	<b>120</b>	<b>78</b>	<b>108</b>	<b>97</b>	<b>78</b>	<b>49</b>	<b>84</b>

<b>Director Reviews:</b>	<b>2012</b>	<b>2013</b>	<b>2014</b>	<b>2015</b>	<b>2016</b>	<b>2017</b>	<b>2018</b>	<b>2019</b>	<b>2020</b>	<b>2021</b>
HDP - Director	33	37	24	26	32	26	25	36	23	34
MISC - Director	47	42	44	51	48	54	34	42	57	42
Decorative Fences	7	10	6	11	22	9	7	7	4	14
Tree Removal Permits	56	44	24	22	23	40	38	22	39	35
Certificates of Compliance	9	3	10	10	11	14	8	2	1	3
Second Floor Review	11	6	7	11	28	6	5	9	4	8
DVSP/Temporary Use Permits	11	11	14	18	5	3	5	4	4	2
Preliminary Reviews	-	-	-	-	-	-	-	-	5	11
<b>TOTAL:</b>	<b>174</b>	<b>153</b>	<b>129</b>	<b>149</b>	<b>169</b>	<b>152</b>	<b>122</b>	<b>122</b>	<b>137</b>	<b>149</b>

**Appendix 1 – Annual Housing Element Progress Report**