



City of La Cañada Flintridge

Planning Commission Special Meeting
February 18, 2021

COMPREHENSIVE ZONING CODE UPDATE



Today's Topics

TODAY'S TOPICS:

1. Chapter 11.5.05 (Off-Street Parking)
 - 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



Chapter 11.5.05 Off-Street Parking

- Consolidates parking-related standards and guidelines into new Off-Street Parking chapter:
 - Required number of vehicle & bicycle parking spaces;
 - Driveway access & drive aisles, lay-out & design, loading, and parking lot landscaping; and
 - Processes to modify off-street parking requirements
- Organizes new chapter to be consistent with format of other chapters:
 - Adds a “Purpose” section.
(See §11.5.05.001 – Page 11.5-11)
 - Adds an “Applicability” section.
(See §11.5.05.002 – Page 11.5-11)



Chapter 11.5.05 Off-Street Parking

- Adds a General Requirements section:
(See §11.5.05.003 – Pages 11.5-11 - 12)
 - Adds a “use and maintenance” section (Subsection B)
 - Clarifies that parking shall be available to the general public free of charge unless a DRP for valet parking is approved (Subsection C)
 - Adds a provision restricting vehicle sales (Subsection D)
 - Adds a provision for tandem parking (Subsection E)
 - Allows mechanical parking lifts to count toward required parking (Subsection F)
 - Codifies that parking spaces for EV charging stations count toward required parking (Subsection G)



Chapter 11.5.05 Off-Street Parking

- Required Amount of Off-street Vehicle Parking
(See §11.5.05.004 – Pages 11.5-12 - 19)
 - Organizes vehicle parking standards into one table; includes clarifying notes
(See Table 11.5.05-1 – Page 11.5-13 - 17)
 - Allows for compact parking spaces (Subsection C, Page 11.5-12):
 - When 5 or more parking spaces are required, allows up to 25% to be compact
 - Compact parking spaces cannot be used to meet residential parking requirements
 - Compact parking spaces must be designated with signage or striping
 - Dimensions: 8'-6" x 16'-0" (See §11.5.05.007(C)(2), Page 11.5-27)



Chapter 11.5.05 Off-Street Parking

- Required Amount of Off-street Vehicle Parking, *continued* (See §11.5.05.004)
 - Correlates parking requirements with allowable uses in Table 11.3.02-1 (Land Use Permit for All Zones)
 - Changes parking requirements for some uses to:
 - ✓ Reflect actual demand;
 - ✓ Provide more consistency with other jurisdictions; and
 - ✓ Make it easier for projects with existing parking lots to accommodate a greater variety of uses



Chapter 11.5.05 Off-Street Parking

- Required Amount of Off-street Vehicle Parking, *continued* (See §11.5.05.004)
 - Reduction of Required Off-Street Parking
(Subsection F – Pages 11.5-17 -18)
 1. For projects located within 1/4 mile of a bus stop, public parking lot, or where on-street parking is provided, allows Applicant to request a reduced parking rate of up to 25% (New provision) (Director-level review; requires a DDRP with findings)
 2. Allows an Applicant to request a reduced parking rate (Currently allowed for any use with a CUP) (Planning Commission level review; requires a DRP with findings)
 - ✓ Decision-maker may require a Parking Study (New provision) (See Subsection K, Page 11.5-19)



Chapter 11.5.05 Off-Street Parking

- Required Amount of Off-street Vehicle Parking, *continued* (See §11.5.05.004)
 - Off-Street Shared Parking
(Subsection G – Page 11.5-18)
 - ✓ Allowed by current Code in the CPD zone
 - ✓ Planning Commission level review; requires a DRP with findings
 - ✓ Decision-maker may require a Parking Study (See Subsection K, Page 11.5-19)



