



City of La Cañada Flintridge

Planning Commission Special Meeting
February 20, 2020

COMPREHENSIVE ZONING CODE UPDATE



Today's Topics

1. Introduction
2. PART 11.3: Zones, Allowable Land Uses, & Zone-Specific Standards
 - a. Overview
 - b. Establishment of Zones & Zoning Map (Chapter 11.3.01)
 - c. Allowable Land Uses by Base Zone (Chapter 11.3.02)
 - d. Commercial Zones (Chapter 11.3.06)
 - e. Mixed Use Zone (Chapter 11.3.07)
 - f. Special Purpose Zones (Chapter 11.3.08)
 - g. Emergency Shelter Overlay (Chapter 11.3.09)
3. Off-Street Parking (Chapter 11.5.05)



PART 3: Overview

PART 3: ZONES, ALLOWABLE LAND USES, & ZONE-SPECIFIC STANDARDS

- In “general law” cities, zoning must comply with the General Plan
- General Plan update (2013) added new land use categories & policies that require Zoning Map to be revised and Zoning Code to be updated
- This Zoning Code update proposes changes to Zoning Map and Zoning Code to be consistent with the General Plan
- Updates to Zoning Map will be adopted concurrently with update of Zoning Code



Chapter 11.3.01

ESTABLISHMENT OF ZONES & ZONING MAP

- Zones establish:
 - Primary land use type
 - Density (the number of dwelling units per acre)
 - Intensity
 - Site development regulations/standards (such as setbacks, height, landscaping, etc.)
 - May include design guidelines



Chapter 11.3.01

ESTABLISHMENT OF ZONES & ZONING MAP

- **Intensity:** Maximum floor area that can be built—expressed as Floor Area Ratio (FAR)

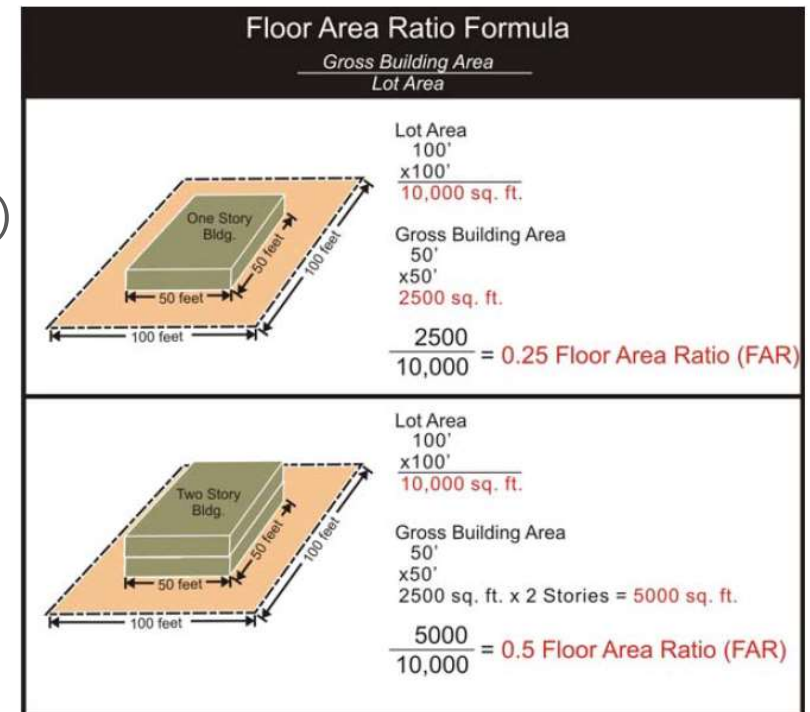


Illustration of Floor Area Ratios



Chapter 11.3.01

BASE ZONES

- City has 5 base zones (or types of zones), which correlate with the Land Use Map:
 - Residential
 - Commercial
 - Mixed Use
 - Special Purpose
 - Specific Plans
- Base zones can have a variety of individual zones that further delineate allowable land uses, densities, & site development standards



Chapter 11.3.01

OTHER ZONES & MAP INFORMATION:

- **Overlay Zones:**
 - Impose specific uses and/or standards to certain properties in addition to the underlying base zone
 - City currently has 1 overlay zone—the Emergency Shelter Overlay Zone
- **A/B Line:** separates the more “urban” development (the “A” side) from the more “rural” development on steep slopes (the “B” side)
- **Districts:** Foothill Boulevard Districts delineated on Zoning Map to implement the General Plan Land Use Map and policies



