City of La Cañada Flintridge
Planning Commission Special Meeting
Saturday, February 6, 2021

COMPREHENSIVE ZONING CODE UPDATE
**TODAY’S TOPICS:**

1. Chapter 11.4.15 (Hillside Development)
   - Overview of key changes are provided
   - New figures are provided
   - Associated key definitions that have been revised or added are included for reference
   - Discussion after each item
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- Formatting was reorganized to make review thresholds easier to understand. (See §11.4.15.004 – Pages 11.4-56 - 57)

- Exception for “new development” added for new spas that are developed outside of the footprint of an existing pool—requires Director review instead of Planning Commission review. (See §11.4.15.004(A)(1) – Page 11.4-56)

- Review threshold for “administrative review” for existing development was changed to Zoning Hearing Officer (ZHO) with a standardized process. (See §11.4.15.004(B) – Pages 11.4-56 - 57) (See §11.6.02.004(C) – Pages 11.6-11 – 12 for ZHO process)
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- Density standard for newly created lots has been updated to reflect the A/B Line, which is being added to the Zoning Map as part of the Zoning Code update. (See §11.4.15.007(A) – Pages 11.4-58 - 59)

- A definition of the A/B Line has been added to Chapter 11.8.01.

  A/B Line. A hillside management line established in the General Plan and implemented by the Zoning Code. The A/B Line separates the “A,” more urban development, from the “B,” more rural development on very steeply sloping hillsides, with the purpose of minimizing negative impacts of hillside development and preserving the City’s viewscapes, open space, and environmental and recreational resources.
A new section has been added for exemptions to the Hillside Development Permit. (See §11.4.15.005 – Pages 11.4-57 - 58)

- A. Interior remodels that do not add square footage & do not alter the exterior appearance of a structure or add another story
- B. Reroofing, using same color & materials
- C. Accessory dwelling units
- D. New spa completely within footprint of existing pool
A new section has been added for exemptions to the Hillside Development Permit. (See §11.4.15.005 – Pages 11.4-57 - 58)

- E. New spa with at least 50% of total perimeter & associated area within footprint of existing pool may be exempted, as determined by the Director
- F. Emergency slope repair to stabilize a slope, at discretion of the City Manager; such action must be reported to the City Council, who may require additional measures to address aesthetics
- G. Fences & freestanding walls, except that they still must comply with §11.4.15.009(B)(2).
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- The Slope Factor table has been added to Chapter 11.8.01, which enables the table to be removed from applicable chapters (including 11.4.15) and eliminates redundancy. (See §11.8.01.019, Table 11.8-01-1 – Page 11.8-45)

- Figure 11.4.15.1 was added to illustrate “excluded area.” (See §11.4.15.007(B)(2) – Page 11.4-59)
Several changes were made to implement LUE Objective 4.1 of the Land Use Element and associated policies:

- **LUE Objective 4.1:** New development and/or remodeling of existing structures and property will be designed, constructed, and maintained to preserve important viewscapes, topographic and other natural features, and the semi-rural character of the City’s hillsides.

  Associated Land Use Element policy topics:
  - Preserve natural features
  - Land divisions will not alter character of existing neighborhoods
  - Development to:
    - Avoid obtrusive breaks in natural skyline
    - Preserve natural environment, setting, and viewsheds
    - Minimize the visual impact of grading, intrusion of highly visible cut and/or fill slopes, building and roof lines, and roadway surface
The thresholds and standards for the new Grading chapter (Chapter 11.5.02) apply to all development in the Hillside. (See §11.4.15.008(A) – Page 11.4-60)

New regulations regarding slope contours have been added to ensure that hard edges left by cut and fill operations are given the appearance that closely resembles adjacent natural contours. (See §11.4.15.008(B) – Pages 11.4-60 - 61)

- Two new figures (Figures 11.4.15-2 and 11.4.15-3) demonstrate the desired techniques.
- The figures use the “This, Not This” approach for clarity.
Figure 11.4.15-2: Contour Grading Technique
(See Page 11.4-61)
Figure 11.4.15-3: Manufactured Slope
(See Page 11.4-62)
New regulations regarding drainage have been added to reduce erosion and require naturalization when changes to drainage patterns are made. (See §11.4.15.008(C) – Pages 11.4-62 - 63)

Addresses:

- Debris collection;
- Runoff and subsurface discharge;
- Overflow route; and
- Downdrains
Several changes have been made to address height. (See §11.4.15.010(A) – Pages 11.4-63 - 65)

- Figure 11.4.15-4 has been added to illustrate how to measure maximum building height.

Figure 11.4.15-4: Hillside Building Heights (See Page 11.4.64)
Several changes have been made to address height. (See §11.4.15.010(A) – Pages 11.4-63 - 65)

- A new standard for maximum building height on an up-slope lot has been added to mitigate the appearance of mass from the street. (See §11.4.15.010(A)(1)(b) – Page 11.4-64)
- Maximum building height of an accessory structure has been added to be consistent with the R-1 development standards. (See §11.4.15.010(A)(2) – Page 11.4-65)
Several changes have been made to address Architectural Design (Standards & Guidelines).
(See §11.4.15.011 – Pages 11.4-65 - 65)

- Existing §11.35.046 (Architectural Guidelines) mixes both “shall” statements, which are standards and are required, and “should,” “...is encouraged,” and “...is discouraged” statements, which are guidelines and are not required.

- The updated Zoning Code now distinguishes between standards and guidelines.
(See §11.4.15.011(A) and (B) – Pages 11.4-65 - 68)

- Figures 11.4.15-5 and 11.4.15-6 were added to illustrate dominant roof pitch and retaining wall screening, respectively.
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Figure 11.4.15-5: Hillside Roof Pitch
(See Page 11.4-66)
Figure 11.4.15-6: Retaining Wall Screening (See Page 11.4-67)
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- The requirement for story poles and site marking was codified and the reference to the new chapter (Chapter 11.5.10) was added.
  (See §11.4.15.012 – Pages 11.4-68 - 69)
  (See Chapter 11.5.10, Pages 11.5-63 – 65 for Story Pole & Site Markings Requirements)

- Findings have been streamlined and differentiated between levels of review.
  (See §11.4.15.013(E) – Pages 11.4-69 - 70)
Questions, Comments, and Discussion