Chapter 11.5.05 Off-Street Parking

- Required Amount of Off-street Vehicle Parking, *continued* (See §11.5.05.004)
 - Valet Parking
(Subsection H – Page 11.5-18)
 - ✓ New provision
 - ✓ Planning Commission level review; requires a DRP with findings
 - ✓ Decision-maker may require a Parking Study (See Subsection K, Page 11.5-19)



Chapter 11.5.05 Off-Street Parking

- Required Amount of Off-street Vehicle Parking, *continued* (See §11.5.05.004)
 - Participation in Parking Assessment District
(Subsection I – Page 11.5-18)
 - ✓ Allows for participation in a public parking assessment district if the City Council establishes one (New provision)



Chapter 11.5.05 Off-Street Parking

- Vehicle Parking in Single-Family Residential Zones
(See §11.5.05.005, Pages 11.5-19 - 24)
 - Clarifies minimum dimensions for single-family residential garages
(See §11.5.05.005(A), Pages 11.5-19 - 20):
 - ✓ *Existing* Zoning Code has conflicting standards regarding minimum dimensions—10'x20' in one place, 9'x20' in another
 - ✓ *Updated* Code requires 10'x20' unless:
 - Spaces in nonconforming garage are minimum 9'x20'
 - Any expansion/alteration to residence does not involve change to garage and structure/garage is not considered "new" unless a DDRP is approved
 - ✓ Workshopped with Planning Commission



Chapter 11.5.05 Off-Street Parking

- Vehicle Parking in Single-Family Residential Zones
(See §11.5.05.005, Pages 11.5-19 - 24)
 - Staff recommends **revising** the following subsection:
§11.5.05.005(A) – Garages, Pages 11.5-19 – 20, as follows:
 - §11.5.05.005(A)(2) – Each required vehicle storage space shall be at least ten feet (10) wide and twenty (20) feet deep interior dimensions, and shall remain free and clear of obstructions, except as follows:
 - iii. Electric vehicle chargers are exempt from this requirement.



Chapter 11.5.05 Off-Street Parking

- Vehicle Parking in Single-Family Residential Zones
(See §11.5.05.005, Pages 11.5-19 - 24)
 - Staff recommends **replacing in its entirety** §11.5.05.005(C) – Large Garage Review, Page 11.5-20, as follows:
 - C. Large Garage Review. A Minor Development Review Permit as provided in Section 11.6.10.003(A)(2) shall be required for any project where the total width of the garage door(s), where facing or accessed and more than 50 percent visible from any street, is:
 1. Thirty-five (35) percent or more of the length of the front property line; or
 2. Twenty (20) percent or more of the length of the side property line.