Chapter 11.3.02

ALLOWABLE LAND USES BY ZONE

- All land uses allowed by zone have been moved into one land use table—Table 1.3.02-1
- Individual land uses are defined in Part 8
- Outdated uses have been deleted; new uses have been added
- For each use, table shows how use is permitted:
 - By right—primary (P) or accessory (A) permitted use
 - With a use permit (discretionary)—DUP, MUP, or CUP
 - With a Home Occupation Permit (HOP)
 - With a special permit (SPLP)
 - Not permitted (---)

Land Use Permit Table for All Zones											
LAND USES ^{1, 2}	USE PERMIT REQUIREMENT BY ZONE										STD'S & SPECIAL REG'S ³
	R-1 ^{4, 5}	R-3 ^{6, 7}	RPD ⁸	CG	CN	CO	MU ^{9, 10}	P-Sp ¹¹	PR ¹²	OS ¹³	
RESIDENTIAL USES											
Accessory Dwelling Units	P	P	P	---	---	---	---	---	---	---	Chapter 11.4.01
Emergency Shelter Facilities:											Chapter 11.3.09 & Chapter 11.4.13
▪ As necessary to meet the needs of the City's homeless population, per State law	---	---	---	SPLP	SPLP	SPLP	---	---	---	---	
▪ Additional emergency shelters beyond those necessary to meet the needs of the city's homeless population, per State law	---	---	---	CUP	CUP	CUP	---	---	---	---	
Single-Family Residential ¹⁴	P	P	P	---	---	---	---	P	---	---	Chapter 11.3.03
Multifamily Residential	---	P	P	---	---	---	P	---	---	---	Chapter 11.3.04
Senior Citizen Multifamily Residential	---	P	P	---	---	---	P	---	---	---	Chapter 11.4.27
Condominium Conversion ¹⁵	---	CUP	CUP	---	---	---	CUP	---	---	---	Chapter 11.4.08
Single-Room Occupancy Facilities	---	---	---	CUP	---	---	CUP	---	---	---	Chapter 11.4.30
Supportive Housing	P	P	P	---	---	---	P	---	---	---	Chapter 11.4.32
Transitional Housing	P	P	P	---	---	---	P	---	---	---	Chapter 11.4.35
CIVIC & COMMUNITY USES											
Community Centers	---	---	---	CUP	---	---	---	CUP	CUP	---	



ESTABLISHMENT OF ZONES, ALLOWABLE USES, & OTHER RELATED TOPICS:

