

CITY
OF **LA CAÑADA FLINTRIDGE**

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

Reporting Period:
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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	7
6. Noise Element.....	9
7. Air Quality Element	10
Chapter 3 - Housing Element	11
1. Goals and Actions Taken to Implement the Housing Element	11
2. Program Implementation Status.....	13
3. Regional Housing Needs Allocation	19
Chapter 4 - General Plan Implementation Issues/Opportunities	21
Chapter 5 - Planning and Development Activities	25
1. Zoning Code Amendments Adopted in 2022	25
2. Zoning Code Amendment Priorities in 2022	25
3. Municipal Code Amendments Adopted in 2022	26
4. Other Major Activities Undertaken	26
5. Regional/Sub-Regional Coordination.....	27
6. 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 (2022) 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 2022.

PROGRESS TOWARDS MEETING THE GOALS OF THE LAND USE ELEMENT

Major projects that were submitted or being processed in 2022 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 in 2021, but the effort was put on hold in 2022 to prioritize the Housing Element Update.

Rezone Program for Consistency with Housing Element: The 2021-2029 (6th Cycle) Housing Element Update 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 2022.

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

Projects that have begun design work, initiated or completed in 2022 include the following:

Foothill Boulevard Link Bikeway & Pedestrian Greenbelt Project: Provide protection and improve safety for bicyclists and pedestrians by providing a separated right-of-way for the exclusive use of a combined Class I bike path and walkway on the south side of Foothill Boulevard. The project provides traffic calming by reducing the overall street width, narrowing the through lanes, decreasing speeds through the use of center raised landscape medians and reducing the number of turning conflict points across bicycle and pedestrian routes. Construction of the Foothill Blvd. Link Bikeway & Pedestrian Greenbelt Project started in January 2022 and was substantially completed in November 2022. (Due to inclement weather conditions, completion of the landscaping work is delayed to March 2023.)

Sister Cities Friendship Path (Alternate Entrance to the Descanso Trail): Design and construct of an alternate trail entrance with a slope of less than 8% grade, increasing the trail accessibility to Cherry Canyon for the general public and equestrian users. Since its opening in 2009, the trail entrance, with its 15% graded switchbacks, presents a challenge for novice hikers and the equestrian community who are required to dismount for safe passage. On May 28, 2022, a joint groundbreaking ceremony with City civic leaders and a delegation from our Sister City - Villanueva de la Cañada, Spain - was held, taking this long-awaited community desire one step closer to reality. (The new, more accessible, Sister Cities Friendship Path is scheduled to be open in the summer of 2023.)

Gazebo at Olberz Park: The project consists of installing a new gazebo and related site works at Olberz Park. Construction started on August 15, 2022. (Due to inclement weather conditions, completion of the work is expected by March 2023.)

Ongoing Tribal Consultation: California Native American Tribes: Government Code 65400(K) requires each city to report its progress in adopting or amending its general plan or local open-space element in compliance with its obligations to consult with California Native American tribes, and to identify and protect, preserve, and mitigate impacts to places, features, and objects described in Sections 5097.9 and 5097.993 of the Public Resources Code, pursuant to Chapter 905 of the Statutes of 2004. In 2022 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 2022.

PROGRESS TOWARDS MEETING THE GOALS OF THE CONSERVATION ELEMENT

Programs and projects that have begun work, initiated or completed in 2022 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 8 projects with a combined area of 111,705 square feet of landscaping, were reviewed for water efficiency.

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

Renewable Energy Improvements: Due to the dissolution of the Home Energy Renovation Opportunity (HERO) Program, staff explored other energy efficiency programs for City residents. Staff presented to City Council the option of joining as an associate member in a Joint Exercise of Powers Authority, consenting to the inclusion of properties within the City’s jurisdiction with the Golden State Finance Authority (GSFA) Program, which would be financed by Ygrene Energy. Doing so would allow for City residents to finance renewable energy improvements on their properties under the Property Assessed Clean Energy (PACE) Program. Unfortunately, staff was recently notified that the finance authority dissolved. Staff is exploring other possible programs for residents and, should a viable option become apparent, it will be brought before the City Council for consideration.

Residential Solar (Photovoltaic): Building permits for 140 residential rooftop solar projects, totaling approximately 1,075 kWh, were approved in 2022.

