City of La Cañada Flintridge
Planning Commission Special Meeting
Thursday, January 21, 2021

COMPREHENSIVE ZONING CODE UPDATE
Today’s Topics

TODAY’S TOPICS:

1. Chapter 11.3.03 (Single-Family Residential (R-1) Zone, continued from 3.7.20 special meeting
   a. §11.03.03.005(E)—(J)
   b. §11.03.03.006 (R-1 Design Guidelines)

2. Chapter 11.3.05 (Residential Planned Development (RPD) Zone)

  ➢ Key changes summarized
  ➢ Associated key definitions that have been revised or added are included for reference
  ➢ Discussion after each item
§11.3.03.005(E): SETBACKS

- Entire section was reorganized, and general & clarifying information moved to beginning of section

- 11.3.03.005(E)(1)(d): Standard was added that requires additions to existing structures to comply with setback requirements unless a DDRP is approved

- 11.3.03.005(E)(2)(a) and §11.3.03.005(E)(3)(b)(i)((a)) and ((b)): Measurement criteria for front & exterior setbacks were added to determine when setback should be measured from property line and when it should be measured from ultimate right-of-way
§11.3.03.005(E): Setbacks (continued)

- 11.3.03.005(E)(2)(c): Basic averaging requirements for front yard setbacks were modified for clarification
- New figure was added (Figure 11.3.03-1) to illustrate front yard setback averaging:

![Diagram of front yard setback averaging]

- The diagram shows how to calculate the minimum setback requirements when averaging setbacks.
- The formula for calculating the minimum setback is: \[ \text{MIN. SETBACK} = \frac{x+y}{2} \]
§11.3.03.005(E): SETBACKS (CONTINUED)

- 11.3.03.005(E)(4)(b): For through-lots, a standard was added for maximum height of free-standing fences and walls

- 11.3.03.005(E)(5)(c): An exemption for certain fire pits was added to the setback standards for fireplaces and chimneys
§11.3.03.005(E): SETBACKS (CONTINUED)

- 11.3.03.005(E)(6): Minimum setbacks for pool/spa and mechanical equipment were modified:
  - Pool, spa, or mechanical equipment within the required front yard requires a DRP (formerly required a CUP for pool or spa in front of the subject residence or within the front yard)
  - Pool/spa mechanical equipment formerly allowed to encroach within required side or rear setback through Director’s Review Setback Modification Process
  - Water features less than 18” not subject to setback requirements (formerly was 24”—modified to be consistent with Building Code)
  - Workshopped with Planning Commission
§11.3.03.005(E)(7): SETBACK EXEMPTIONS

- 11.3.03.005(E)(7)(a): Exemption for height of detached accessory structures was clarified
- 11.3.03.005(E)(7)(d): List of specific types of mechanical equipment that are exempt from setback requirements has been added
- 11.3.03.005(E)(7)(f): The exemption for stairways or steps has been clarified
- 11.3.03.005(E)(7)(i): An exemption for decks in setbacks that meet certain standards was added
11.3.03.005(E)(7): SETBACK EXEMPTIONS (CONTINUED)

- 11.3.03.005(E)(7)(j): An exemption for temporary portable storage units that meet certain standards was added
  - Note: Provisions for temporary portable storage units were added in 11.6.11.005(A)(6) (Temporary Use Permit) and a definition was added in 11.8.01.020

- 11.3.03.005(E)(7)(k): An exemption for bay windows that meet certain standards was added
§11.3.03.005(F): LIGHT WELLS

- New section (with 3 figures) added to address light wells (workshopped with Planning Commission), including:

  ✓ **Location:**
    - Describes how compliance with setbacks is to be achieved
    - Provides exemption for lightwells in setbacks that meet certain standards—see 11.3.03.005(E)(7)(h)

  ✓ **Width:** Establishes maximum width of 3’

  ✓ **Depth:** Establishes maximum depth depending on whether light wells encroach into required interior or rear yards

  ✓ **Length:** Establishes maximum cumulative length for light wells that encroach into required side or rear yards and an overall maximum length
**NEW DEFINITION: “LIGHT WELL”**

- **Light Well.** An excavated space, open to the sky, bounded on all sides by exterior basement walls and/or retaining walls, that may provide light, ventilation, and/or emergency access to a basement.
§11.3.03.005(F): LIGHT WELLS (CONTINUED)