*Questions, Comments, and
Discussion*



Chapter 11.3.06

COMMERCIAL (C) ZONES

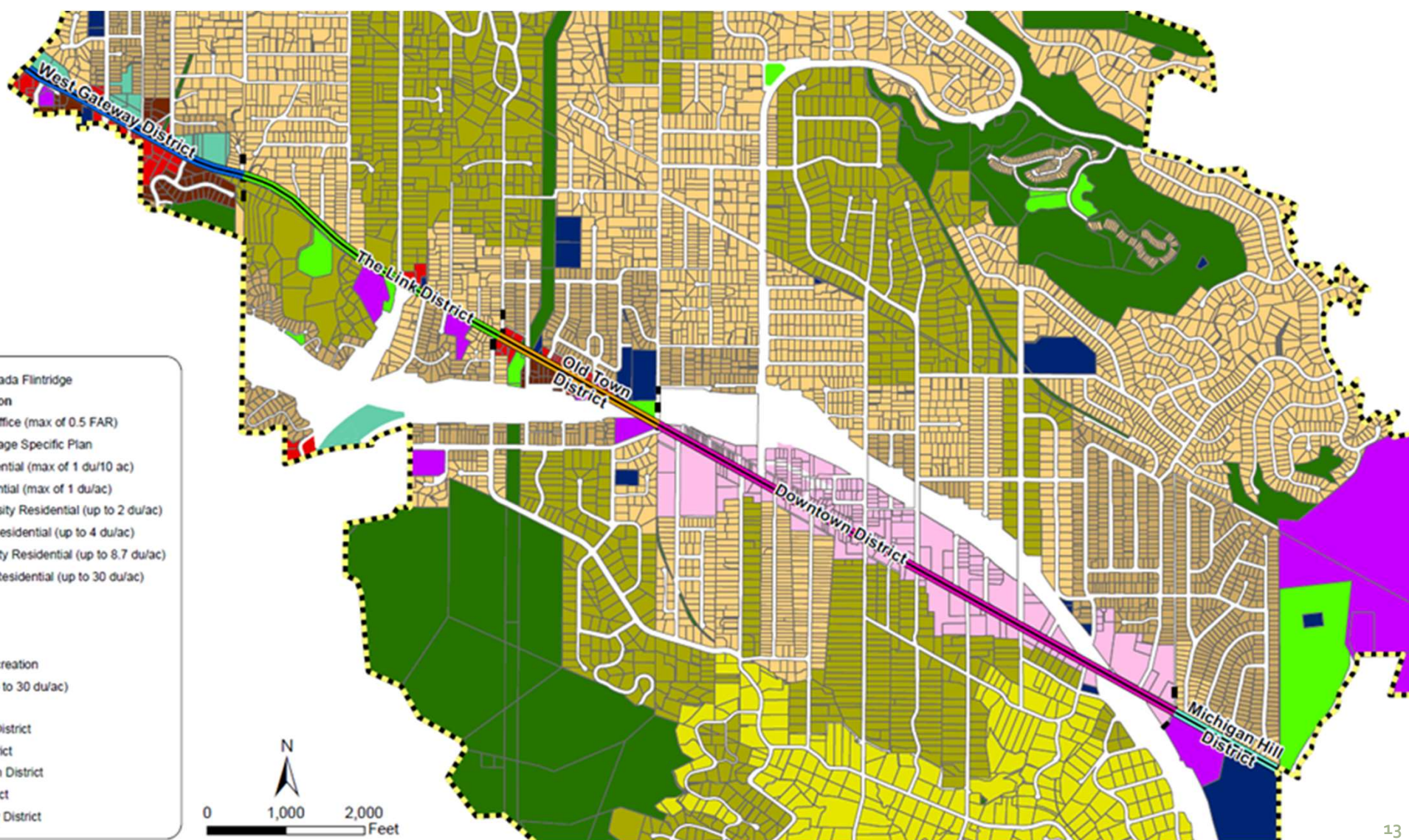
- Existing Zoning Code & Map only have one commercial zone—CPD
- Proposed Zoning Code & Map has 3 commercial zones:
 - ✓ Commercial General (CG)
 - ✓ Commercial Office (CO)
 - ✓ Commercial Neighborhood (CN)



Chapter 11.3.06

COMMERCIAL ZONES, CONTINUED...

- General Plan update incorporated policies from *Foothill Boulevard Master Plan* (FBMP)
- FBMP was prepared to improve and enhance identity of Foothill Boulevard
- FBMP included 5 “districts” on Foothill Boulevard:
 - West Gateway District—from west city boundary to Leata Lane
 - The Link District—from Leata Lane to Alta Canyon Road
 - Old Town District—from Alta Canyon Road to La Cañada Boulevard
 - Downtown District—from La Cañada Boulevard to the I-210 freeway overpass at Crown Avenue
 - Michigan Hill District—from I-210 freeway overpass at Crown Avenue to Oak Grove Drive