Chapter 11.5.05

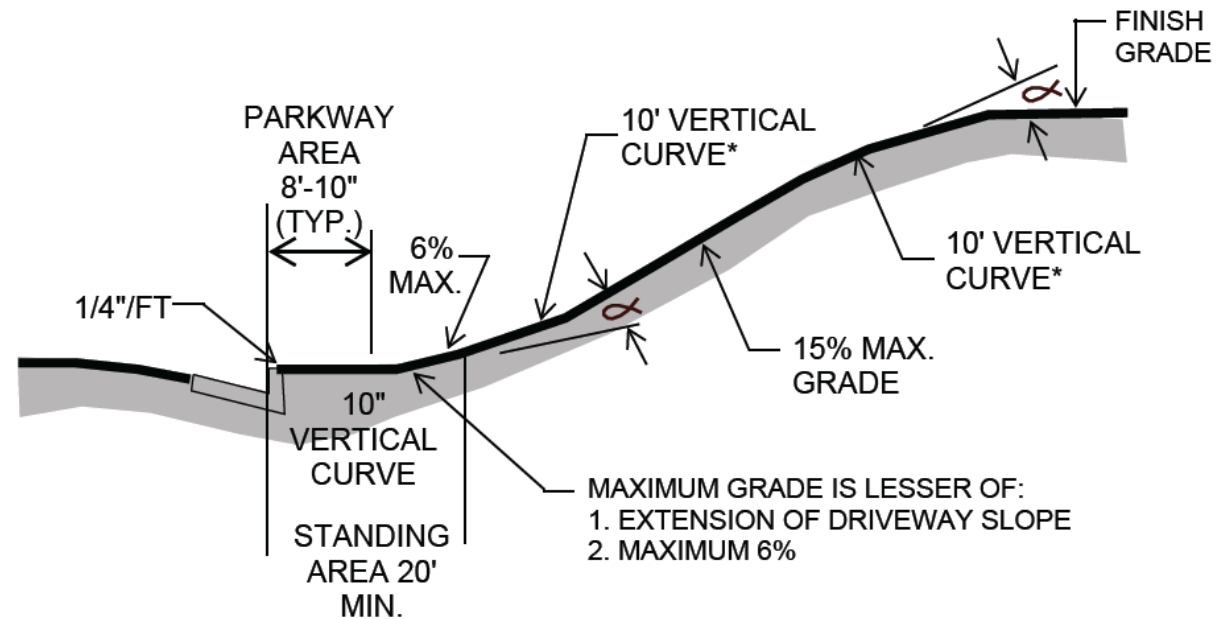
- Vehicle Parking in Single-Family Residential Zones, *continued* (See §11.5.05.005, Pages 11.5-19 - 24)
 - New section regulating maximum grade of driveways added (See §11.5.05.005(D)(3), Pages 11.5-21 - 23), including:
 - ✓ General standard
 - ✓ Elevated driveway standard (new figure)
 - ✓ Depressed driveway standard (new figure)



Chapter 11.5.05

Figure 11.5.05-1: Elevated Driveway (Page 11.5-22)

ELEVATED DRIVEWAY



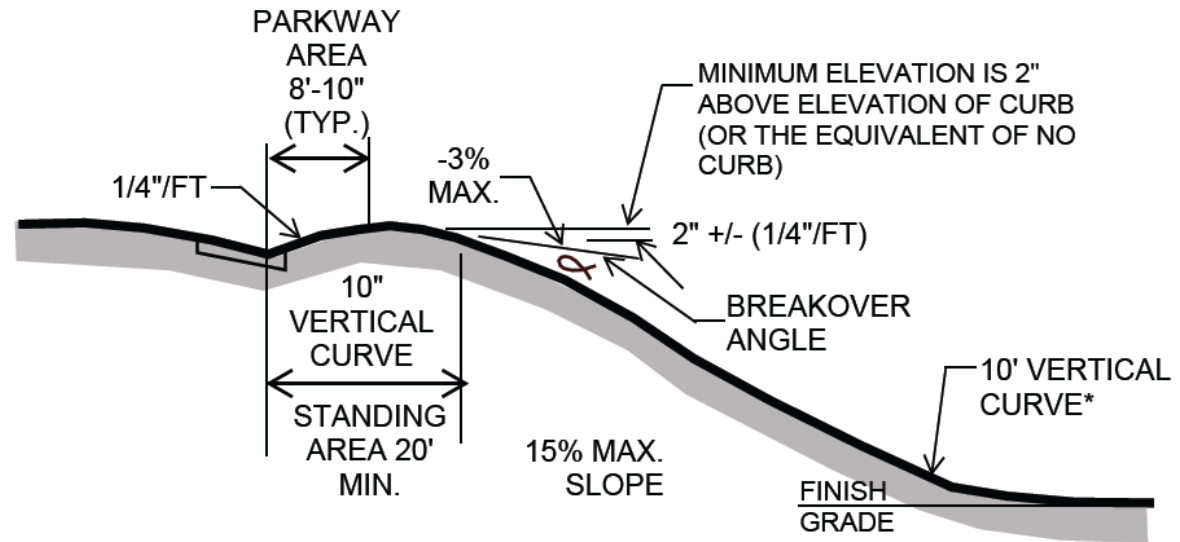
*10' VERTICAL CURVE REQUIRED WHERE BREAKOVER ANGLE (α) $\geq 8^\circ$