EV Charging: No public electric vehicle charging stations were installed in 2022. 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 20 electric vehicle charging stations were approved to be installed in single-family residences.

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 March 2022, the Planning Commission recommended to the City Council that the draft Safety Element be adopted. In May 2022, the City Council adopted the Element by resolution. The Safety Element update sets citywide goals and policies to protect the community from hazards and summarizes and incorporates, by reference, the Local Hazard Mitigation Plan (LHMP) adopted in 2019 and the Climate Action Plan adopted in 2016.

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 and continuing in 2022, 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 2022, this work continued with an emphasis on the City's response to Covid-19 and emergency preparedness. In October, the Emergencies Services Coordinator resigned, and the position was posted. (The position is expected to be filled in 2023.)

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 2022.

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:

2022 City-wide Street Resurfacing Program: The ongoing project consists of variable depth cold milling of existing pavement; paving with asphalt rubber hot mix (ARHM) and conventional asphalt concrete; miscellaneous curb and gutter removal and replacement; ADA access ramps; installation of traffic striping, marking, raised pavement marker, traffic loops and curb addresses; and miscellaneous appurtenant work. The project was advertised for construction bids on January 13, 2022 and bids were opened on February 3, 2022. The City Council awarded the construction contract on March 15, 2022. Construction started on April 20, 2022 and was completed on June 10, 2022.

2022 Miscellaneous Concrete Repair: The ongoing project consists of removal and reconstruction of existing Portland cement concrete (PCC) curbs, gutters, sidewalks, driveways, and cross gutters; grinding uplifted sidewalk; restoration and/or installation of traffic/thermoplastic striping, legends, and markings, raised pavement markers, and curb addresses. The project was advertised for construction bids on February 10, 2022, and bids were opened on March 10, 2022. The City Council awarded the construction contract on April 5, 2022. Construction started on July 11, 2022 and was completed on August 12, 2022.

Foothill Boulevard Link Bikeway & Pedestrian Greenbelt: Improve safety for bicyclists and pedestrians by providing a separated right-of-way for the exclusive use of a combined Class I bike path and walkway on the south side of Foothill Boulevard from west of Hillard Ave to east of La Cañada Plaza Road. The project provides traffic calming by reducing the overall street width, narrowing the travel lanes, decreasing speeds through the use of center raised landscape medians and reducing the number of turning conflict points across bicycle and pedestrian routes. Construction of the Foothill Blvd. Link Bikeway & Pedestrian Greenbelt Project started in January 2022 and was substantially completed in November 2022. (Due to inclement weather conditions, completion of the landscaping work is delayed to March 2023.)

Foothill Boulevard Traffic Signal Improvements Project: Upgrade traffic signals at 4 intersections: Commonwealth Ave; Hillard Ave; Hampton Road and Gould Ave to improve safety to motorists and comply with ADA requirements. The project is fully funded with Federal funds through the Highway Safety Improvement Program – Cycle 9 Grant Program. The City Council awarded the construction contract at their meeting on March 15, 2022, after which a Notice to Proceed for the procurement of the long lead traffic equipment was issued to the contractor. Materials were delivered late December 2022. (Construction started on January 2, 2023. The work at 3 of the 4 intersections was completed in February 2023. It is expected that work at the last intersection will be completed in April 2023.)

Citywide Pedestrian Crossing Upgrade (HSIP-Cycle 10): The project consists of installation of pedestrian crossing enhancements including Pedestrian Countdown Signal Heads and ADA Pedestrian Push Buttons along Foothill Boulevard at Alta Canyada Road, Castle Road, Lasheart Drive, La Canada Plaza Road, and Ocean View Boulevard; and along Verdugo Boulevard at La Tour Way and Descanso Drive. In addition, the project includes the installation of bulb-outs, ADA curb ramps, overhead flashing beacons, striping and signage at Foothill Blvd and Union Street. The City Council awarded a contract to Willdan Engineering for the preparation of Plans, Specifications and Estimates for the project at their meeting on February 8, 2022. Design is in progress.

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

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 was half of the estimated 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 completed in May 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. The project was advertised for construction bids on March 3, 2022, and bids were opened on March 24, 2022. The City Council awarded the construction contract at their meeting on April 19, 2022. Construction started on July 5, 2022 and work was completed on August 19, 2022.