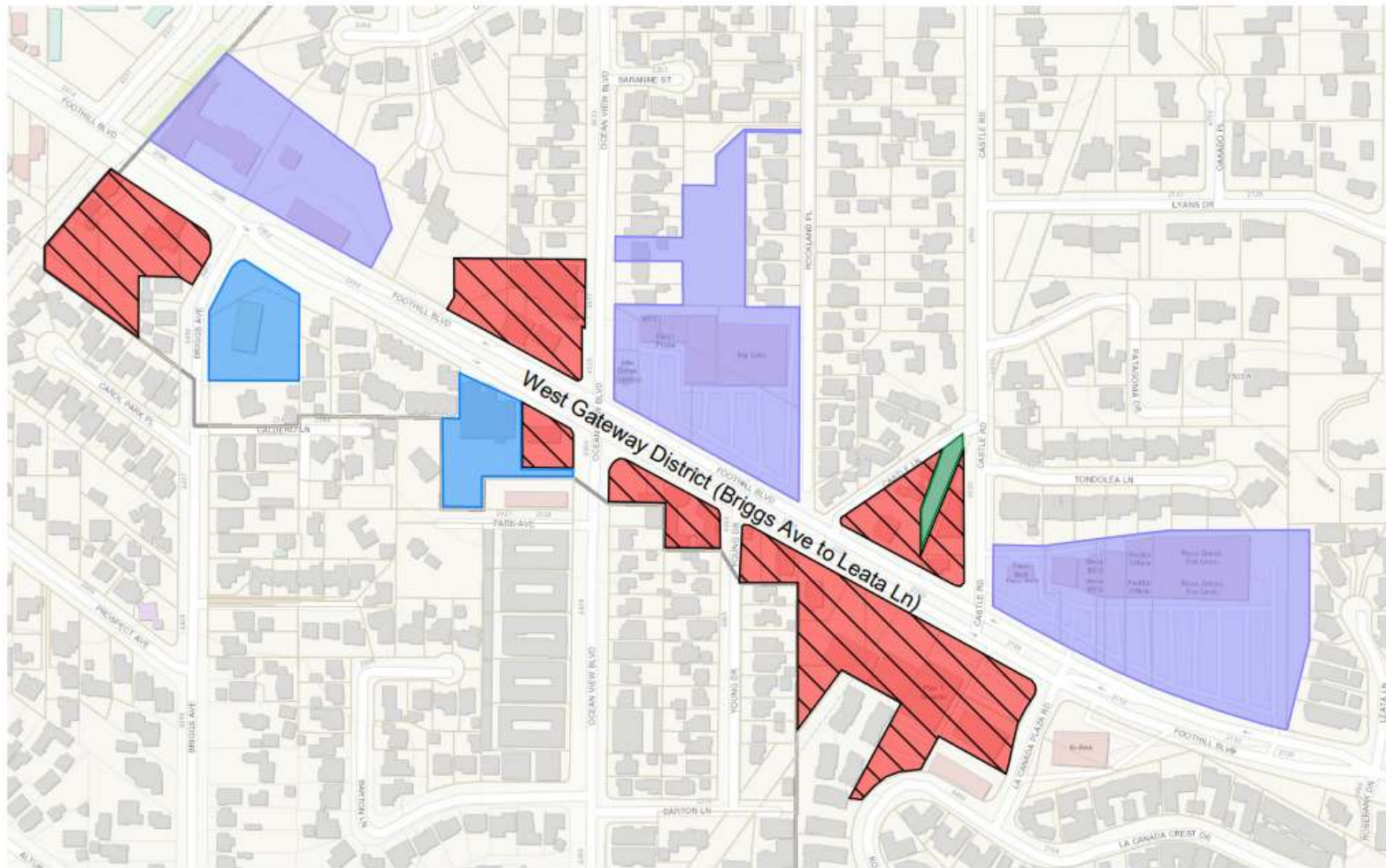




Chapter 11.3.06

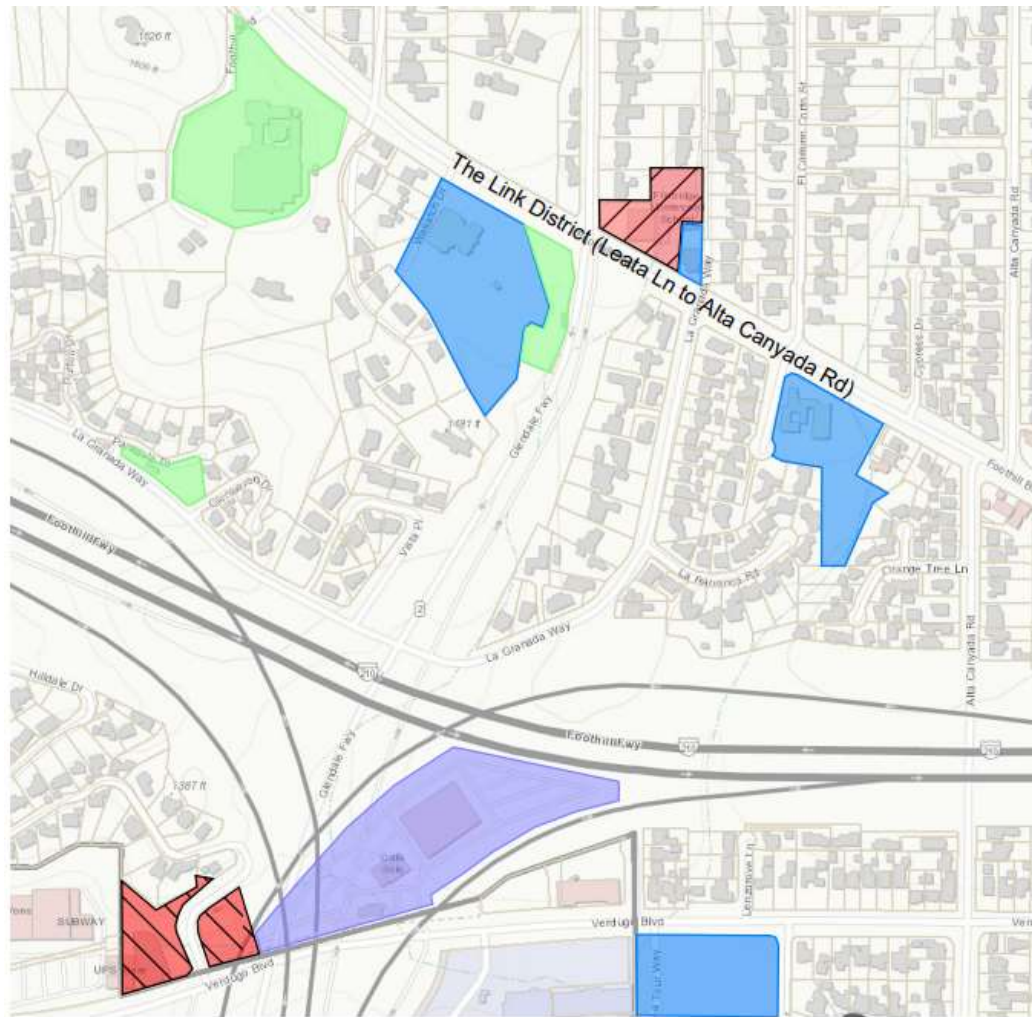
COMMERCIAL ZONES, CONTINUED...

- New commercial zones:
 - ✓ CG—implements the West Gateway District
 - ✓ CG—also applies to commercially zoned property on Verdugo, due to its similar nature
 - ✓ CO—implements Link District
 - ✓ CN—implements Old Town District
 - ✓ DVSP (existing)—implements the Downtown District
- Each zone has allowable land uses & development standards
- Design guidelines created to implement policies in Land Use Element
- Zoning Map revised to implement changes



- Commercial General (CG)
- Mixed Use (MU)
- Public/Semi-Public (P/SP)

- Emergency Shelter Overlay (ESO)
- Open Space (OS)



- | | |
|--|---|
| ■ Commercial General (CG) | ■ Mixed Use (MU) |
| ■ Commercial Office (CO) | ■ Parks and Recreation (PR) |
| ■ Public/Semi-Public (P/SP) | |
| ▨ Emergency Shelter Overlay (ESO) | |

Draft Zoning Maps
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COMMERCIAL ZONES:

*Questions, Comments, and
Discussion*



Chapter 11.3.07

MIXED USE (MU) ZONE

- Was created to implement the Mixed Use land use designation as part of the General Plan update