Chapter 11.5.05

Figure 11.5.05-2: Depressed Driveway (Page 11.5-23)

DEPRESSED DRIVEWAY



*10' VERTICAL CURVE REQUIRED WHERE BREAKOVER ANGLE (α) $\geq 8^\circ$



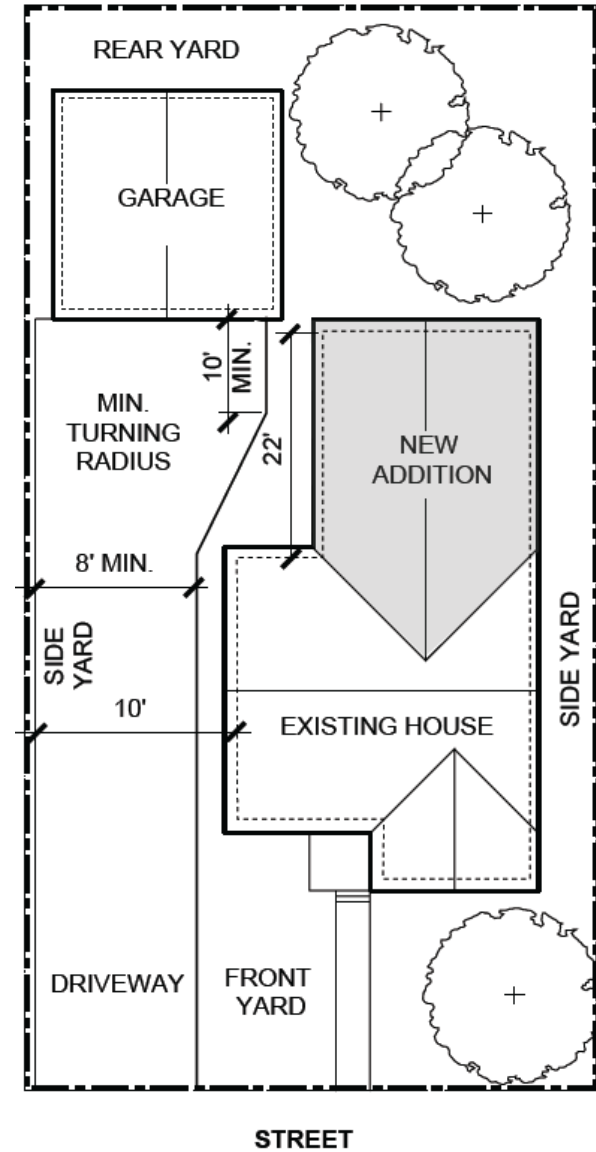
Chapter 11.5.05

- Vehicle Parking in Single-Family Residential Zones, *continued* (See §11.5.05.005, Pages 11.5-19 - 24)
 - New section regulating access to detached garages added; represented by including a new figure depicting garage turning radius (See §11.5.05.005(D)(5) – Pages 11.5-23 - 24)



Chapter 11.5.05

Figure 11.5.05-3: Garage
Turning Radius
(Page 11.5-24)





Chapter 11.5.05 Off-Street Parking

- Vehicle Parking for Development Subject to Chapter 11.4.15 (Hillside Development)
(See §11.5.05.006, Page 11.5-25)
 - New minimum width standard added for private driveways where any point of the structure(s) is in excess of 150 feet of existing fire access, to reflect LA County Fire code. (See §11.5.05.006(A)(1), Page 11.5-25)



Chapter 11.5.05 Off-Street Parking

- Vehicle Parking in Multifamily, Mixed Use, and Non-Residential Zones
(See §11.5.05.007, Pages 11.5-25 - 32)
 - Adds review procedures for certain types of parking facilities:
 - ✓ Zoning Clearance for uncovered surface parking areas (See §11.5.05.007(A)(1) – Page 11.5.25)
 - ✓ Development Review Permit for structured parking (See §11.5.05.007(A)(2) – Page 11.5.26)