New Figure 11.3.02-2: Light Well—Section View
§11.3.03.005(F): Light Wells (continued)

New Figure 11.3.02-3: Light Well—Plan View
§11.3.03.005(F): Light Wells (continued)

New Figure 11.3.02-4: Light Well—Perimeter of 1st Story
Chapter 11.3.03

§11.3.03.005(G): FENCES, WALLS, SHRUBBERY, & LANDSCAPING WITHIN REQUIRED SETBACKS & YARDS

- **Fence Height:** Clarifying language and a figure (Figure 3.03-5) were added regarding how to measure fence/retaining wall height
Figure 11.3.03-5 (Fence/Retaining Wall Height)
NEW DEFINITION: “Retaining Wall”

- **Retaining Wall.** For the purposes of this Zoning Code, a wall or manmade soil-retention system designed and constructed to resist lateral soil pressure of the material it is holding, or “retaining.” See (new) Figure 11.8.01-10:
§11.3.03.005(G): FENCES, WALLS, SHRUBBERY, & LANDSCAPING WITHIN REQUIRED SETBACKS & YARDS (CONTINUED)

- Neighborhood Notification & Survey Instrument (§11.3.03.005(G)(3)):
  - Neighbor notification procedure regarding proposed fences modified to require notification only if fence/wall is within 5’ of property line
  - Exception provided to notification procedure if neighbor provides written acceptance
  - Requires property line to be marked in field, identified on a survey prepared by a licensed surveyor
§11.3.03.005(G): FENCES, WALLS, SHRUBBERY, & LANDSCAPING WITHIN REQUIRED SETBACKS & YARDS (CONTINUED)

- Pedestrian Entry Gates (§11.3.03.005(G)(5)(d)(iii)):
  - Maximum width of pedestrian entry gates was reduced from 8’ to 6’—see also Figure 11.3.03-6 below:
§11.3.03.005(G): FENCES, WALLS, SHRUBBERY, & LANDSCAPING WITHIN REQUIRED SETBACKS & YARDS (CONTINUED)

- Driveway gate locations (§11.3.03.005(G)(8)(d)):
  - Standards regarding driveway gate locations were updated for safety purposes
  - Differentiation was made between “standard” and “nonstandard” driveway gate locations was made
  - Figures illustrating the differences were added
Figure 11.3.03-7: Standard Driveway Gate
Chapter 11.3.03

Figure 11.3.03-8: Nonstandard Driveway Gate
§11.3.03.005(G): FENCES, WALLS, SHRUBBERY, & LANDSCAPING WITHIN REQUIRED SETBACKS & YARDS (CONTINUED)

- Exemptions for Retaining Walls (§11.3.03.005(G)(10)(c)):
  - Standards regarding “inward-facing” and “outward-facing” retaining walls were revised
  - New subsections were added for clarity and to address issues
  - New figure was added to illustrate an inward-facing retaining wall with a fence atop
  - Definitions for inward-facing and outward facing retaining walls were added
Figure 11.3.03-9: Inward-Facing Retaining Wall with Fence Atop
NEW DEFINITIONS:

- **Retaining Wall, Inward-Facing.** A retaining wall whose front face (the side of the retaining wall that is in the opposite direction of the soil being retained) faces inward toward the subject property. See Figure 11.8.01-10.

- **Retaining Wall, Outward-Facing.** A retaining wall whose front face (the side of the retaining wall that is in the opposite direction of the soil being retained) faces outward from the subject property, and toward the property line(s) of the subject property. See Figure 11.8.10-10.
§11.3.03.005(H): Accessory Structures

- A limitation on the allowable total floor/roofed area based on the size of the lot (250 sq. ft. per 3,000 sq. ft. of lot area) was added
- Limitation allowed to be exceeded with approval of a DRP
- Workshopped with Planning Commission
Purpose and requirements of the RPD Zone has been modified to allow and encourage an even more flexible approach to residential development than the existing RPD offers. For example:

- A greater variety and mix of residential types within any given RPD are encouraged. For example, small-lot SFR, cottage court housing, and apartments all could be provided in one development.

- Prescriptive development standards in the existing RPD Zone have been removed. Each RPD would have its own development standards & design guidelines tailored to the project.

- Permitted and conditionally permitted uses will be defined by the RPD Plan.
Questions, Comments, and Discussion