Knights Way Sinkhole Repair: The project consists of repairing depressions on Knight Way using a polymer/polyurethane injection per the Geotechnical Report dated August 21, 2021. The City Council awarded the contract at their meeting on September 20, 2022. The work started on December 19, 2022 and was completed on January 4, 2023. (The restoration of the pavement, including excavation and backfilling the top 4 feet with slurry, will be done under a separate contract in Spring 2023 when Paradise Canyon Elementary will be on Spring Break.)

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 2022.

PROGRESS TOWARDS MEETING THE GOALS OF THE NOISE ELEMENT

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

I-210 Soundwall Improvements Project, Phase II: In 2020, City staff worked on the final design for the second phase of the sound wall project, which is approximately 1,220 feet in length and located along eastbound I-210 west of the Alta Canyon Road overpass. By the end of 2020, the design plans were 95% complete and construction was scheduled to start in early 2021. However, Caltrans requested few documents related to right-of-way acquisition to be updated and the relocation of the power pole, in conflict with the alignment of the proposed, is no longer feasible because the property owner has recently constructed a new deck where the new pole was going to be placed. As a result, a new alignment of the wall was required, and staff coordinated with Caltrans and Metro on the new alignment. On September 21, 2021, the City Council awarded a contract to the Consultant for the design the new alignment of the wall and design work began. Final Plans, Specifications and Estimates (PS&E) were completed in December 2022.

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 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 approved \$5.5M in SB1-LPP funds, in addition to the available \$5.5M in State funds. On June 15, 2021, the

City Council awarded a contract the preparation of the plans and specifications and design work began. Final Plans, Specifications and Estimates (PS&E) were completed in December 2022.

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 2022.

PROGRESS TOWARDS MEETING THE GOALS OF THE AIR QUALITY ELEMENT

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

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

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 2021-2029 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.

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

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

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

Action Taken:

- a. *The City facilitates a range of residential development types in the City, including low density single-family homes, Urban Dwelling Units, Accessory Dwelling Units (ADU), moderate density apartments and condominiums, and mixed use residential development, mixed use and senior housing development. The update of the Zoning Code, expected in 2023, will ensure the above-referenced residential development types are provided for and ensure reasonable development standards are adopted for such uses. However, prior to implementation of Zoning Code changes, any project that is submitted consistent with the density of the adopted Housing Element will be processed accordingly.*
- b. *An Urgency Ordinance Amending Chapter 11.33 (Accessory Dwelling Units) of Chapter 11 (Zoning) of the City's Municipal Code amending the City's regulations and development standards for Accessory Dwelling Units (ADUs) was adopted in 2022 with the latest revisions to state law were effective January 1, 2023. Due to the compressed timeframe for adoption of the ordinance, the Urgency Ordinance was adopted in order to ensure timely enactment of the necessary changes to comply with the new laws. (A regular ADU Ordinance is planned to be drafted for review and approval in 2023.)*

- c. *An Urgency Ordinance added Chapter 11.85 (Urban Dwellings and Urban Lot Splits) and Section 11.61.075 (Urban Lot Splits) to Chapter 11 (Zoning) of the City's Municipal Code amending the City's regulations and development standards for Urban Dwellings and Urban Lot Splits was adopted in 2021. A regular Ordinance to Repeal and Replace the Urgency Ordinance was adopted in April 2022, after review from both the Planning Commission and City Council. This ordinance facilitates the ministerial approval of applications to subdivide single-family zoned lots into a maximum of two lots and to allow the construction of two units on each new lot.*

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

Action Taken:

- a. *309 Code Enforcement actions were undertaken in 2022 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.*

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

Action Taken:

- a. *In 2022, a SB 330 Preliminary Application was received for a 119,650 square foot, five-story, mixed use project with 80 mixed-income residential units, 14 local-serving hotel units, 7,287 square feet of office on a 1.29 gross acre parcel. The project proposes a density bonus with 20 percent of the housing units reserved for "lower income" households. (The formal application was received in early 2023 and deemed incomplete.)*
- b. *One application for Reasonable Accommodation was submitted and approved in 2022.*

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

Action Taken:

- a. *The City 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 state and federal fair housing laws.

