City of La Cañada Flintridge
Planning Commission Special Meeting
February 20, 2020

COMPREHENSIVE ZONING CODE UPDATE
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: 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.
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
Establishment of Zones & Zoning Map

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

Illustration of Floor Area Ratios
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
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
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- Outdated uses have been deleted; new uses have been added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 (---)
<table>
<thead>
<tr>
<th>LAND USES¹,²</th>
<th>USE PERMIT REQUIREMENT BY ZONE</th>
<th>STD’S &amp; SPECIAL REG’S³</th>
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<tbody>
<tr>
<td></td>
<td>R-1 ¹, ²</td>
<td>R-2 ³, ⁴</td>
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<tr>
<td>RESIDENTIAL USES</td>
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<td></td>
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<tr>
<td>Accessory Dwelling Units</td>
<td>P</td>
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<td>Emergency Shelter Facilities:</td>
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<tr>
<td>As necessary to meet the needs of the City's homeless population, per State law</td>
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<tr>
<td>Additional emergency shelters beyond those necessary to meet the needs of the city's homeless population, per State law</td>
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<tr>
<td>Single-Family Residential¹⁴</td>
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<tr>
<td>Multifamily Residential</td>
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<td>P</td>
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<td>Senior Citizen Multifamily Residential</td>
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<tr>
<td>Condominium Conversion¹⁵</td>
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<td>CUP</td>
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<td>Single-Room Occupancy Facilities</td>
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<td>Supportive Housing</td>
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<td>Transitional Housing</td>
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<tr>
<td>CIVIC &amp; COMMUNITY USES</td>
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<td>Community Centers</td>
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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)
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 Canyada Road
  - Old Town District—from Alta Canyada 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
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 ZONES:

Questions, Comments, and Discussion
**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
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