- New MU zone was added to the Zoning Code and Zoning map in 2014 to implement the Housing Element
- This update:
 - ✓ Makes revisions for consistency with approach taken for commercial zones, such as correlating setbacks with new commercial zones
 - ✓ Establishes design guidelines to implement policies in Land Use Element
 - ✓ Updates allowable uses



MIXED USE ZONE:

*Questions, Comments, and
Discussion*



Chapter 11.3.08

SPECIAL PURPOSE ZONES

- Existing Open Space (OS) & Public/Semi-Public (P-SP) Zones have been consolidated into new Special Purpose Zones chapter
- New Parks & Recreation Zone (PR) added to implement the new PR land use designation in General Plan
- New development standards created to implement General Plan policies and address development issues
- Allowable uses updated
- Zoning Map revised to reflect the new PR zone and to implement the Land Use Element



SPECIAL PURPOSE ZONES:

*Questions, Comments, and
Discussion*



Chapters 11.3.09 & 11.4.13

EMERGENCY SHELTER OVERLAY ZONE

- Existing Overlay Zone (2014)
- Chapter 11.3.09 establishes the overlay zone; Chapter 11.4.13 provides the special regulations
- Update modifies format to be consistent with new format



EMERGENCY SHELTER OVERLAY ZONE:

*Questions, Comments, and
Discussion*