Action Taken:

- a. *The City provides information on its website, in both English and Spanish, on fair housing practices and contact information for the Housing Rights Center, which contracts with the County of Los Angeles to provide residents with free services including landlord-tenant counselling, outreach and education, litigation and advocacy, and discrimination complaint investigation.*
- b. *The City received no fair housing complaints in 2022.*

2. Program Implementation Status

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

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

Action Taken: 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 2022, staff expended funds from the following:

- Staff applied for and received total and final reimbursement in the amount of \$87,288.00 or expenditures made under the State SB2 Planning Grant. The grant was designed to fund projects that promoted housing production and was utilized for upgrades to the Connect LCF online permitting system, new computer hardware, upgrades to the GIS system, and updating the Density Bonus Ordinance.*
- Staff applied for and is awaiting partial reimbursement in the amount of \$129,190 for expenditures made under the State Local Early Action Planning (LEAP) grant (\$150,000). A final reimbursement request will be made in early 2023 for the balance of monies spent under the 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. Grant funds were utilized for the preparation and adoption of the updated Housing Element.*

The City will amend the Land Use Element to redesignate and amend the Zoning Map to rezone the properties identified in the Sites Inventory to accommodate the RHNA by October 2023. A total of 72 properties consisting of 30.5 total acres (including properties in the DVSP) will allow residential development. Of the 72 total sites, 25 properties (19.14 acres) will be appropriately zoned to allow by-right approval of lower income units at a density of 25-30 dwelling units per acre for a net potential of 483 units. For a lower income development, residential use must occupy at least 50% of the total floor area of a mixed-use project. Total FAR for both the residential and nonresidential portion of a mixed use building shall not exceed 1.5.

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

PROGRAM 3 - Governmental Constraints to Housing Development*: As a part of the comprehensive update to the Zoning Code, the City will amend certain development standards to mitigate the identified constraints and ensure that the development standards are adequate to allow the achievement of the maximum density permitted to accommodate housing types that are affordable to households in all income categories, while preserving and revitalizing existing communities. The comprehensive Zoning Code update also proposes amendments to permitting processes to revise development review processes for residential uses, including changing the requirement for a CUP for residential uses in the MU zone to a ministerial permit. The update also proposes to add a separate use category for senior housing that would be allowed via a ministerial permit. No implementation actions taken thus far.

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

Action Taken: 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.

The City will amend the DVSP to redesignate and amend the Zoning Map to rezone the properties identified in the Sites Inventory to accommodate the RHNA by October 2023. Within the DVSP, there are 46 properties on the Sites Inventory consisting of 12.78 acres, which will be redesignated and rezoned to allow residential development with a net potential of 241 units. Of the 46 properties, 2 sites (1.7 acres) will be appropriately zoned to allow by-right approval of lower income units at a density of 25-30 dwelling units per acre, for a net potential of 43 units.

The City will revise development standards in the DVSP to mitigate identified constraints to development of housing, including increasing building height and FAR, reducing setbacks, open space, and parking requirements, and modifying other standards as appropriate.

PROGRAM 5 - Religious Institution Housing Overlay Zone*: Encouraging religious institutions to build housing on property owned by religious institutions (also known as congregational land) would provide sites that otherwise would not be available for affordable housing. Due to the built-out nature of La Cañada Flintridge, this is a valuable strategy to provide additional housing opportunities for lower income households. Adopting a religious institution housing overlay zone (RI-OZ) would enable churches to build or partner with others to build affordable housing by-right. No implementation actions taken thus far.

PROGRAM 6 - By-Right Approval for Projects with 20 Percent Affordable Units*: Pursuant to AB 1397 passed in 2017, the City will amend the Zoning Code to require by-right approval of housing development that includes 20 percent of the units as housing affordable to lower income households. No implementation actions taken thus far.

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

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

Action Taken: As a part of the City's current comprehensive Zoning Code update, the City has prepared a draft revision to the existing Chapter 11.63 (Merger of Parcels) to create an administrative procedure to allow for voluntary merger of parcels by property owners (lot consolidation) instead of requiring Planning Commission approval. The draft has been reviewed by the Planning Commission and recommended for adoption.

PROGRAM 8 - 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. The City will develop and advertise programs that facilitate the development of a minimum of 15 ADUs/JADUs per year with immediate implementation. The City will develop a monitoring program to ensure the City is on track to meeting the construction goals. The City will adopt an amnesty program to allow conversion of unpermitted, existing accessory structures that function as ADUs into accessory dwelling units without the double fee penalty for unpermitted construction, and a building plan check and fee reduction of 30% if the property owner guarantees the ADU would be rented to senior(s), extremely low income or low-income person(s), or persons with disabilities, provided that all other applicable Code requirements are met.