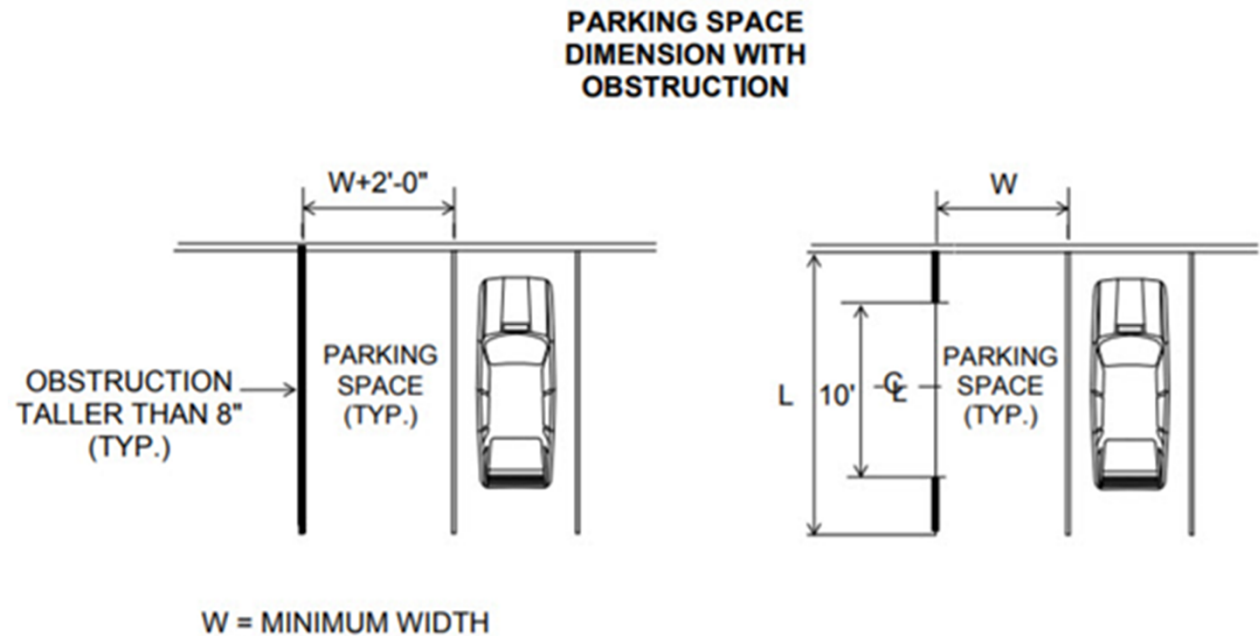
Chapter 11.5.05 Off-Street Parking

- Vehicle Parking in Multifamily, Mixed Use, and Non-Residential Zones, *continued*
(See §11.5.05.007, Pages 11.5-25 - 32)
 - Adds standards for driveways (expanded), parking area lay-out and design (expanded), pedestrian access (new), and standards and design guidelines for parking structures (new).
(See §11.5.05.007(B) through (G) – Pages 11.5.26 - 30).
 - Provides new figure that illustrates parking space dimensions for spaces with obstructions
(See Figure 11.5.05-4 – Page 11.5-27).



Chapter 11.5.05

Figure 11.5.05-4: Parking Space Dimension with Obstruction (See Page 11.5-27)





Chapter 11.5.05 Off-Street Parking

- Expands standards for parking area landscaping
(See §11.5.05.007(J) – Pages 11.5-31 - 32)
- Adds requirements for bicycle parking and bicycle facility design
(See §11.5.05.009 and Table 11.5.05-2, Pages 11.5-33 - 36)



*Questions, Comments, and
Discussion*