Action Taken: As mentioned previously, in 2022, the City updated its Zoning Code to comply with new legislation on ADUs, JADUs, Urban Dwellings, and Urban Lot Splits. 33 building permits for ADU's were issued in 2022.

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

Action Taken: A total of 309 Code Enforcement actions were undertaken in 2022 to bring substandard units into compliance with the City's Property Maintenance Ordinance and other codes, and to ensure the maintenance of the overall condition of the City's residential neighborhoods.

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

public buildings and facilities. The City will also reach out to local organizations, institutions, and agencies (such as school districts, religious organizations, social and service organizations, non-profits, etc.) who have special needs populations and very low/low income residents as members or clients and will provide them with the information to share with their members/clients.

Action Taken: The City funded two Residential Rehabilitation projects and two Sewer Connection Projects in FY 2022.

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

Action Taken: The City funded two Residential Rehabilitation projects and two Sewer Connection projects in FY 2022.

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

Action Taken: There were no applications for condominium conversions received in 2022.

PROGRAM 13 - Multi-Family Housing Acquisition and Rehabilitation: The City will identify apartments and duplexes in the community in need of substantial rehabilitation and will contact property and housing corporations regarding opportunities for acquisition and rehabilitation. Program will target assistance to units occupied by lower income households (especially extremely low income senior households and persons with disabilities). The City is a member of the San Gabriel Valley Regional Housing Trust Fund (SGV RHTF) Joint Powers Authority.

Action Taken: The City paid \$2,000 per year to participate in the SGV RHTF to help fund affordable housing projects in the San Gabriel Valley.

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

Action Taken: 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 2022, there was one Preliminary Application request for density bonus.

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

Action Taken: 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. The City reviewed and approved one application for Reasonable Accommodation in 2022.

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

Action Taken: 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. As mentioned, in 2022, there was one Preliminary Application request for a project with a low-income residential component.

PROGRAM 17 - Mortgage Credit Certificate (MCC) and the Home Ownership Program (HOP): The Mortgage Credit Certificate (MCC) program is a federal program that allows qualified first-time homebuyers to take an annual credit against federal income taxes of up to 15 percent of the annual interest paid on the applicant's mortgage. This enables homebuyers to have more income available to qualify for a mortgage loan and make the monthly payments. The value of the MCC program has covenant restrictions to ensure the affordability of the participating home for a period of 15 years. The Los Angeles County HOP provides zero-interest loans with no repayment due until the home is sold, transferred, or refinanced. The loan is secured by second trust deed and a promissory note. The home must be owner occupied for the 20-year life of the loan. The City will advertise the MCC program in the City's LCF Vista newsletter, on the City's website, through email blasts and social media, and on the City's government access channel, and provide brochures at the public counter and public buildings and facilities to interested homebuyers. (Expand advertising methods by October 2023; maintain advertising on an ongoing basis).

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

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

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

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

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

Action Taken: The City funded the CAP Update and work began in September 2022. Staff continues to work with a subcommittee comprised of members of the City Council, Jet Propulsion Laboratory (JPL), and the La Cañada Unified School District on the updated plan which will be presented to the City Council for future consideration.

PROGRAM 21 - Community Safety*: As identified in the recently updated and adopted Safety Element, there are several environmental hazards that could impact the health and safety of the community. The updated Safety Element identifies housing-related goals and policies that, when implemented, will reduce risks to persons and property. While the goals and policies are not duplicated here, the following program supports their implementation as it relates to the Housing Element. The City will update the Zoning Code to require all new residential development and redevelopment to incorporate fire safe design, including sufficient ingress/egress, evacuation routes, emergency vehicle access, defensible space, visible home addressing and signage, and fuel modification zones, in accordance with the updated Safety Element. The City will update the Zoning Code to prohibit the construction of ADUs and JADUs and the conversion of existing spaces to ADUs and JADUs in areas with only one point of ingress and egress, in accordance with the updated Safety Element. No implementation actions taken thus far.

PROGRAM 22 - Removal of Racial Covenants*: In order to confirm its commitment to making housing available to people of all races and ethnicities, the City will provide homeowners with instructions detailing how to remove these types of restrictions from their property titles. Information will be provided via public bulletins at the planning counter, as well as on the City's website. No implementation actions taken thus far.

PROGRAM 23 - Affirmatively Furthering Fair Housing*: To affirmatively further fair housing in accordance with AB 686, and adequately meet the housing needs of all segments of the community, the Housing Plan must promote housing opportunities for all people. The City will be engaged in a variety of the aforementioned activities and programs to achieve this. No implementation actions taken thus far.

PROGRAM 24 - Mitigation for Housing in Proximity to Freeways*: The City’s General Plan (2013) and General Plan Environmental Impact Report (EIR) acknowledged the potential for adverse air quality impacts on future residents should new residential development occur in the vicinity of the I-210 and SR-2 freeways. Specific goals, objectives and policies were included in both the Air Quality Element and the Land Use Element to avoid, reduce or mitigate those negative air quality impacts. The Mitigation Monitoring Program (MMP) in the EIR commits the City to review the potential health risk associated with siting residences near existing pollutant sources, such as the I-210 and SR-2 freeways, and, if potential health impacts are identified, develop avoidance or minimization measures to ensure that the health risk be reduced to a level below South Coast Air Quality Management District (SCAQMD) thresholds for health risk. The City will require building design measures of new residential development that is in proximity to the I-210 and SR-2 freeways if it is determined that potential air quality health risks exist for future residents of those developments. No implementation actions taken thus far.

3. Regional Housing Needs Allocation

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

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

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

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

Year	Very Low	Low	Moderate	Above Moderate	Total Units
2021 ¹				4	4
2022				41	41
2023					
2024					
2025					
2026					
2027					
2028					
2029					
TOTAL				45	45

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

¹ This reporting period started October 16, 2021.

Chapter 4 - General Plan Implementation Issues/Opportunities

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

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

Action Taken:

1. The previous 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. *The 6th Cycle Housing Element was adopted by City Council, submitted to HCD and is awaiting certification, which is expected in 2023.*
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 expected in 2023.*

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 expected in 2023.*
6. The recommendations in the Link and West Gateway Corridor Improvement Recommendations (2004) were incorporated into the Land Use Element. They include a linear park, a multi-use pedestrian/bike parkway, a trail, and wayfinding and other signage. The City's Capital Improvement Program (CIP) addresses these projects. *Construction of the Foothill Blvd. Link Bikeway & Pedestrian Greenbelt Project started in January 2022 and was substantially complete in November 2022.*
7. There were concerns that the development standards in the Downtown Village Specific Plan (DVSP) were stifling economic development. In 2020, consultant Applied Development Economics (ADE), completed an economic analysis of commercial properties in the Downtown Village Specific Plan (DVSP) area. The study provided a review of the mix of commercial, office, and service-oriented businesses in the Mixed Use 1 and 2 Districts of the DVSP. Also reviewed were the provisions that allow/prohibit these uses on the ground floor in these districts. Recommendations for potential changes to the land use table for the Specific Plan that furthers the goal of continued economic vitality in the area were made. In 2021, the City Council provided staff with guidance on how they envision improving the DVSP area to encourage more economic vitality and potential new housing options for the area. *Amendment of the DVSP, an associated CEQA review, will likely occur after adoption of the Zoning Code Update.*

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

Action Taken:

1. The General Plan incorporated the DVSP (a pedestrian-oriented development area); various Mixed Use land use designations; supportive goals, objectives, and policies to promote walkable neighborhoods near local-serving commercial businesses, transit routes, parklands, and trails. *These policies will be implemented in the forthcoming Zoning Code update as development standards/requirements. The City will be updating the DVSP at a future date.*
2. The goals, objectives, and/or policies in the Land Use Element include a variety of building and site design policies and principles, design guidelines, development standards, and/or City-sponsored demonstration projects to promote sustainable land use, design, and decision making. *The City's Design Options Manual and Residential Design Guidelines will be referenced in the update to the Zoning Code.*
3. Certain properties have been redesignated to the Open Space land use designation to preserve and protect them. *These properties will be rezoned in conjunction with the update to the Zoning Code expected in 2023.*
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 2022. 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 expected in 2023.*

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 2022.*

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 2022 and City priorities for code updates for 2022, major activities and projects undertaken in 2022 and regional/sub-regional coordination activities.

1. Zoning Code Amendments Adopted in 2022

Zoning Code map and/or text amendment that were processed by the City in calendar year 2022 are noted below:

- Urgency Ordinance Amending Chapter 11.33 (Accessory Dwelling Units) of Title 11 (Zoning) to the La Cañada Flintridge Municipal Code.
- Ordinance Repealing and Replacing Urgency Ordinance 502-U In response to SB 9 (Housing Development that was approved by the governor) Amended Section 11.01.030 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 2022

Zoning Code Update

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

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 were codified by adding a Section to the City's Subdivision Chapter of the Zoning Code.

3. Municipal Code Amendments/Policies Adopted in 2022

- City Council adopted a Resolution Providing for the Extension of Expiring Building and Safety approvals through June 30, 2023.
- City Council adopted a Resolution for the Extension of Expiring Planning Entitlements through June 30, 2023.
- City Council adopted an Urgency Ordinance Repealing and Replacing the City's Municipal Code Chapters 7.08 (Building Code); 7.10 (Existing Building Code); 7.12 (Electrical Code); 7.16 (Mechanical Code); 7.20 (Plumbing Code); 7.30 (Residential Code); and Adopting by Reference the 2023 Los Angeles County Building, Existing Building, Electrical, Mechanical, Plumbing, and Residential Codes and their Appendices and Repealing and Replacing the City's Municipal Code Chapter 7.31 (Green Building Standards Code) and Adopting by Reference the 2022 Edition of the California Green Building Standards Code.
- City Council adopted an Ordinance amending Section 4.04.110 (Front Yard Parking And/or Storage of Vehicles Prohibited) of Chapter 4.04 (Traffic Regulations) of Title 4 (Public Welfare) of the Municipal Code to Permit Parking on Specified Unpaved Parking Areas.

4. Other Major Activities Undertaken

Community Development Block Grant (CDBG) Program

The Los Angeles County Community Development Authority (LACDA) provided the City funding of \$60,525 for FY 2021-22. 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 and two Sewer Connection projects in FY 2022. 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.
- Due to the dissolution of the HERO Program, the City's exploration of other energy efficiency programs for City Residents is still ongoing.

5. Regional/Sub-Regional Coordination

The following interagency and intergovernmental coordination efforts were undertaken in 2022 in collaboration with the San Gabriel Valley Council of Governments:

- SGV Regional Food Recovery Program
- Vehicles Miles Travelled (VMT) Mitigation Fee Structure Study

6. Discretionary Development Applications

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

TOTAL PLANNING PERMITS	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
Hillside Dev. Permits	21	18	19	14	24	18	8	6	13	21
Variances	11	5	10	7	8	5	3	3	2	3
Modifications (PC)	15	24	20	12	16	15	17	8	17	9
Floor Area Review	1	1	4	3	1	1	1	4	1	3
Large Garage Review	1	1	2	1	1	1	0	1	1	2
Telecom Permit	3	1	0	1	0	1	1	1	0	1
Conditional Use Permit	11	16	13	5	12	9	11	6	10	8
Lot Line Adjustments/Lot Mergers	5	4	6	4	5	8	4	3	2	2
Tentative Parcel Maps	0	0	1	1	0	0	1	0	0	0
Tentative Tract Maps	0	0	0	0	0	1	0	0	2	0
General Plan Amendments	2	0	0	1	0	2	0	1	0	1
Zone Changes	8	3	1	1	5	7	4	2	1	2
Overhead Utility Appeal	0	0	1	0	0	0	0	0	0	0
Second Floor Review	31	46	43	28	36	29	28	14	35	18
TOTAL	109	119	120	78	108	97	78	49	84	70

Director Reviews:	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
HDP - Director	37	24	26	32	26	25	36	23	34	26
MISC - Director	42	44	51	48	54	34	42	57	42	30
Decorative Fences	10	6	11	22	9	7	7	4	14	6
Tree Removal Permits	44	24	22	23	40	38	22	39	35	27
Certificates of Compliance	3	10	10	11	14	8	2	1	3	1
Second Floor Review	6	7	11	28	6	5	9	4	8	7
DVSP/Temporary Use Permits	11	14	18	5	3	5	4	4	2	1
Preliminary Reviews	-	-	-	-	-	-	-	5	11	9
TOTAL:	153	129	149	169	152	122	122	137	149	107

Appendix 1 – Annual Housing Element Progress Report